



# Exhibition Place

5

March 15, 2016

**ACTION REQUIRED**

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Subject: **2016 Capital Works Program – Tender Report  
General Services Building Interior Office Renovations  
Contract No. 16-091-69107**

## Summary:

This report recommends approving a contract with ONIT CONSTRUCTION INC. of Brampton for the interior office renovations at General Services Building. The tender call for this contract was issued on February 22, 2016, through the City of Toronto Purchasing and Material Management Division and the recommendation is to award the contract to the lowest bidder meeting specifications within the available budget.

## Recommendation:

**It is recommended that the Board award Contract No. 16-091-69107 to ONIT Construction of Brampton, Ontario for the General Services Building Interior Office Renovations project in the amount of \$274,932.00, which includes a contingency of \$10,000.00, but excludes HST; this being the lowest tender received.**

## Financial Impact:

The financing for this project is included within the approved Exhibition Place Capital Works Program 2016 for General Services Building Renovations.

## 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 *develop a 10-year program to maintain our Class 'A' event space and improve our Class 'B' event space*.

## Issue Background:

Parking offices are currently located in the Queen Elizabeth Building Executive Offices. However, the intent is to lease the Executive Offices to long-term tenant in the near future and parking services staff, union and non-union, are to be re-located. The determined location for the parking services is in the General Services, as the other services within the Parking & Security Services Division are already located in that building and this will result in greater operational efficiencies and effectiveness. In order to enlarge the Security Services area to include Parking services requires relocation of some services of the Operations Department and there is also a requirement to upgrade staff areas (washrooms, locker rooms, meeting rooms) in order to accommodate the additional staff. This tender is to deal with the major relocation and construction of new offices.

Comments:

The tender for this contract was issued on February 22, 2016 through the City of Toronto Purchasing and Material Management Division and Ms. Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on March 10, 2016. Thirty (30) bidders came to the mandatory site tour meeting and sixteen (16) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

<b>Tenderer</b>	<b>Tender Base Price Received</b>	<b>Recommended Bulk Contract Price</b>
<b>1. ONIT Construction Inc.</b>	<b>\$274,932.00</b>	<b>\$274,932.00</b>
2. Anacond Contracting	\$276,532.40	
3. Index Construction	\$276,800.00	
4. R-Chad General Contracting Inc.	\$278,000.00	
5. MJK Construction Inc.	\$278,352.00	
6. Torcom Construction Inc.	\$296,276.00	
7. MJ Dixon Construction Ltd.	\$303,000.00	
8. MN Dynamic	\$314,191.20	
9. Massive Devcon Corporation	\$320,780.50	
10. Koler Construction	\$328,686.00	
11. Canada Construction	\$329,869.00	
12. Joe Pace & Sons Contracting	\$338,435.00	
13. Brown Daniels Associates	\$339,707.00	
14. COSAR GC.PM	\$367,000.00	
15. Beta & Associates Inc.	\$409,000.00	
16. Morosons Construction Ltd.	\$414,000.00	

The construction budget for this project is under the Capital Works Program main account #091 – General Services Building with a construction budget of \$290,000.00 (\$267,000 from 2016 budget #69107 and \$23,000.00 from 2015 carry forward budget #59119). The original submission of the lowest tender by ONIT Construction at \$274,932.00, which contains a contingency of \$10,000.00, is therefore, within budget.

ONIT Construction Inc. has not worked for Exhibition Place in the past. From our research and the consultant's enquiries, it indicates that the company was established in 2002. It had involved extensively in residential construction initially, with an annual value of construction projects of approximately 1.3M. Recently in the last seven years, it has participated in public sector work in a few municipalities such as Town of Ajax, Town of Oakville, Bronte Athletic Park fieldhouse, Oakville Seniors Recreation Centre, etc. with similar project and values and with reasonable success.

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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