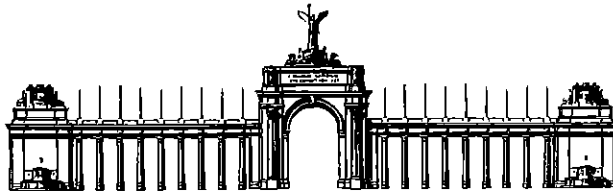


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July 17, 2003

EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Tender for Stanley Barracks
Waterproof Foundation & Add Drain Pipe to Inhibit Rising Damp
Contract No. 03-0042-34219**

Recommendation(s):

It is recommended that the Board award Contract No. 03-0042-34219 to Phoenix Restoration of Scarborough, Ontario in the amount of \$194,704.00, this being the lowest tender received.

Background:

The Board approved a budget of \$255,000 last year as part of the 2003 Capital Works Program for repairing foundation and adding drain pipe to inhibit rising damp at the Stanley Barracks.

Discussion:

The presence of water below the basement slab of the Stanley Barracks has given rise to a history of problems with rising damp. There is no doubt that surface water from rain and melting snow flows under the building from the perimeter moat. Groundwater perches up from under the slab, migrates and evaporates in the interior wall and blisters its wall paint and surface. A proper foundation drainage system is required to stop the rising damp problem to preserve the building integrity. Extent of the work involves the excavation and repair of the full building perimeter weeping tile system to divert water out of the building foundation walls. Due to the historic significance of the building and site, a licensed archaeologist is also required to oversee the entire excavation.

The tender for this contract was issued on June 30 and on July 14th, Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Five (5) tenders were received. These price submissions, excluding GST, are as follows:

<u>TENDERER</u>	<u>SUBMITTED TENDER PRICE</u>	<u>RECOMMENDED CONTRACT AMT. (IN BOLD)</u>
Phoenix Restoration	\$ 194,704.00	\$ 194,704.00



THE BOARD OF GOVERNORS OF EXHIBITION PLACE

Exhibition Place, Toronto, Ontario M6K 3C3 Tel: (416) 263-3600 www.explace.on.ca

R. Galati Contracting	\$ 226,944.00
Beta & Associates	\$ 252,374.48
Land Company	\$ 270,000.00
SST Contracting	\$ 416,013.00

Phoenix Restoration is a known masonry restoration and general contractor and has been operating for approximately 25 years in the Greater Toronto Area. Their work has included restoration and repair to old or historic buildings including churches and schools. They were the prime contractor for our Princes' Gates repair work last year.

The budget for this work (construction costs, engineering fees, project management and administration costs) is \$255,000 under the Capital Works Account No. 0042. Contained in this figure is \$210,000.00 for this work. The recommended low tender at \$194,704.00, which includes \$10,000.00 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.

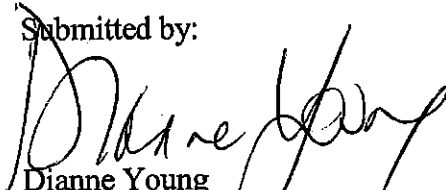
Conclusion:

This report recommends that the Board award Contract No. 03-0042-34219 to Phoenix Restoration in the amount of \$194,704.00, for repair foundation work at the Stanley Barracks.

Contact:

Danny Chui
 Manager, Capital Works
 Tel: 416-263-3670
 Fax: 416-263-3686
 Email: dchui@explace.on.ca

Submitted by:


 Dianne Young
 General Manager & CEO