

April 15, 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
COLISEUM COMPLEX – Roof Replacement at North Extension
Contract No. 09-0077-97744**

Summary:

This report recommends approving a contract with Solar Roofing & Sheet Metal Ltd. for the roof replacement at the North Extension of the Coliseum Complex. The existing roof assembly is currently between 35 and 40 years old and has performed well past the 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. 09-0077-97744 to Solar Roofing & Sheet Metal Ltd. Of Toronto, Ontario for the roof replacement at the North Extension of the Coliseum Complex in the amount of \$816,480.00, which includes a contingency of \$50,000, 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 existing built-up roof assembly which is currently between 35 and 40 years old and has performed well past its design service life of 20-25 years. It has a minimal thermal insulation value (R5). Due to its age, it is staff's recommendation that this North Extension roof to be replaced under the ISF program now, which was submitted to the City in the spring to be included in the ISF program.

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. Twelve official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price (\$)
Solar Roofing	816,480.00	816,480.00
Nortex Roofing Ltd.	997,000.00	997,000.00
T. Hamilton & Son Roofing Inc.	1,033,073.00	1,033,073.00
Dufferin Roofing	1,081,972.00	1,081,972.00
Triumph Aluminum	1,111,295.00	1,111,295.00
Eileen Roofing Inc.	1,170,000.00	1,170,000.00
Top-Line Roofing and Sheet-Metal Inc.	1,189,610.00	1,189,610.00
Pollard Enterprises Ltd.	1,247,630.00	1,247,630.00
Viana Roofing & Sheetmetal Ltd.	1,265,900.00	1,265,900.00
Dean-Chandler Roofing Ltd.	1,284,810.00	1,284,810.00
Applewood Roofing & Sheetmetal Ltd.	1,500,000.00	1,500,000.00
Semple Gooder Roofing Corporation	1,647,120.00	1,647,120.00

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 roof replacement budget (except the Industry Building) is estimated at \$4,130,000. The submission of the lowest tender by Solar Roofing & Sheet Metal Ltd. of \$816,480.00, which contains a contingency of \$50,000, 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 a single-ply membrane roof assembly named "Thermo Plastic Olefin (TPO)"; a trade name that refers to polymer/filler blends, consisting of polypropylene, rubber and reinforcing filler. This system was also used for the Better Living Centre in 2009. The key advantages offered by TPO roof membrane are two-fold; firstly the highly reflective white membrane complies with the LEED standard of reflectivity which meets 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. R-20 roof insulation is also included as part of the roofing system.

This North Extension roof has an approximately 60,300 square feet and is a three (3) stepped roofs configuration with the lowest section share with the Industry Building, which itself, is also a three (3) stepped roofs. Each step is above six-eight feet higher than the next. The highest section (8,300 sq.ft.) of the North Extension is designed with the TPO system to accept future photovoltaic system; the middle section (22,000 sq.ft.) for future light weight vegetation; and the lowest section (30,000 sq.ft.) just the normal mechanical fasten TPO roof system.

Solar Roofing is a medium size roofing contractor and has been in business for over 20 years. It had been our maintenance roofing contractor for about six (6) years in the last ten year period. During this period, Solar Roofing had been responsive and met our expectation. The Board consultant has also been involved with a few of its projects and Solar Roofing's performance was always 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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