



July 10, 2003

## EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: **Tender for Queen Elizabeth Building**  
**Replace Exterior Windows at Executive Offices**  
**Contract No. 03-0040-34016**

### Recommendation(s):

It is recommended that the Board award Contract No. 03-0040-34016 to Alwind Industries Ltd. of Concord, Ontario in the total amount of \$143,935.00, this being the lowest tender received.

### Background:

The Board approved a budget of \$200,000 last year as part of the 2003 Capital Works Program for replacement of exterior windows at the Executive Offices of the Queen Elizabeth Building.

### Discussion:

All windows in the QE Executive Offices are single pane and subject to high heat loss in the winter and heat gain in the summer. The glazing, which is 45 years old, has been deteriorating along with the caulking despite the on-going maintenance effort. The scope of this project will be to improve the quality and security of the window system by replacing the existing single panes with new tinted double glazed thermopane windows to match the existing style with horizontal and vertical muntin bars, as well as increasing the energy efficiency of the offices. There are a total of 10 types and 39 windows in various sizes to be replaced in this contract.

The tender for this contract was issued on June 13 and on July 4<sup>th</sup>, Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Nine (9) contractors were pre-qualified for this work and three (3) tenders were received. These price submissions, excluding GST, are as follows:

| <u>Tenderer</u>       | <u>Submitted Base Tender Price</u> | <u>Scope Addition</u> | <u>Recommended Contract Amt. (in bold)</u> |
|-----------------------|------------------------------------|-----------------------|--|
| Alwind Industries Ltd | \$89,640.00                        | \$54,295,000          | <b>\$143,935.00</b>                        |
| Morocas General       | \$290,000.00                       | \$108,600.00          |  |
| Windspec Inc.         | \$341,000.00                       | \$135,197.00          |  |

The low bidder Alwind Industries Ltd. was incorporated in 1985. Alwind is not only a manufacturer of commercial quality windows, but also an installer of its own windows. It has successfully completed several institutional and historical buildings' window replacement projects such as 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. Alwind Industries Ltd. has also been awarded the Horse Palace window replacement contract in May of this year by the Board.

In reviewing and analyzing the submission from Alwind, staff found that in general, Alwind's prices are consistently lower on all breakdown prices. To take advantage of the competitive prices offered, staff recommend to increase the scope of work to include the following work: presidential suite windows on the second floor balcony; the entrance windows to the parking office at the north west corner; adding low-E to all glazing; adding scimark coating to windows above the ceiling level; and provision for off-hour work.

The budget for this work (construction costs, engineering fees, project management and administration costs) is \$200,000 under the Capital Works Account No. 0040. Contained in this figure is \$170,000 for this window replacement work. The recommended low tender at \$143,935.00, which includes \$14,000.00 contingency is therefore, within budget.

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.

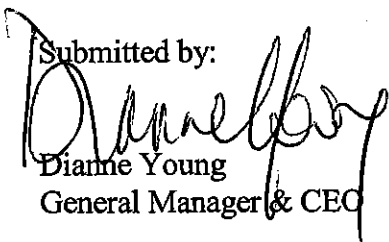
**Conclusion:**

This report recommends that the Board award Contract No. 03-0040-34016 to Alwind Industries Ltd. in the amount of \$143,935.00, for this window replacement work at the Executive Offices in the Queen Elizabeth Building.

**Contact:**

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Submitted by:

  
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