

3

## EXHIBITION PLACE

May 16, 2003

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: **Tender for Horse Palace**  
**Repair/Replace Deteriorated Hopper-Type Windows**  
**Contract No. 02-0029-22916-03**

### Recommendation(s):

It is recommended that the Board award Contract No. 02-0029-22916-03 to Alwind Industries Ltd. in the total amount of \$247,935.00, this being the lowest acceptable tender received.

### Background:

The Board approved a budget of \$232,000 last year as part of the 2003 Capital Works Program for repair/replacement of deteriorated hopper-type windows at the Horse Palace.

### Discussion:

The existing steel sash windows of the Horse Palace were last replaced in 1950 (53 years old). They were custom designed single-glazed windows with operable and fixed sashes. These window sashes are badly rusted with broken side bar hinges and missing locking devices and are losing their operability, which results in a major source of heat loss in the winter. The majority of the rusted framing cannot receive new attachment pieces. The main scope of the project is to replace them with new airtight thermopane windows. The new windows will provide energy efficiency with sealed framing, double-glazed sections, and relatively easy operating vents. Their colour will also remain the same as the existing steel sash windows.

The tender for this contract was issued in late April and on May 13<sup>th</sup>, Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Seven (7) contractors were pre-qualified for this work and five (5) tenders were received. These price submissions, excluding GST, are as follows:

| <u>TENDERER</u>                    | <u>SUBMITTED<br/>TENDER PRICE</u> | <u>SCOPE<br/>REDUCTION<br/>EAST ELEV.</u> | <u>RECOMMENDED<br/>CONTRACT AMT.<br/>(IN BOLD)</u> |
|------------------------------------|-----------------------------------|---|--|
| <b>Alwind Industries Ltd.</b>      | <b>\$ 291,329.00</b>              | <b>\$ 43,394.00</b>                       | <b>\$ 247,935.00</b>                               |
| J. McBride & Sons Ltd.             | \$ 334,299.07                     | \$ 76,000.00                              | \$ 258,299.07                                      |
| Windspec Inc.                      | \$ 319,771.00                     | \$ 45,772.00                              | \$ 273,999.00                                      |
| Aluminum Windows<br>& Doors        | \$ 365,000.00                     | \$ 55,000.00                              | \$ 310,000.00                                      |
| Morocas General<br>Contractor Ltd. | \$ 475,619.00                     | \$ 156,994.00                             | \$ 318,625.00                                      |

Alwind Industries was incorporated in 1985 and has successfully completed various projects for the Grand River Hospital (Kitchener), the University of Windsor, for the National Research Council, and for the Kawartha Pine Ridge District School Board, among numerous others.

The existing approved budget for the window replacement program was originally submitted in 1999. The construction budget component was estimated at \$210,000 of the \$232,000. Over the last three years, there has been substantial increases in construction costs as indicated in the prices received which have resulted in a shortfall of over \$80,000 to complete the entire window replacement program (167 in various sizes) for the Horse Palace. Therefore, it is recommended that we reduce the scope of work by deleting windows from the least exposed and better condition east-elevation (27) from this contract (\$43,394.00). These east-elevation windows face only to a pedestrian walkway between the West Annex & Horse Palace and have the least exposure to the weather elements than any one of the other three sides. Another \$40,000 from an existing approved window repair program is also recommended to pay the remaining shortfall. Staff intend to propose the additional funding for completing the east-elevation windows replacement for the Horse Palace in the 2004 Capital Works Program.

Therefore, the funding for this work is recommended to be \$210,000 from the Capital Works Account No. 0029 and \$40,000 from the Account No. 0035. The recommended low tender at \$247,935.00, which includes \$18,000 contingency is therefore, acceptable.

This recommendation is contingent upon approval of the Toronto Commissioner of Finance and Treasurer for the Surety Company which will supply the bonding requirements and the Fair Wage Office to confirm that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements. The Treasurer has previously certified, at the time of project approval, that financing can be provided under the updated Debt and Financial Obligation Limit and that it falls within corporate debt guidelines.

#### Conclusion:

This report recommends that the Board award Contract No. 02-0029-22916-03 to Alwind Industries Ltd. in the amount of \$247,935.00, for this window replacement work at the Horse Palace.

Contact:

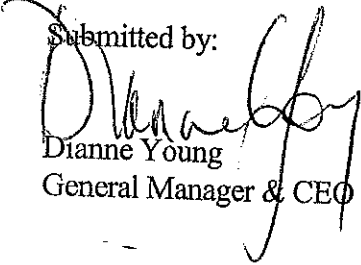
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Submitted by:



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