



Exhibition Place

Item No. 8

November 19, 2014

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **2014 Capital Works Program – Tender Report
Roof Replacement - Queen Elizabeth Building
Contract No. 14-073-47310, Tender Call No: 310-2014**

Summary:

This report recommends approving a contract with Triumph Aluminum and Sheet Metal Inc. of Toronto for the replacement of the Roof Replacement at the Executive Offices, Queen Elizabeth Building with all necessary equipment and work as required. The tender call for this contract was issued on October 10, 2014 through the City of Toronto, Finance Department, Purchasing and Material Management Division (PMMD) and the recommendation is to award the contract to the lowest acceptable tender within the available budget.

Recommendation:

Subject to the 2015 Capital Work Program to be approved by City Council in January/ February 2015, it is recommended that the Board award Contract No. 14-073-47310 to Triumph Aluminum and Sheet Metal Inc. of Toronto, for the Roof Replacement at the Executive Offices, Queen Elizabeth Building in the amount of \$ 451,570.00, which includes a contingency of \$32,500.00 and an additional works of \$25,800.00 but excludes HST; this being the lowest acceptable tender received following the public tendering of the contract through the City of Toronto Purchasing Department.

Financial Impact:

The total project cost of \$0.9M for the Roof Replacement at the Executive Offices, Queen Elizabeth Building in which \$0.35M was approved by the Board and City Council in January 2014 with the remaining \$0.55M to be approved by City Council in January/February 2015. The costing for the engineering and construction is within this total project budget.

Decision History:

The Exhibition Place 2014 – 2016 Strategic Plan had an Infrastructure Goal to *sustain our public assets and rolling equipment and as a Strategy to support this Goal we will review and update our preventative maintenance systems.*

At its meeting July 5, 2013, the Board approved of the 2014 Capital Works Program along with the additional funding for this Pan Am 2015 Budget, which was adopted and approved by City Council at its meeting of January 29-30, 2014.

Issue Background:

The 2007 Building Assessment indicated that a significant water ponding was found in the valleys of the building. As well, most mechanical fasteners holding the membranes to the Roof Structure were propped out leaving holes for water penetration. Replacement of the roof assembly on the Executive Offices was recommended to mitigate water penetration to the interior of the roof assembly.

Comments:

The tender for this contract was issued on October 10, 2014 through the PMMD and Ms. Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on November 10, 2014. Fourteen (14) bidders came to the mandatory site tour meeting and five (5) tenders were received. Their price submissions and the recommended bidder in bold excluding HST, are as shown in the following table:

Tenderer	Base Tender Price Received	Additional Work Appendix IV	Recommended Contract Price (In bold)
Triumph Aluminium and Sheet Metal Inc.	\$425,770.00	\$25,800.00	\$451,570.00
Trio Roofing Systems Inc.	\$486,552.00	\$19,200.00	\$505,752.00
Nortex Roofing Ltd	\$516,000.00	\$38,000.00	\$554,000.00
Solar Roofing and Sheet Metal Ltd	\$651,000.00	\$55,500.00	\$706,500.00
Aseal Roofing and Sheet Metal Ltd*	\$764,00.00	N/A	N/A

*Rejected due to missing the signed and sealed tender Form Page TF-6

In the evaluation of submission of Aseal Roofing & Sheet Metal Ltd, it was found that it's tender Form page TF-6, which is needed to be signed and sealed, was missing from the package. With this formal tender Form being missing, its submission is automatically rejected and not eligible for consideration. A formal letter was sent to the bidding advising them the decision on November 12, 2014.

This project was approved as a two-year funding project with \$0.35M in 2014 and a cash flow of \$0.55M in 2015 subject to the Council's formal approval in early 2015. Thus the overall budget for this project (construction costs and engineering fees) is \$0.900 million in the main account of 073, Queen Elizabeth Building. The maximum construction budget allowable is estimated at \$780,000.00. The submission of the lowest acceptable tender by Triumph Aluminium and Sheet Metal Inc. of \$451,570.00 which contains a contingency of \$32,500.00 and additional work of \$25,800.00 is therefore within budget. This additional work recommended to be included in the contract is to replace the two small mechanical roofs above the Executive Offices, which forms part of the overall roof system, at a cost of \$25,800.00. The main scope of the work is to replace the existing roof of 17,200 sq.ft. with a white roof system and upgrade the thermal insulation to the standard of R22.

According to information, for over 25 years, Triumph Aluminum and Sheet Metal Inc. has been the trusted company for roofing in GTA and Calgary for new building construction, repair, renovation, and maintenance services. Within the commercial, industrial, institutional or

residential applications, Triumph have established a reputation as the flat roofing company of choice in southern Ontario and Alberta. This is due to its unwavering commitment to service, quality materials, highly trained crews, safety training and client relationships. Samples of projects by Triumph Aluminum and Sheet Metal Inc. in GTA include: Women's College Hospital in Toronto, Vaughan Civic Centre, PanAm Athletes Village, and Markham Stouffville Hospital, and more.

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.

Contact:

Danny Chui, Manager, Capital Works

Tel: 416-263-3670

Fax: 416-263-3686

Email: dchui@explace.on.ca