

April 17, 2008

EXHIBITION PLACE

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Subject: **COLISEUM COMPLEX**
West Annex – Roof Replacement – Phase II
Extension of Contract No. 07-0077-77716; Project No. 08-0077-87712

Summary:

With good workmanship and quality control, life expectancy of a roof is usually about 25 years. The existing West Annex roof is well beyond that expectancy and has started to show significant signs of deterioration, particularly in the last few years. In 2007, the Board approved Contract No. 07-0077-77716 to Semple-Gooder Roofing Ltd. to replace a section of the roof with the existing budget allocation. A total of 20,000 sq. ft., equivalent to 36% (out of the total 56,000 sq. ft.) was completed with added R20 insulation. Replacement of the remaining 36,000 sq. ft. is budgeted for 2008 as Phase II and was included within the 2008 Capital Works Program approved by the Board.

Recommendations:

It is recommended that the Board approve the extension of Contract No. 07-0077-77716 to Semple-Gooder Roofing Limited of Toronto, Ontario to complete a further 36,000 sq. ft. roof replacement at our West Annex in the amount of \$487,800.00 (\$13.55 per sq. ft.), using the existing 2007 price schedule, plus a contingency of \$10,000.00, excluding GST.

Financial Impact:

The financing for this project is included within the approved Exhibition Place 2008 Capital Works Program under the project name Coliseum Complex – West Annex.

Decision History:

At its meeting of July 2007, the Board approved the 2008 Capital Works Program which was

Comments:

In 2007, due to budget pressures, Exhibition Place split the roof replacement project into two phases in two years, plus a roof reinforcement and green roof project in 2009 as phase three. In May 2007, the Board awarded the first phase to Semple-Gooder for a price of \$270,420 for 19,950 sq. ft. of roofing which was equivalent to \$13.55 per sq. ft. At the conclusion of the work last year, staff approached Semple-Gooder and asked if they would hold the price of 2007 to complete the job (Phase II) in 2008 and they agreed to this request and have confirmed their commitment on April 2, 2008.

With new labour agreements mostly settled last year and construction activity level rising observed, construction cost in general has risen anywhere from 4% to 8% as compared to last year. Compared with the other eight submissions for the base contract in 2007, Semple-Gooder's low bid submission had a saving ranging from 5% to 55%. In addition, Semple-Gooder would provide the same roof system and warranty and guarantee to the entire roof replacement and there would be no conflict in the future for any deficiencies, if any. Therefore, it is recommended the Board approve the extension of the existing contract with Semple-Gooder to complete the roof replacement at the West Annex at the agreed upon price of \$487,800 (equivalent to 36,000 sq. ft. @ \$13.55 per sq. ft.), plus \$10,000 as contingency.

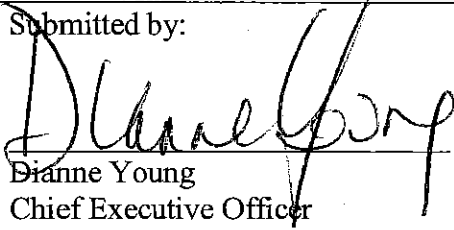
The budget for this work in 2008 (construction costs, engineering fees, and project management and administration costs) under the main project of Coliseum Complex (No. 0077) is \$800,000. Contained in this figure is \$724,000 for construction. The extension of the contract of Semple-Gooder Roofing Ltd. at a cost of \$497,800 for completing the roof replacement is, therefore, within budget.

Founded in 1947, Semple-Gooder has served Toronto's commercial and industrial communities for more than 50 years and has gradually expanded to include branch offices in Sudbury, London, Belleville, and Kitchener-Waterloo. Semple-Gooder is a founding member of both the Canadian Roofing Contractors Association and the Ontario Industrial Roofing Contractors Association.

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:

Submitted by:

A handwritten signature in black ink, appearing to read "Dianne Young", is written over a horizontal line.

Dianne Young
Chief Executive Officer

