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## EXHIBITION PLACE

August 23, 2000

To: The Board of Governors of Exhibition Place

From: Danny Chui  
Manager, Capital Works

Subject: **Tender for BETTER LIVING CENTRE  
Exterior Brick Repair  
Contract No. 00-0005-00506**

### Recommendation:

**It is recommended that the Board award Contract No. 00-0005-00506 to Canadian Building Restoration of Toronto, in the amount of \$295,391.60, this being the lowest acceptable tender received.**

### Background:

The Board approved a budget of \$370,000 as part of the 2000 Capital Works Program, for the Exterior Brick Repair project of the Better Living Centre (BLC) at Exhibition Place.

### Discussion:

In the 1993 assessment study, brick repair and foundation waterproofing to the BLC were identified to be done in 5-6 years. Last year's report by consultant indicated that spalling/cracking of the exterior brick, which forms part of the structural wall has extended in many locations around the building. Bricks have popped off extensively in certain locations and particularly, below the podiums. It is believed that this happened largely due to water and moisture penetration to the bricks near grade level. This project is to replace the deteriorated bricks and apply waterproofing at the ground level.

Tender was issued in late July for this project and Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project on August 14, 2000. Six (6) contractors were pre-qualified for this work and two (2) tenders were received. These price submissions excluding GST are as follows:

<u>TENDERER</u>	<u>SUBMITTED TENDER PRICE</u>	<u>REDUCTION IN SCOPE &amp; \$15,000 CONTINGENCY</u>	<u>RECOMMENDED CONTRACT AMT.</u>
<b>Canadian Building Restoration</b>	<b>\$336,584.00</b>	<b>\$41,192.40</b>	<b>\$295,391.60</b>
*McBride Group	\$330,847.00 (informal)	*\$33,301.50	

\*figure submitted after tending opening

The budget for this work (construction costs, engineering fees, disbursements and administration costs) is \$370,000 under the Capital Works Account No. 0005. Contained within this figure is \$300,000 for exterior brick repair. The original tender submission at \$336,584.00 by Canadian Building Restoration (CBR), which includes \$30,000 for contingency is over the budget.

Accordingly, the scope of work must be reduced in order that the work stays within budget. Three sections of wall for brick repair on the south elevation between two podiums are recommended to be deleted from this contract together with the reduction of \$15,000 contingency from the original \$30,000. The reduction or cost saving from CBR Group is \$41,192.40 (\$26,192.40 + \$15,000) and from McBride Group is \$33,301.50 (\$18,301.50 + \$15,000). With this comparison, McBride's price is higher than CBR by \$2,153.90 at \$297,545.50. In any event, McBride's submission is deemed informal since they did not provide the required sub-totals at the time of tender close that make up the total tender price. Nor did they provide any information for the Appendix III as stipulated requirement of the tender submission.

Therefore, it is the recommendation of the Board's consultant, Yolles Building Science Services and the Manager of Capital Works that this contract be awarded to Canadian Building Restoration at the reduced scope in the amount of \$295,391.60; 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 its 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:

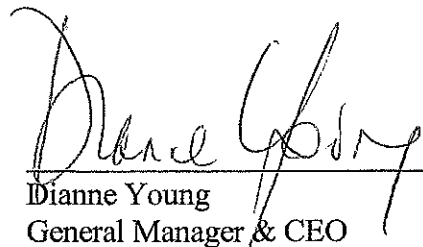
This report recommends that the Board award Contract No. 00-0005-00506 to Canadian Building Restoration in the amount of \$295,391.60 for this brick repair work.

Submitted by:

Reviewed by:



Danny Chui  
Manager, Capital Works  
DC/gq



Dianne Young  
General Manager & CEO

