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April 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
BETTER LIVING CENTRE – Installation of Windows & Doors
Contract No. 09-0083-98335B**

Summary:

This report recommends approving a contract with Phoenix Restoration for the installation of windows and doors at the Better Living Centre which are original to the building (1962). The tender for this contract was issued on March 17, 2010 and the recommendation is to award to the low bidder. There is a further report to the Board recommending the award of the supply of these windows to Alwind Industries Ltd.

Recommendation:

It is recommended that the Board approve Contract No. 09-0083-98335B to Phoenix Restoration of Scarborough, Ontario for the installation of windows and doors within the Better Living Centre in the amount of \$ 350,140.00, which includes a contingency of \$20,000.00 but excludes GST/HST; this being the lowest tender received.

Financial Impact:

The total cost of \$27.370 million 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, in which one third comes from Federal and two third 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 for installation of the double glazed windows and doors as the replacement of the existing single glazed clerestory windows just below the high roof and exterior doors at the Better Living Centre that are original to the building. In order to improve energy efficiency, all single glazed windows and doors along the perimeter of the building will be replaced with argon filled double-glazed thermo pane windows and doors. Installation of windows and doors is part of the interior building restoration submitted to the ISF program for the Better Living Centre.

Comments:

The tender for this contract was issued on March 17, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on April 12, 2010. Three official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price (\$)
Phoenix Restoration	350,140.00	350,140.00
Dole Contracting Inc.	699,500.00	699,500.00
Alpeza General Contracting Inc.	1,360,860.00	1,360,860.00

The Budget for this work (construction costs, engineering fees, and project management and administration costs) is under the main ISF project of Better Living Centre (No. 0083) and the interior and building envelope budget is estimated at \$ 3,175,000.00. The submission of the low tender by Phoenix Restoration of \$ 350,140.00, which contains a contingency of \$20,000.00, is therefore within the said budget.

The base tender price is for the installation of double glazed windows with argon gas and thermal break aluminum frames and double glazed doors along the perimeter of the Better Living Centre. It also includes the installation of double glazed panels and doors of a new curtain wall, to be constructed at the north west entrance of the Better Living Centre, along with other associated work including light fixtures, exhaust fans, sprinklers, and fire alarm devices.

The lowest bidder, Phoenix Restoration, is a Canadian restoration company. It has more than 40,000 square feet of warehouse facilities. Phoenix Restoration was founded in 1981 and is a known restoration and general contractor for approximately 29 years in the Greater Toronto area. Phoenix was the general contractor for our Queen Elizabeth Building exterior curtain wall windows at the Theatre in 2006.

This recommendation is contingent upon approval by the Office of the Deputy City Manager and CFO 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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