

May 12, 2010

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **Infrastructure Stimulus Fund (ISF) Program – Tender Report
PRESS BUILDING - Exterior and Masonry Restoration
Contract No. 09-0092-99256**

Summary:

This report recommends approving a contract with Limen Group Const. Ltd. for the Press Building Exterior and Masonry Restoration. The tender for this contract was issued on April 22, 2010 and the recommendation is to award the contract to the low bidder.

Recommendation:

It is recommended that the Board approve Contract No. 09-0092-99256 to Limen Group Const. Ltd. of Toronto, Ontario for the Press Building Exterior and Masonry Restoration, in the amount of \$204,750.00, which includes a contingency of \$10,000.00, but excludes GST/HST; this being the lowest tender received.

Financial Impact:

The total cost of \$27.370M for the stimulus projects as approved by Council and the Board are fully committed and funded by the Federal Government (1/3 share) and the City of Toronto (2/3 share) with no financial impact to the Board's operating or capital budget.

Decision History:

On September 11, 2009, the Federal Government announced the long anticipated Infrastructure Stimulus Fund (ISF) program of \$570 million to the City of Toronto, of which one third comes from the Federal Government and two thirds from City Council. Out of this fund, \$27.370 million was approved for Exhibition Place for eight (8) projects. On September 30 / October 1, City Council formally approved the ISF Program for all Departments, Agencies, Boards and Commissions. Subsequently, at its meeting of October 8, the Board approved for the record these ISF Projects as submitted to the City in the spring of 2009.

Issue Background:

This project is to restore the exterior and masonry of the Press Building. A building condition assessment consisted of a review of all exterior and interior elements of the building were completed in 2007. The study revealed that the brick masonry of this building is deteriorating in all elevations. Spalling of brick face and cracking or hollowing of mortar joints is evident in many places and particularly at the 2nd floor window arches. A thorough restoration of mortar and brick as well as stone accents and keystones is required. Air sealing and weather stripping wherever possible at windows and exterior doors are recommended. This exterior and masonry

restoration of the Press Building project was submitted to the City in the spring to be included in the ISF program.

Comments:

The tender for this contract was issued on April 22, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on May 10, 2010. Five pre-qualified official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Additional Price for North Elevation Masonry & Sheet Metal Work (\$)	Recommended Tender Price (\$)
Limen Group Const. Ltd.	177,950.00	26,800.00	204,750.00
Colonial Building Restoration	225,000.00	64,616.00	289,616.00
Phoenix Restoration	232,000.00	26,000.00	258,100.00
Roof Tile Management Inc.	252,600.00	51,000.00	303,600.00
Clifford Restoration	279,500.00	7,800.00	287,300.00

The Budget for this project (construction costs, engineering fees, and project management and administration costs) is under the main ISF project for the Press Building Restoration (No. 0092) and the Press Building Exterior and Masonry restoration budget is estimated at \$220,000. The submission of the lowest base tender by Limen Group Const. Ltd. of \$177,950.00, which contains a contingency of \$10,000.00, is therefore within the said budget.

The base tender price includes the work for 3 elevations (East, South, & West). It has three major components: (1) new wood railing and deck surface to the roof of the portico (main entrance element) at the front of the Press Building; (2) new sheet metal flashings for the two horizontal cornices which extend around the building together with repairs to decorative features, and miscellaneous sheet metal elements; and (3) masonry work, tuckpointing, brick replacement as required, cutting of reglets for flashing, caulking, and cleaning.

The tender documents also include an appendix IV for provisional items in case there is sufficient budget for additional work. The masonry and sheet metal work at the North Elevation are listed in the appendix as items 4 and 5 respectively. Given the budget surplus, adding the works for the North elevation to the Base Tender Price from all tenders as shown in the table above, the lowest recommended tender price of \$204,750.00 is still within the restoration budget, submitted by Limen Group Const. Ltd..

Limen Group Const. Ltd. incorporated in 1989, has more than 400 employees, together with a substantial construction volume averaging \$75 - \$80 million per year. Exhibition Place and the Board consultant, Martin Associates Architects, both have not worked with Limen Group Const. Ltd. before. Base on its submission, the company has numerous building envelope and masonry restoration projects for clients such as the City of Toronto, Toronto District School Board and Public Works Canada. Clients and consultants noted the company's attentiveness and good workmanship.

This recommendation is contingent upon approval by the City's Insurance and Risk Management Division of the Surety Company proposed by the successful bidder for the supply of the bonding requirements and is also subject to the Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

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