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EXHIBITION PLACE

February 25, 2008

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young, Chief Executive Officer

Subject: **ENVIRONMENTAL RESTORATION – Tender Report**
Landscaping at the Vicinity of Stanley Barracks – Phase II
Contract No. 08-0078-87816

Summary:

In 2006, a master plan of landscaping the vicinity of Stanley Barracks was designed and accepted by the Board as part of the Capital Program approvals. This master plan outlined the work in the vicinity of Stanley Barracks to open up the space to the public and allow visibility to this historically significant building. The program was launched in 2006 and 2007 for full landscaping and planting the immediate north and south side of the building as the first phase. This year, there are three areas to be considered for implementation: west link; Ontario Place entrance and top of the bank-Lake Shore.

The design of all three areas includes new LED lighting and in-ground irrigation connecting to our existing lake water irrigation system. Heavy archaeological assessment and excavation are necessary at the west link and the top of the bank –Lake Shore areas and the Ontario Place entrance requires archaeological monitoring and observation.

The project was tendered and five (5) tenders received with the cost of all tenders for the combined west link/Ontario Place entrance being over budget. The two low bidders were requested to break down their prices for each of the three areas and Exhibition Place staff is recommending the contract be awarded to Sansar Contracting Limited in an amount of \$167,112.99, this being the lowest tender received for the Ontario Place entrance landscaping phase.

Recommendations:

It is recommended that the Board award Contract No. 08-0078-87816 to Sansar Contracting Limited of Maple, Ontario for landscaping in the vicinity of Stanley Barracks in the amount of \$167,112.99, excluding GST; this being the lowest tender received.

Financial Impact:

The financing for this project is included within the approved Exhibition Place 2008 Capital Works Program under the project name Environmental Restoration.

Decision History:

At its meeting of July 2007, the Board approved the 2008 Capital Works Program which Program was subsequently approved by City Council at its meeting of December 10, 11, 12, 13 & 14, 2007.

Issue Background:

In 2006, a master plan of landscaping the vicinity of Stanley Barracks was designed and approved by the Board. This master plan aimed to open up the space to the public and allow visibility of this historically significant building. The program was launched in 2006 and 2007 for full landscaping and planting the immediate north and south side of the building as the first phase. This year, there are three areas to be considered for implementation to fit into our limited budget approved by the City:

- Area A - West Link – Landscaping island in the middle of Lot D running west from the top of the tug boat at Stanley Barracks to connect the existing landscaping strip south of Nunavut Road.
- Area B - Ontario Place Entrance – Completing the link from the landscaping strip south of Nunavut Road to the east pedestrian bridge entrance to Ontario Place and landscaping around the bridge apron.
- Area C - Top of the Bank – Tree planting and creation of a landscaping island on top of the bank north of Lake Shore Blvd. from the east pedestrian Ontario Place bridge towards Newfoundland Drive.

All three areas were designed to include new LED lighting and in-ground irrigation connecting to our existing lake water irrigation system. In addition, the cost of archaeological assessment must also be included since the entire area surrounding Stanley Barracks (including Areas A, B and C) is under the footprint of the former New Fort military compound. While Area A and B would require substantial archaeological assessment and excavation, Area B (Ontario Place Entrance) is not expected to find significant features therefore only requires observation and monitoring. Other areas such as A and C are subject to major costs for archaeological assessment and careful excavation as shown on the second table below. The archaeological costs were separately quoted.

Comments:

The tender of this contract was issued on January 25, 2008 and on February 19, 2008, Hardat Persaud, Chief Financial Officer of the Board, supervised the tender opening. Sixteen (16) tender documents were picked up and five (5) tenders were received. Their submissions, excluding GST, are as shown in the following table.

Tenderer	Submitted Base Price (Including landscaping costs for Areas A + B but excluding prices for lighting and archaeological remediation)
Mopal Construction	297,803.00
Sansar Contracting Ltd.	298,672.84
Il-Duca Contracting Inc.	448,858.80
Alpeza General Contracting Inc.	480,080.00
Kretcon Contracting Ltd.	583,244.00

The budget for this work (construction costs, engineering fees, and project management and administrative costs) under the main project of Environmental Restoration (No. 0078) is \$250,000. Contained in this figure is \$200,000 for construction. The submission of the low tender by Mopal Construction Ltd. at \$297,803, which includes a total of \$13,000 for contingency, is therefore over budget.

In order to proceed, the two low bidders were asked to break down their prices separately by Area A, B and C. The cost break down analysis below includes the standard general construction cost and a \$13,000 contingency subdivided within each area of its Base Bids. It is necessary to add to the subdivided base bids the bidders price for lighting and the set price for archaeological remediation that was quoted by a separate specialized contractor, Archaeological Services Inc. The subdivided prices for the two lowest bidders are as follows:

Contractor Name	Description	Submission		Additional Work
		Area 'A' (West Link)	Area 'B' (Ontario Place Entrance)	Area 'C' (South Island)
Sansar Contracting Limited	Base Bid	\$140,735.70	\$147,937.14	* \$54,874.64
	Lighting	\$35,877.75	\$19,175.85	\$54,800.00
	Sub-Total	\$176,613.45	\$167,112.99	\$109,746.64
	Archaeological	\$64,900.00	\$10,000.00	\$46,300.00
	Total	\$241,513.45	\$177,112.99	\$156,046.64
<ul style="list-style-type: none"> • Included in Base Bid – General Construction and Contingency for 'C' is \$10,000.00 • Base bid area A + Base bid area B + Contingency in C = original submission • \$140,735.70 + \$147,937.14 + \$10,000 = \$298,672.84 				

Contractor Name	Description	Submission		Additional Work
		Area 'A' (West Link)	Area 'B' (Ontario Place Entrance)	Area 'C' (South Island)
Mopal Construction Limited	Base Bid	\$142,475.00	\$147,978.00	* \$61,086.00
	Lighting	\$46,278.00	\$20,740.00	\$59,052.00
	Sub-Total	\$188,753.00	\$168,718.00	\$120,138.00
	Archaeological	\$64,900.00	\$10,000.00	\$46,300.00
	Total	\$253,653.00	\$178,718.00	\$166,438.00
<ul style="list-style-type: none"> • Included in Base Bid – General Construction and Contingency for 'C' is \$7,350.00 • Base bid area A + Base bid area B + Contingency in C = original submission • \$142,475.00 + \$147,978.00 + \$7350.00 = \$297,803.00 				

Lighting was introduced in the tender documents as provisional item for flexibility to choose and pick affordable component to be included in contract to suit our limited budget. Since the ground would be dug up for planting, it is logical to be considered as part of the project. Therefore, lighting work is recommended and was added in the base bid.

Based on the pricing above, the cost shown on the line of subtotal and the issues with respect to Area A (future hotel design) and Area C (Grand Prix seating areas) Exhibition staff are recommending that the Board proceed in 2008 with Area B for a submitted price of \$167,112.99 by Sansar Contracting Limited plus an additional \$10,000 reserved for archaeological monitoring by a licensed archaeologist is within the budget of \$200,000.

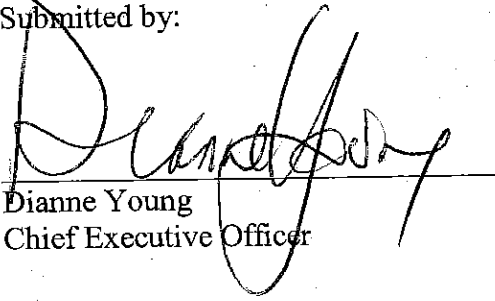
Sansar Contracting Limited has completed numerous projects for Exhibition Place over the years. These projects include all phases of Manitoba Drive reconstruction and Food Building east and west entrances waterfalls landscape, as well as Stanley Barracks Phase I. These projects included work very similar to the proposed project in all aspects.

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

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Submitted by:



A handwritten signature in cursive script, appearing to read 'Dianne Young', is written over a horizontal line. The signature is fluid and somewhat stylized, with a large initial 'D' and a long, sweeping tail.

Dianne Young
Chief Executive Officer

