



Exhibition Place

Item No. 8

January 31, 2014

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **2014 Capital Works Program – Tender Report**
Washrooms Renovations at Direct Energy Centre – Phase IV
Contract No. 14-076-47609

Summary:

This report recommends approving a contract with R.O.M. Contractors Inc. for the washroom renovations of locations #5, #6, #7 & #9 at Direct Energy Centre (DEC) as shown in the attached drawing. The tender call for this contract was issued on January 3, 2014 through the City of Toronto Purchasing Department and the recommendation is to award the contract to the lowest tenderer within the available budget.

Recommendation:

It is recommended that the Board award Contract No. 14-076-47609 to R.O.M. Contractors Inc. (o/a Ross-Clair Contractors) for the phase IV washroom renovations of locations #5, #6, #7 & #9 at DEC in the amount of \$1,256,248.00, which includes a contingency of \$75,000, but excludes HST; this being the lowest tender received.

Financial Impact:

The financing for this project is included within the approved Exhibition Place 2014 Capital Works Program Budget of \$1,800,000 for washrooms renovation in DEC as approved by City Council at its meeting of January 28, 29 and 30, 2014.

Decision History:

The Exhibition Place 2009 – 2012 Strategic Plan had an Infrastructure Goal to *Sustain our public assets and rolling equipment* and as a Strategy to support this Goal we *worked with the City of Toronto to increase our state-of-good repair capital budget to address backlog.*

The original request of \$435,000 for this project in 2013 Capital Works Program was approved by the Board at its meeting of July 27, 2012. On January 14, 15 and 16, 2013, City Council adopted and approved a further increase of this specific project funding to \$2,600,000 in 2013; and a further budget of \$1,800,000 in 2014, to a total of \$4,800,000.

Issue Background:

As indicated in the washroom renovation tender report to the Board in February 2013, Exhibition Place is the location of “Pan Am Park” and the washroom project was launched so that it could

be completed by the 2015 Pan Am Games. The DEC is marketed as a Class "A" exhibition building and washrooms are certainly a major part of the assessment/experience of any show producer and show attendee. The objective of this washroom renovation is to address functional and operational issues which will have a positive effect on the maintenance costs and also in keeping with the standards in our competitive marketplace.

Comments:

This project is the continuation of Phase I (Washroom Locations #1, #2 & #3), Phase II (Washroom Locations # 10, #11 & #12) and Phase III (Washroom Locations #4 and #8) of the Washrooms Renovation at Direct Energy Centre. Phase IV consists of renovations to Washrooms #5, #6, #7 and #9 (See attached Appendix "A"). Similar to previous phases, this Phase IV consists of five (5) Women washrooms and three (3) Men washrooms. In total, one-hundred and thirteen (113) toilets are to remain; twenty-nine (29) new urinals and seventy-six (76) new wash basins are to be installed.

Selective demolitions will be required to remove all existing toilet partitions, urinals, wash basins and vanity. Renovations include: New trough sinks, new concealed paperless high speed electrical hand dryers, and baby change stations; stone cladded vanity counters and urinal walls for ease of maintenance; new energy-efficient lighting, water saving urinal flush valves to complete the modernization of the facilities; and overall new painting and new floor tiles in all locations.

The tender for this contract was issued on January 3, 2014 through the City of Toronto Purchasing Department and Ms. Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on January 22, 2014. Eighteen (18) bidders came to the mandatory site tour meeting and six (6) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Tender Price Received	Revised Tender Price	Recommended Contract Price
R.O.M. Contractors Inc. (o/a Ross-Clair Contractors)	\$1,256,248.00		\$1,256,248.00
R-CHAD General Contracting Inc.	\$1,339,000.00		
Brown Daniels Associates Inc.	\$1,631,478.10		
MN Dynamic Construction Ltd.	\$1,746,834.00	*\$1,746,815.00	
Canada Construction Limited	\$1,822,237.00		
Pegah Construction Limited	\$1,929,300.00		

* - Identifies the revised tender price after correcting transposing/addition error(s);

The construction budget for this phase IV of the project was estimated at around \$1,682,000 established in 2012. The construction cost of \$1,256,248 for this project is under the 2013 carry forward amount of \$237,159 and the 2014 approved construction funding of \$1,670,000 under the Capital Works Program main account #076. The submission of the lowest tender by R.O.M. Contractors Inc. (R.O.M.) of \$1,256,248 which contains a contingency of \$75,000 is therefore within the available budget. The construction is scheduled for May – August of this year.

The submission of R.O.M. is not totally clean. A few minor non-vital deficiencies were noted on various bid forms which included the followings:

- missing years of carrying on business in Toronto;
- missing acknowledgement of addenda received;
- missing name of contractor and tender call no. on Statutory Declaration; and
- missing Bid Bond No. from its surety company.

Staff consulted with Ms. Alison Fowles of Legal Services Division, who confirmed that these deficiencies can be corrected. R.O.M. was contacted on January 29, 2014 and all deficiencies were corrected by January 31, 2014.

Board consultant, Stingray Architect has revealed that the low bidder, R.O.M. is a member of the Ontario General Contractors Association and had been in the construction industry since 1975. Average value of construction work by R.O.M. in the last five years is approximately \$29 million per year. R.O.M. SCP publication records in Daily Commercial News listed completed projects since 1999, which include projects for the TTC, Hospital for Sick Children, and for municipalities including York, Toronto, Ottawa, Mississauga, Brampton, Oakville, and Vaughan. Within these completed projects, there are two (2) washroom related projects, namely, the Construction of a New Public Washroom at YRT Richmond Hill Centre Terminal for the Regional Municipality of York in December 2012 and the Washroom Accessibility Upgrades at Queen's Park, Macdonald Block, for the Ministry of Public Infrastructure Renewal in January 2010. Salon 107 renovation at the Direct Energy Centre, Exhibition Place was also satisfactorily completed by R.O.M. in 2010.

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

Submitted by:

Dianne Young
Chief Executive Officer

Attachment: Key Plan – Washrooms Locations (Drawing)