



Exhibition Place

Item No. 5

February 24, 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
Better Living Centre – Floor Restoration
Contract No. 09-0083-98337**

Summary:

This report recommends approving a contract for the Floor Restoration at the Better Living Centre. This project includes: repairing the west loading ramp; restoring the floor capacity in the areas near the expansion joints at all required locations; and relocating the Satok Mural from Medieval Times to the Better Living Centre. The tender call for this contract was issued on January 24, 2011, and the recommendation is to award the contract to the lowest acceptable bidder.

Recommendation:

It is recommended that the Board approve Contract No. 09-0083-98337 to CIR General Contracting Inc. of Woodbridge, Ontario for the floor restoration in the Better Living Centre in the amount of \$545,715.00, which includes a contingency of \$10,000.00, but excludes HST; this being the lowest acceptable 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, of which one third comes from the Federal Government and two thirds 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, 2009, the Board approved for the record of these ISF Projects as submitted to the City in the spring of 2009.

Issue Background:

This floor restoration project is to repair the west loading ramp and to restore the loading capacity to the floor in areas adjacent to the expansion joints and around the perimeter of the Better Living Centre to satisfy the new building code requirements. This is done primarily by means of strengthening the columns in the crawl space of the building. As part of the ISF program, an investigation of the floor structure of the Better Living Centre was completed in November 2010. This structural study found that the west loading ramp, the main loading area for the building, was severely damaged by water penetration which has been leaking through cracks causing corrosion to the rebar and significant degradation to the capacity of the concrete ramp. Since then, the ramp has been temporarily supported until permanent repair can be done in this contract. This floor restoration of the Better Living Centre project was submitted to the City in the spring of 2009 to be included in the ISF program.

Comments:

The tenders were received by the Board on February 15, 2011 and the tender submissions, excluding HST, are as shown in the following table:

Tenderer	Base Tender Price	Additional Scope (Appendix IV)	Recommended Tender Price
CIR General Contracting	\$382,415.00	\$163,300.00	\$545,715.00
Pop's Restoration ¹	\$329,920.00	N/A	N/A
MN Dynamic Construction	\$387,379.00	\$365,568.00	\$752,947.00
TACS Construction Ltd. ²	\$389,267.00	N/A	N/A
Clifford Restoration	\$433,800.00	\$328,600.00	\$762,400.00
Phoenix Restoration	\$435,770.65	\$207,180.00	\$642,950.65
Structural Contracting	\$488,550.00	\$332,250.00	\$768,372.00
Dig-Con International	\$436,122.00	\$347,100.00	\$835,650.00
Lisgar Construction Co.	\$495,100.00	\$294,200.00	\$789,300.00
R-Chad General Contracting	\$502,790.00	\$409,900.00	\$912,690.00
Martinway Contracting	\$654,962.50	\$401,625.00	\$1,056,587.50
A Plus General Contractor	\$659,000.00	\$555,000.00	\$1,214,000.00
Brook Restoration	\$739,000.00	\$304,800.00	\$1,043,800.00

¹ Informal- Automatic rejection: Missing proponent's corporate seal and signature on Bid Bond.

² Missing Commissioner's signature on Statutory Declaration. Proponent was given 48 hours for resubmission according to policy, but proponent did not comply.

During review of the bid documents, Pop's Restoration's signature and corporate seal were found missing on its Bid Bond submission. According to the City Tendering Policy, these omissions are fatal and should be automatically rejected. Our solicitor, Ms, Alison Fowles, was consulted and she concurred with the decision. Therefore, the submission by CIR General Contracting becomes the lowest acceptable tender.

The Budget for this project (construction costs, engineering fees and administration costs) is under the Infrastructure Stimulus Fund Program and is estimated at \$570,000. The submission of the lowest acceptable tender by CIR General Contracting of \$545,715.00, which contains a contingency of \$10,000.00, is therefore within the said budget. The base tender price covers the ramp restoration, relocation of the Satok mural and 61 selected column reinforcements in the general areas of the north and west side of the building. The additional price covers the remaining 119 selected column reinforcements throughout the rest of the building.

The following scopes of work apply to the restoration of the entire floor areas and will restore the loading capacity of the floor of the Better Living Centre. The restoration involves mostly work in the crawl space as follows: installing a new reinforced concrete wall to convert the existing structural ramp to a slab-on-grade ramp; installing new foundations and steel frames for supporting the Satok Mural which will be relocated from the east side of Medieval Times to the northwest entrance of the Better Living Centre; encasing and reinforcing selected existing columns near the expansion joints and the perimeter of the building; and repairing the underside of the existing ground floor concrete slabs and cracked mortar joints of the existing foundation walls.

CIR General Contracting was founded in 1999 and has been in business over ten years. Its last year annual construction value was \$16 million and it has worked for many town centres such as Toronto Eaton, Yorkdale, Scarborough Town, Oshawa, Pickering Town and Ottawa Rideau, etc. CIR General Contracting was the general contractor last year for the Better Living Centre construction of a new washroom and storage at the south west pod and has performed satisfactory.

This recommendation is contingent upon approval by the City's Insurance and Risk Management Division 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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