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July 5, 1999

EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young
Interim General Manager

Subject: **Dufferin Street Men's Public Washroom**
Project No. 99-5006-90611

Recommendation:

It is recommended that the Board consider this report in conjunction with the report from Danny Chui, Manager, Capital Works, dated May 11, 1999, recommending the award of the contract to Kara Consulting Inc.

Background:

At its meeting of May 28, 1999, the Board had before it a report dated May 11, 1999 from Danny Chui, Manager, Capital Works entitled "Tender for Other Buildings, Renovate Men's Public Washroom at Dufferin Gate, Contract No. 99-5006-90611" recommending approval by the Board of the award of this contract to the lowest tenderer being Kara Consultants Inc., at the tender price of \$272,000. The Board deferred that report and recommendation pending a further report from staff exploring alternatives to renovations to the Dufferin Street Men's Washroom.

Discussion:

1) Existing Structure – Dufferin Gate

The existing Gate over Dufferin Street was built in 1958, comprising of a reinforced concrete parabolic arch, canopies on the east and west sides supported by steel flag poles, washroom facilities for men and women, an electrical/transformer room, mechanical rooms and enclosed storage spaces. The east building (including men's washroom) has an enclosed space of 3,210 sq. ft. with a covered walkway space of 1,400 sq. ft. The west building (women's washroom) has an enclosed space of 5,000 sq. ft. with a covered walkway space of 1,600 sq. ft. All facilities on both sides of the Gate have been designed and built as an integral part of the main entrance from the north of Exhibition Place. It is the second designed entry point to Exhibition Place.

The structure is built on top of a tall retaining wall of the Gardiner Expressway with heavy reinforced concrete slabs as its floor, which is supported by concrete beams, columns and footings. The roof is constructed in the same manner, i.e. heavy beams spanning north and south, supported by exterior load-bearing walls. The canopies are supported by the same

THE BOARD OF GOVERNORS OF EXHIBITION PLACE

system. The entire structure is in good condition. Both the men's and women's washrooms are open to the public approximately six (6) months of the year.

2) Proposed Work and Tender Price Breakdown

The work that is being proposed in the 1999 Capital budget would result in a total re-design of the men's washroom using the existing drainage system under the structural floor. The design also reduces the facilities provided by approximately 20% that was done on the basis of operational use. The scope of work includes replacement of roll-up entrance door with normal man doors; provision of chase walls for maintenance purposes to replace connections under floor slab; provision of new stainless steel countertop, modern urinals and lavatories equipped with automatic electronic flush valves; and the installation of new partitions and interior wall finish. Total area of renovation is 1,700 sq. ft. and total construction cost (excluding contingency) is \$242,000. The breakdown of the tender cost is as follows:

• Division 1 and 2 – (general construction and demolition)	\$ 32,832
• Division 4 – Masonry (chase walls and other interior walls)	47,000
• Division 5 - Metals (stainless steel counters and lintels)	21,000
• Division 7 – Roofing (repair)	8,000
• Division 8 – Doors (handicap entrance and other doors)	2,500
• Division 9 – Finishes (flooring repair and painting)	5,000
• Division 10 – Specialties (washroom partitions and accessories)	10,000
• Division 15 – Mechanical (W/C, lavatories, urinals, venting, etc.)	104,668
• Division 16 – Electrical (general)	<u>11,000</u>
Total Divisions	\$242,000
Contingency Allowance	<u>30,000</u>
Total Construction Cost	\$272,000

Division 15 - mechanical cost is 43% of total renovation cost as compared to normal 15% in office building construction cost. In this project, we are only dealing with the washroom construction which is the most expensive component of any construction. Therefore, the 43% mechanical cost is calculated based on actual renovation cost on 1,700 sq. ft. Normal estimated cost of a new office construction is calculated based on all the mechanical cost spread over the entire office area (cost of rooms, corridors, offices, etc. tends to lower the average mechanical cost). The percentage would be similar to the 40% range if calculated based on actual size of the washroom built. Furthermore, proposed electronic flush valves, faucets, stainless steel counters with built-in sinks do contribute to the overall mechanical cost.

In anticipation of the Board's reconsideration of this item, staff have approached Kara Consultants Inc. and Kara has indicated that it is willing to hold its offer and price open to the Board for acceptance up to and including August 7, 1999.

3) Alternatives

The Board requested that staff report on the cost of alternatives to the proposed renovations noted above. However, two general issues that are related to any one of these options outlined below are the comments of Heritage Toronto and the need to either maintain or relocate the present electrical

transformer situated in the men's washroom.

With respect to the first issue, Peter Elliott, Preservation Officer at Heritage Toronto, in his memo dated June 10, 1999 advised staff that "the Dufferin Gates are on the City of Toronto's Inventory of Heritage Properties. In addition to the parabolic arch which form the gateway, the single storey pavilions which contain public washrooms and service areas are included in the description of the listed property. Since the pavilions are part of the listed structure, we would request that the washroom pavilion be retained and refurbished."

With respect to the second issue, the electrical transformer in the men's washroom services the ballpark substation; surrounding street lighting, including the Gate, Parking Lot J and K, Centennial Park and McGillivray Fountain, as well as all commercial feeds to concessions in the area. Therefore, it cannot be demolished without replacement. The replacement cost of the transformer is estimated to be over \$500,000.

The following are the detailed estimates of the alternatives raised by the Board at its previous meeting namely, the demolition and construction of a new washroom; consolidation with the women's washroom; and the replacement with portable washroom trailers:

a) Demolish Existing Washroom and Rebuild New at Same Location

Due to the existing structural condition of the washroom, it can only be demolished along the adjacent wall to the electrical room and a new face has to be created. The following are estimates for this alternative:

• Demolish Existing Washroom/Securing Electrical Room	\$ 30,000
• New Building on Existing Foundation	100,000
• Plumbing, Electrical and Finishing	270,000
• Contingency	<u>40,000</u>
Total Construction Cost	\$440,000
Fees and Administration	<u>40,000</u>
Total Project Cost	\$480,000

b) Renovate Existing Storage Space adjacent to Women's Washroom

The Board requested staff to report on consolidation of the men's washroom with the women's washroom. Dividing the existing women's washroom to provide men's washroom facilities is not a viable option as there is insufficient room to install the number of urinals and sinks within the present women's washroom to meet public use needs. For the information of the Board, the number of stalls in the women's washroom was already reduced during the 1998 renovations for budgetary and operational reasons, including the addition of handicap washrooms. Therefore, the estimates provided below are for the renovation of the existing storage space adjacent to the women's washroom. If this alternative was pursued, the building structure in which the men's washroom is located (including the electrical transformer) would be retained and the existing storage and superintendent's office could still be used as storage area and other CNE uses.

• Sanitary, Hydro and Water Connections	\$ 35,000
• Masonry Walls, Partitions/Floors	25,000
• Men's Washroom Construction	240,000
• Contingency	<u>30,000</u>
Total Construction Cost	\$330,000
Fees and Administration	<u>30,000</u>
Total Project Cost	\$360,000

b) Provide Temporary Trailers (3) West of Women's Washroom

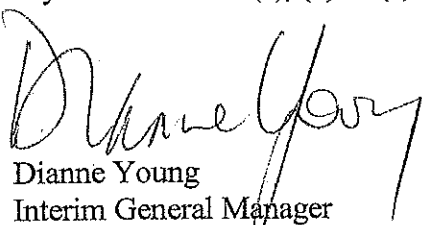
While this alternative is the least costly, it is not the best from an operational standpoint. The present men's and women's washrooms are the prime public washrooms located at the main western entrance to the site; are open at least six (6) months of the year; are in high use during this period especially during the CNE; and are less costly to maintain and operate than washroom trailers. Staff have consulted with Mr. David Bednar, General Manager, CNEA, who has indicated that he would have concerns with moving to trailer washrooms at the Dufferin Gate given that as many as one third of the visitors that come to the CNE enter through this Gate and the importance of "first impressions" for those visitors. Unfortunately, no matter how well they are maintained, Mr. Bednar is of that opinion that washroom trailers do not create a favourable first impression for the visitor.

Again, as stated with alternative (b) above, the building which presently houses the men's washroom would remain in place for the electrical transformer room, storage space and other CNE activities if the trailer alternative was to be pursued.

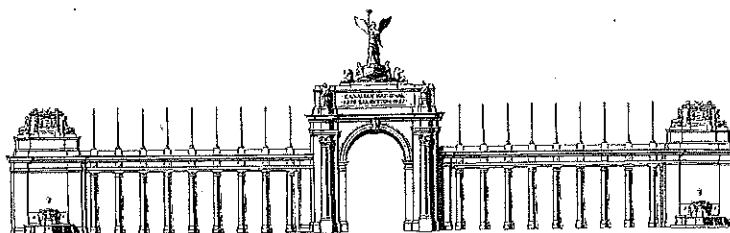
• Sanitary, Hydro and Water Connections	35,000
• Three (3) New Trailers	\$105,000
• Handicap Modifications (ramp, etc.)	10,000
• Contingency	<u>15,000</u>
Total Construction Cost	\$165,000
Fees and Administration	<u>15,000</u>
Total Project Cost	\$180,000

Conclusion

This report outlines the cost of three alternatives that the Board had requested staff to consider. Because of the cost involved and other operational reasons, staff would not recommend pursuing any of alternatives (a), (b) or (c) above.


Dianne Young
Interim General Manager

MAY 25 1999



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.

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:

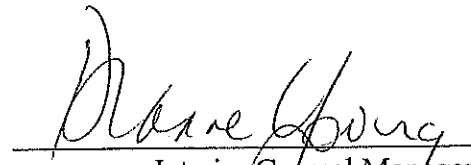
This report recommends that Contract No. 99-5006-90611 be awarded to Kara Consultants Inc. in the amount of \$ 272,000.00.

Submitted by:



Manager, Capital Works

Reviewed by:



Interim General Manager

