

April 13, 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 – NEW WASHROOMS INSTALLATION  
Contract No. 09-0083-98339**

Summary:

This report recommends approving a contract with CIR General Contracting Inc. for the supply and the new washrooms installation at the Better Living Centre. The Better Living Centre has long been recognized to have insufficient washrooms facility for present-day Building Code and show managers have complaints the lack of it in the building. The tender for this contract was issued on March 17, 2010 and the recommendation is to award to the low bidder.

Recommendations:

**It is recommended that the Board approve Contract No. 09-0083-98339 to CIR General Contracting Inc. of Woodbridge, Ontario for the installation of new washrooms within the Better Living Centre in the amount of \$496,771.00, 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:

The Better Living Centre has long been recognized to have insufficient washrooms facility. Show managers have complaints the lack of it in the building as well. A further review by the consultants, 22 toilets for the women and 14 toilets and urinals combined for men are required to satisfy the building code requirements based on area of the building and number of the existing exterior doors. Washrooms renovation or new washrooms installation 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. Eight (8) official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

<b>Tendered</b>	<b>Base Tender Price (\$)</b>	<b>Recommended Tender Price (\$)</b>
<b>CIR General Contracting Inc.</b>	<b>496,771.00</b>	<b>496,771.00</b>
R-Chad General Contracting Inc.	498,000.00	498,000.00
Marasons Construction	499,400.00	499,400.00
Trumbley & Hampton Inc.	617,993.00	617,993.00
Dig-con International Ltd.	627,895.00	627,895.00
Alpeza General Contracting Inc.	694,377.00	694,377.00
Martinway Contracting Ltd.	733,000.00	733,000.00
The Michael Thomas Group Inc.	833,575.00	833,575.00

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. The submission of the low tender by CIR General Contracting Inc. of \$496,771.00.00, which contains a contingency of \$20,000.00, is therefore within the said budget,.

This project consists of supply and construction of male and female washrooms at the Better Living Centre. The female washroom will include twenty-one (21) toilet stalls, one (1) barrier-free washroom, and one (1) lobby room, eleven (11) sinks, baby room, and janitor room. The male washroom will include four (7) toilet stalls, seven (7) urinals, eight (8) sinks, change table, janitor closets and electrical closets. Both Washrooms will be provided with sprinkler system and have exhaust fans, lighting and fire alarm devices.

There were no pre-qualifications of contractors for this project. Exhibition Place has no previous experience with CIR General Contracting Inc. Based on information received, CIR was founded in 1999 and in business just over ten years. Its last year annual construction value was \$16 million and it has work for many town centres such as Toronto Eaton, York dale, Scarborough Town, Oshawa, Pickering Town, and Ottawa Rideau, etc.

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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