

May 14, 2010

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **Infrastructure Stimulus Fund (ISF) Program – Tender Report
PRINCES' GATES Central Arch, North and South Pylons Restoration
Contract No. 09-0074-97433-BC**

Summary:

This report recommends approving a contract with Limen Group Const. Ltd. for the Princes' Gates Central Arch, North and South Pylons restoration. The tender for this contract was issued on April 22, 2010 and the recommendation is to award the contract to the low bidder at a cost of \$1,736,600.00.

Recommendation:

It is recommended that the Board approve Contract No. 09-0074-97433-BC to Limen Group Const. Ltd. of Toronto, Ontario for the Princes' Gates Central Arch, North and South Pylons restoration, in the amount of \$1,736,600.00, which includes a contingency of \$145,000.00, 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:

The stabilization work of the Princes' Gates commenced in 2004 and is an on-going effort in the retrofitting of the entire structures based on the inspection report at the time. The Gates were built in 1927 of mostly un-reinforced cast concrete blocks. Over the years, this structure showed the severe deterioration in surface delaminating and spalling caused by moisture getting inside the structure and exposed to weathering. In 2004, the north colonnades and its architrave on top were replaced by pre-cast concrete to reflect the original 1920's design and texture. A comprehensive exterior and interior audit was again conducted in late 2009 to reaffirm the

previous finding. Again a number of failures were identified including severe cracking of cast stone units, sculptural elements, failed masonry joints and deterioration of the structural concrete slab at the attic level and the four main central columns in the Central Arch all due to water infiltration. Early this year, the Board approved the same restoration to the south colonnades as that of the north colonnades. It is the intention to complete the restoration of the remaining structures; i.e. the central arch, the north and south pylon as soon as the funding is available. Therefore, this remaining restoration work was submitted to the City 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. Four pre-qualified official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price (\$)
Limen Group Const. Ltd.	1,736,600.00	1,736,600.00
Clifford Restoration Ltd.	1,772,900.00	1,772,900.00
Colonial Building Restoration	2,033,400.00	2,033,400.00
Roof Tile Management Inc.	2,269,331.00	2,269,331.00

The Budget for this work (construction costs, engineering fees, and project management and administration costs) is under the main ISF project for the Princes' Gates Restoration (No. 0074) and the Princes' Gates Central Arch, South and North Pylons restoration budget is estimated at \$2,200,000. The submission of the lowest tender by Limen Group Const. Ltd. of \$1,736,600.00, which contains a contingency of \$145,000.00 is therefore within the said budget.

This work is to restore the Princes' Gates mid arch, north and south pylons. Retrofit and replace individual stone panels, statues and any decorated elements in the main central arch on which the Wing Victory is standing. The restoration work will include all work such as replacing of the four main central columns, any badly deteriorated concrete & stone panels; re-pointing of mortar joints; recasting of cracked statues, sculptures, and any masonry elements of the Gates.

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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