

5c

EXHIBITION PLACE

April 17, 2008

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young, Chief Executive Officer

Subject: **OTHER BUILDINGS**

Music Building – Retrofit Metal Roof Domes, Phase II

Extension of Contract No. 07-0074-77404; Project No. 08-0074-87402

Summary:

During the investigation of the Music Building project in 2006, it was discovered that the water leaks did not originate from the windows but from the dome roof. The existing metal roof domes are rusting and that the existing metal shingle is separated from the wooden deck by only a sheet of felt with no insulation or any proper vapour barrier. Wind driven rain water is seeping through the rusted metal singles directly onto the roofing deck and then curving down to the windows below. In 2007, the Board approved Contract No. 07-0074-77404 to Roof Tile Management Inc. to retrofit two domes at a cost of \$191,700 per dome. Completing the retrofit of the third and last dome roof of the Music Building was included within the 2008 Capital Works Program approved by the Board.

Recommendations:

It is recommended that the Board:

1. Approve the extension of Contract No. 07-0074-77404 to Roof Tile Management Inc. of Mississauga, Ontario to retrofit the third roof dome of the Music Building in the amount of \$191,700.00, using the existing 2007 price schedule, plus a contingency of \$5,300.00, excluding GST.
2. Amend Recommendation #2 of the report entitled “Better Living Centre – Tender Report” dated February 26, 2008 deleting the transfer of \$205,000.00 from this Music Building Dome Retrofit project but inserting the transfer of \$205,000 from the Coliseum Complex – West Annex Roof Replacement Project, Account No. 0077 to the Better Living Centre Project, Account No. 0083 for the reasons set out in the February

Decision History:

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

Issue Background:

The Board approved a budget of \$225,000.00 this year as part of the 2008 Capital Works Program for Other Buildings for the purpose of retrofitting the third and last dome of the Music Building.

Comments:

Due to time and budget constraint, retrofitting of the three Music Building domes was divided into two phases. In May 2007, the Board awarded the first phase to Roof Tile Management Inc. for a price of \$382,200. Minor modification was required to cut the metal shingle to fit the curvature of the dome and the actual cost was \$191,700 per dome or \$383,400. At the end of the project last year, Exhibition Place staff approached Roof Tile Management to request that it hold its 2007 price for the last dome to be done in 2008 and Roof Tile Management agreed which was recently confirmed on April 10, 2008. With the new labour agreements mostly settled last year, and construction activity level rising observed, construction cost in general has risen anywhere from 4% to 8% compared to last year. Roof Tile Management's submission last year, compared with the other five submissions, had a saving ranging from 5% to 79%. In addition, Roof Tile Management would provide the same system and warranty and guarantee to the job as well as the experience and skills to deal with stacking up rows after rows of metal shingles with precision. Therefore, it is recommended that the Board approve the extension of the existing contract with Roof Tile Management to retrofit the third and last dome roof of the Music Building at the agreed upon price of \$191,700, plus \$5,300 as contingency.

The budget for this work in 2008 (construction costs, engineering fees, and project management and administration costs) under the main project of Other Buildings (No. 0074) is \$225,000. Contained in this figure is \$205,000 for construction. The extension of the contract of Roof Tile Management Inc. at the cost of \$197,000 for retrofitting the last dome roof is therefore, within budget. However, in the last Board meeting of March 6, 2008, staff submitted a tender report of the Better Living Centre structural column reinforcement. The second recommendation of the that report recommended that this same funding of \$205,000 be transferred to supplement the shortfall of that Better Living Centre project. Staff is now requesting that this recommendation be amended so that the shortfall for Better Living Centre Project be found in the \$226,000 surplus of the Coliseum Complex West Annex Roof Replacement Project.

building components. The work it did for the two Music Building domes roof was extremely well done.

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:

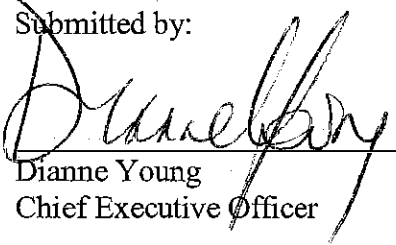
Danny Chui, Manager, Capital Works

Tel: 416-263-3670

Fax: 416-263-3686

Email: dchui@explace.on.ca

Submitted by:


Dianne Young
Chief Executive Officer

