

January 23, 2001

EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Danny Chui
Manager, Capital Works

Subject: **Tender for AUTOMOTIVE BUILDING
Exterior Masonry Restoration
Contract No. 00-0002-00213AUTO**

Recommendation:

It is recommended that the Board award Contract No. 00-0002-00213AUTO to Colonial Building Restoration in the amount of \$260,500, this being the lowest acceptable tender received.

Background:

At its September, 2000 meeting, the Board approved funding of \$290,500 from the surplus of Food Building project to pay for the emergency masonry restoration at Automotive Building at Exhibition Place.

Discussion:

During investigation in late August, 2000, extensively damaged and cracked pre-cast cladding panels were found at exterior walls of the Automotive Building. This condition is particularly evident at the northeast corner entrance, the northwest corner entrance and the south elevation of the building. A large portion of the mortar joints have failed and need re-pointing. Some exterior wall panels were found to have separated from the adjacent panels and were pushed out to an unsafe condition. The original steel hooks and brackets securing the panels behind were found to be badly corroded or non-existence. The rate of deterioration has obviously accelerated in recent years as a result of water entering through broken joints and corroding the fastening brackets. To avoid advancement of the deterioration due to penetration of water behind the panels, immediate re-pointing of all affected joints and re-fastening panels with stainless steel anchor bolts are within the scope of work of this contract.

Construction costs in year 2000 were extremely fluctuating, particularly in the last six (6) months. Consultant reviews indicate that this is due to the change of economic climate that creates a relatively booming construction industry. Many trades, especially in restoration trades are very busy and cannot find qualified journeymen. Exhibition Place certainly experienced this fluctuation of prices in this tender. Submitted contract prices were increased compared to estimates from last summer of 19% to 30%.

Anticipating the increase in construction costs, the work was structured in priority/phases. The tender was issued in mid January in this format and Fatima Scagnol, Corporate Secretary, supervised the tender opening on January 22, 2001. Ten (10) contractors were pre-qualified for this work and four tenders were received. The price submissions excluding GST are as shown below. Based on prices submitted, only the prioritized north and south elevations can be included in this contract. All bidders were advised in the tender document that Exhibition Place has the right to add or delete items from contract to suit its budget.

	Colonial Building Restoration	Clifford Restoration Ltd.	Restorers Group	Canadian Building Restoration
North Elevation (1)	125,850	141,500	164,016	169,330
South Elevation (2)	109,650	115,100	96,635	97,550
SUBTOTAL (1+2)	235,500	256,600	260,651	266,880
East Elevation (3)	63,750	35,900	29,444	30,441
West Elevation(4)	50,100	36,900	30,000	28,000
Contingency (5)	25,000	25,000	25,000	25,000
Total Submitted Price (1 to 5)	374,350	354,400	345,536	349,880
RECOMMENDED CONTRACT PRICE (1+2+5)	260,500			

The budget for this work (construction costs, engineering fees, disbursements and administration costs) is \$290,000 under the Capital Works Account No. 0002. Contained within this figure is \$263,500 for Masonry Restoration. The low tender submission at \$260,500 for the North and South Elevation Repair by Colonial Building Restoration which includes \$25,000 for contingency is within this budget. The remaining East and West elevation will be proposed in the future Capital Program budget.

Therefore, it is the recommendation of the Board's consultant, Takvor Hopyan Architect and the Manager of Capital Works that this contract be awarded to Colonial Building Restoration in the amount of \$260,500; 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:

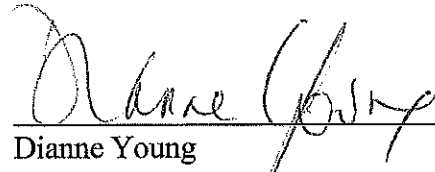
This report recommends that the Board award Contract No. 00-0002-00213AUTO to Colonial Building Restoration in the amount of \$ 260,500 for this masonry work.

Submitted by:

Reviewed by:



Danny Chui
Manager, Capital Works



Dianne Young
General Manager & CEO

DC/db

