

April 19, 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 – Building Envelope,
Interior Restoration and Retrofits
Contract No. 09-0077-97746**

Summary:

This report recommends approving a contract with Clifford Restoration Limited for the exterior and interior restoration and retrofit of the Coliseum Complex, which include all the exterior window replacement except the Industry Building. The tender for this contract was issued on March 30, 2010 and the recommendation is to award the contract to the lowest bidder.

Recommendation:

It is recommended that the Board approve Contract No. 09-0077-97746 to Clifford Restoration Limited of Scarborough, Ontario for the building envelope and interior restoration and retrofit of the Coliseum Complex in the amount of \$1,770,460.00, which includes a contingency of \$200,000, 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:

Based on the 2006 building assessment, the Coliseum Complex requires some restoration work for the exterior and interior of the building. Restoration and upgrading of all windows in the Coliseum Complex to become more energy efficient, was recommended. It is also staff recommendation that for the use and functional aspect of the building, the south vestibule in the East Annex has become redundancy and should be removed and renovated to open up the building. This exterior and interior restoration and retrofit of the Coliseum Complex project 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 30, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on April 16, 2010. Seven official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Industry Bldg. Clerestory Windows Replacement (\$)	Recommended Tender Price (\$)
Clifford Restoration Limited	1,770,460.00	970,000.00	1,770,460.00
Limen Group	1,873,000.00	842,000.00	1,873,000.00
CIR General Contracting	2,681,927.00	647,000.00	2,681,927.00
Topsite Contracting	2,950,517.00	845,000.00	2,950,517.00
Martinway Contracting	3,043,277.52	650,000.00	3,043,277.52
Colonial Building Restoration	3,486,064.00	964,286.00	3,486,064.00
Universal Engineered Restoration	4,857,814.00	200 per sq.ft.	4,857,814.00

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 building renovation budget is estimated at \$1,980,000. The submission of the lowest tender by Clifford Restoration Limited of \$1,770,460.00, which contains a contingency of \$200,000, is therefore within the said budget.

The main scope of the work is the restoration of all exterior single glaze steel frame windows on the Coliseum Complex facades. This work means repairing all existing steel windows (approximately 205) and replacing the single pane glass with double glazed ½” insulated units. Selective masonry restoration on the facades; renovation of the south vestibule in the East Annex; and the removal of two non-used concession stands in the Industry Building are all part of this project.

The scope of work for the replacement of the Industry Building clerestory windows (approximately 420) was also included in the tenders as an Additional Price and submissions are shown in the tender summary above. However, this clerestory window replacement is not being recommended at this time.

The lowest bidder is Clifford Restoration Limited whose qualifications and experience in heritage restoration is extensive and well suited for this project’s type and scale of work. The Board’s consultant, E.R.A. Architects Inc. has worked with Clifford Restoration on numerous projects including the restoration at the Allstream Centre. As well, Clifford is the approved contractor for the Princes’ Gates south colonnade and architrave replacement currently in progress.

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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