

April 15, 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
COLISEUM COMPLEX – Roof Replacement at Mid-Arch
Contract No. 09-0077-97743**

Summary:

This report recommends approving a contract with Eileen Roofing Inc. for the roof replacement at the Mid-Arch of the Coliseum Complex. The existing built-up roof assembly is currently between 35 and 40 years old and has performed well past its design service life of 20-25 years. The tender for this contract was issued on March 18, 2010 and the recommendation is to award the contract to the lowest bidder.

Recommendation:

It is recommended that the Board approve Contract No. 09-0077-97743 to Eileen Roofing Inc. of Toronto, Ontario for the roof replacement at the Mid-Arch of the Coliseum Complex in the amount of \$350,000.00, which includes a contingency of \$50,000.00, 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, 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 to replace the roof of Mid-Arch of the Coliseum Complex; part of the over all roof replacement projects submitted to the ISF Program for the Coliseum Complex. The existing built-up roof assembly is currently between 35 and 40 years old with minimal thermal insulation value (R5). It has leaks on the perimeter and major deterioration on the soffit. This roof system has performed well past its design service life of 20-25 years and is time to be replaced.

Comments:

The tender for this contract was issued on March 18, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on April 13, 2010. Eleven official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price (\$)
Eileen Roofing Inc.	350,000.00	350,000.00
Pollard Enterprises Ltd.	419,500.00	419,500.00
Solar Roofing	454,000.00	454,000.00
T. Hamilton & Son Roofing Inc.	473,945.00	473,945.00
Triumph Aluminum	526,537.00	526,537.00
Dufferin Roofing	530,670.00	530,670.00
Nortex Roofing Ltd.	565,000.00	565,000.00
Applewood Roofing and Sheet Metal Ltd.	618,000.00	618,000.00
Viana Roofing & Sheetmetal Ltd.	643,400.00	643,400.00
Semple Gooder Roofing Corporation	738,337.00	738,337.00
Dean-Chandler Roofing Ltd.	791,705.00	791,705.00

The Budget for this project (construction costs, engineering fees, and project management and administration costs) is under the main ISF Project of Coliseum Complex (No. 0077) and the over all roof replacement (except the roof replacement for Industry Building) budget is estimated at \$4,130,000. The submission of the low tender by Eileen Roofing Inc. of \$350,000.00, which contains a contingency of \$50,000.00, is therefore within the said budget.

As part of the roof replacement criteria, this roof has been given considerable attention due to the fact that it is a historical designated building. As well, the roofing system design needs to be of the 21st century building science technology and standards. Heritage Toronto of the City was consulted well in advance for the details and methodology that are applied in the design and are acceptable to the heritage requirements.

The new roof system recommended by the Board consultant, Peter Rohmann Associates Inc., is TPO single ply membrane roof assembly. The introductions of a vapour retarder as well as R-20 roof insulation system are designed to meet the current Canadian standards. The key advantages offered by utilizing the TPO roof membrane are two-fold: firstly - the white membrane complies with LEED standards for reflectivity meeting cool roof rating to reduce Urban Heat Island Effect; and secondly - the most chemically inert membrane that will not be affected by the acidic effects of certain types of avian stool that is common problem at properties located adjacent to open body of water.

The Mid Arch has eight roof sections and approximately 28,500 square feet in total. All the sections are within a couple of feet in height differential from each other except one that is over

15 feet from the lowest roof. All these roofs are designed with the normal mechanical fasten TPO roof system.

Exhibition Place has no previous experience with Eileen Roofing Inc., which is the lowest bidder. Based on information received, the company was established in 1997 and has worked for various school boards including The Toronto Catholic School Board, Peel District School Board and Kawartha Pine Ridge District School Board and different city offices, warehouse, fire halls, etc., in the City of Toronto, Oakville, Brampton, and Markham. The Board's consultant has known the roofing contractor for at least 10 years and has been involved with a few of Eileen's projects and its performance has always been acceptable.

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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