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EXHIBITION PLACE

05/11/99

To: The Board of Governors of Exhibition Place

From: Danny Chui, P. Eng.
Manager, Capital Works

Subject: Tender for OTHER BUILDINGS
Renovate Men's Public Washroom at Dufferin Gate
Contract No. 99-5006-90611

Recommendation:

It is recommended that the tender for Contract No. 99-5006-90611 be awarded to Kara Consultants Inc. of Scarborough, Ontario, in the amount of \$272,000.00, this being the lowest tender received.

Background:

The men's washroom renovation project at Dufferin Gates is a continuation of the 1998 washroom renovation work on the women's side. These washrooms are in very poor condition. Plumbing fixtures are old and inefficient. Exterior cladding and furnishes require patching and repainting. Masonry partitions and accessories require repairs. Doors and frames are corroded and rotting. Poor lighting is noted in both the interior and exterior. The plumbing and drainage systems are located below the floor slab as opposed to being inside a chase wall. Since there is limited space in the chase wall (18"), repairs are difficult. The roof areas, including the canopies are deteriorating and show signs of water penetration into the substrate of the roof system. Tender was called to retrofit these washrooms in time for the 1999 CNE, as per the approved 1999 Capital Works Program.

Discussion:

Ms Dianne Young supervised the tender opening of this Capital Project on May 7, 1999. Fourteen (14) contractors were pre-qualified and came to the mandatory site tour on April 30, 1999 and twelve (12) tenders were received. Bid values submitted on individual tender documents are as follows:

<u>TENDERER</u>	<u>SUBMITTED TENDER PRICE</u>	<u>RECOMMENDED CONTRACT AMT.</u>
Kara Consultants Inc.	\$272,000.00	\$272,000.00
Tartu Inc.	\$292,896.00	\$292,896.00
Steelcase Construction Inc.	\$312,900.00	\$312,900.00
Newgen Construction Corp.	\$318,000.00	\$318,000.00
Doricon Ltd.	\$318,963.00	\$318,963.00
J. McBride & Sons Ltd.	\$327,000.00	\$327,000.00
Beta & Associates Inc.	\$344,942.00	\$344,942.00
Ross Clair Contractors Inc.	\$350,000.00	\$350,000.00
Alpeza General Contracting Inc.	\$354,200.00	\$354,200.00
Torbear Contracting Inc.	\$365,372.00	\$365,372.00
Surentec General Contractor	\$386,000.00	\$386,000.00
McBride Group	N/A Informal – tender not sealed	

The budget for this work (construction costs, engineering fees, disbursements and administration costs) is \$370,000 under the Capital Works Account No. 5006. Contained within this figure is \$325,000 for construction. The low tender at \$272,000.00, which includes \$30,000 for contingency is therefore within budget.

It is the recommendation of our Consultant, Takvor Hopyan Architect and the Manager of Capital Works that this contract be awarded to Kara Consultants Inc. in the said amount; this being the lowest acceptable tender received.

This recommendation is contingent upon approval of the Toronto Commissioner of Finance and Treasurer for the Surety Company who will supply the bonding requirements and the Fair Wage Office to confirm that the recommended contractor and his sub-contractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.