



Exhibition Place

Item No. 7

April 4, 2011

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **Infrastructure Stimulus Fund (ISF) Program – Tender Report
Renovation at the Food Building - CNE Administrative Offices
Contract No. 09-0083-98336**

Summary:

This report recommends approving a contract with Pop's Restoration for the renovation of the old boiler room at the Food Building to be the new location for the Canadian National Exhibition ("CNE") to handle its "back of hours" offices related to grounds admissions, which is currently located in the Queen Elizabeth Building ("Q.E. Building"). The tender call for this contract was issued on March 10, 2011 through the City of Toronto Purchasing Department and the recommendation is to award the contract to the lowest acceptable tenderer on the basis of a reduced scope of work from the original tender to ensure that the total contract price is within the available budget.

In order for this renovation to be completed in time for the 2011 CNE, the contractor must commence as soon as possible. Pursuant to section 10 (25) of By-law 2-07, the Chair and the CEO have authority to commit funds and report the action taken and request concurrence of the Board at its next meeting and because of the urgency of this work, the CEO / Chair approved of the award of the contract to Pop's Restoration Ltd.

Recommendation:

It is recommended that the Board concur with the action taken by the Chair of the Board and the CEO being the award of Contract No. 09-0083-98336 to Pop's Restoration Ltd. for the renovation within the Food Building to establish administrative offices for the CNEA in the amount of \$298,600, which includes a contingency of \$16,000, but excludes HST; this being the lowest acceptable tender received following the public tendering of the project through the City of Toronto Purchasing Department.

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:

The CNE has conducted their administration operation related to CNE admissions for over 20 years through the existing parking office within the QE Building which requires parking services to share the existing space with the CNE admissions activities. However, for several reasons, the relocation of the CNE admissions activity has been a priority and the need to relocate was further influence with the new tenant's occupancy of the QE Theatre and Fountain Dining Room, which requires the sharing of a common emergency exit on the stairwells leading to both premises.

Over the past two to three years, Exhibition Place in consultation with CNE staff representatives, Exhibition Place security and the CNEA's third party security consultants have examined various locations and consideration was given to the old boiler room located in the southwest corner of the Food Building, which was decommissioned with only two domestic hot water tanks remaining. After extensive consultation from all parties involved, the decision was made that this location in the Food Building would best suit the requirements of CNE and the renovation of this area was submitted (and accepted) to the City for the ISF program.

Comments:

The tender for this contract was issued on March 10, 2011 through the City of Toronto Purchasing Department and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on March 30, 2011. Ten (10) official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Deletion of Items from Scope (\$)	Recommended Tender Price (\$)
Pop's Restoration Ltd.	\$ 319,000.00	-\$ 20,400.00	\$ 298,600.00
Alpeza General Contractors	\$ 339,450.00	-\$ 17,700.00	\$ 321,750.00
Joe Pace & Sons Contracting	\$ 365,039.00	-\$ 15,320.00	\$ 349,719.00
Clifford Restoration Ltd.	\$ 374,100.00	-\$ 21,100.00	\$ 353,000.00
CIR General Contracting ¹	\$ 387,200.00	-\$ 19,200.00	\$ 368,000.00
Ross Clair Contractors (Division of ROM Contractors Inc)	\$ 393,502.00	-\$ 22,600.00	\$ 370,902.00
Spectre Construction & Mgmt. Inc.	\$ 400,647.00	-\$ 16,211.00	\$ 384,436.00
Frank Pellegrino General Contracting	\$ 409,000.00	-\$ 17,900.00	\$ 391,100.00
MN Dynamic Construction	\$ 422,403.00	-\$ 23,740.00	\$ 398,664.00
M.J. Dixon Construction Ltd.	\$ 433,000.00	-\$ 16,940.00	\$ 416,060.00

Note 1: Missing seal on Tender Form page TF-6. Proponent was given 48 hours to apply the seal according to policy and the required seal was applied on March 31, 2011 in the presence of staff members.

The Budget for this project (construction costs, engineering fees and administration costs) is under the Infrastructure Stimulus Fund Program and is estimated at \$300,000. The submission of the lowest acceptable tender by Pop's Restoration of \$319,000 which contains a contingency of \$20,000.00 is therefore over the budget allocated for this project.

Due to budget constraints, minor items that do not compromise the integrity of the project have to be deleted to stay within the budget. The items removed from the scope of work are: exterior paving work at the side entrance; a millwork cash table; and a closet wall to enclose existing communication cable. In addition, the contingency is to be reduced by \$4,000 to \$16,000. These adjustments were made to all the base tender prices as shown in the table above. With these reductions in cost, the recommended low bid contract price is now at \$298,600, which is within the said budget.

The main scope of the work is the renovation of the old boiler room in the Food Building to be the new back-of-house administrative office for the CNE for their admissions activities. This work includes: selective demolition within the existing boiler room; building alterations for new entrances as well as structural modifications to existing concrete ramp; roofing alterations for new mechanical services; installation of new masonry walls, flooring and new security fitments with specialized glazing requirements for windows; construction of a new mezzanine level; and all associated electrical, fire rating and fire protection equipment upgrades that will operate in conjunction with the existing fire alarm system in the Food Building. The remaining security controls and communication services will be executed by the CNE's third party security consultants and are not included within this scope of work.

The lowest acceptable tender is submitted by Pop's Restoration Ltd. which is a private company that has been in the Industry, Commercial and Institutional construction industry since 1997 and is located in Etobicoke, Toronto. Pop's Restoration has worked for the City of Toronto, performing brick and exterior envelope repairs at 21 Panorama Court/ REXDALE HUB and interior renovations and external concrete work at the City of Toronto Fire Station #434/444 in 2009 and 2010. Exhibition Place has had no previous experience with Pop's Restoration Ltd. but their contract price appears to be reasonable.

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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Submitted by:

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