



September 21, 2001

## EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: **Tender for Stanley Barracks – Rebuild Six Exterior Entrance Stairs**  
**Contract No. 01-0013-10303**

### Recommendation(s):

**It is recommended that the Board award Contract No. 01-0013-10303 to The Restorers Group Inc. in the amount of \$129,000.00, this being the lowest tender received.**

### Background:

The Board approved a budget of \$185,000 last year as part of the 2001 Capital Works Program, for the Exterior Entrance Stair work at the Stanley Barracks.

### Discussion:

A structural consultant's report in the spring of 2000 revealed that all six entrance stairs, which bridge the moat bordering the building perimeter are badly deteriorated. The landing slab on each of the south two stairs is bearing on a 4" stone that has separated from the foundation wall. The south stairs are structurally unstable and have to be closed and fenced off since that time. The remaining four arch stone stairs are having the cement joints thinned through the wedge-shaped stone soffits by the erosion of rainwater over the years (disintegration). Last year, to stabilize the stair, temporary supports were installed at the keystone which holds the arch in place against the exterior wall of the building. Much of the mortar in the stairs and arches has deteriorated and washed out. The railings are also deteriorated especially at the anchorage. As the mortar holding the stone masonry together has deteriorated and failed deep into the joints, the stone work has to be carefully disassembled and reconstructed with new mortar. This project is to rebuild all six-entrance stairs and repair all railings and anchorage's at each stair for safety concern.

The Tender was issued late August for this project and Fatima Scagnol, Corporate Secretary supervised the tender opening of this Capital Project on September 17, 2001. Nine (9) restoration contractors were pre-qualified for this project, and four (4) tenders were received.

These price submissions, excluding GST, are as follows:

<u>TENDERER</u>	<u>SUBMITTED TENDER PRICE</u>	<u>RECOMMENDED CONTRACT AMT.</u>
<b>The Restorers Group Inc.</b>	<b>\$ 129,000.00</b>	<b>\$129,000.00</b>
Colonial Building Restoration	\$ 245,000.00	
Clifford Restoration	\$ 280,000.00	
Canadian Building Restoration	\$ 371,202.00	

The low bidder, The Restorers Group Inc. was pre-qualified and the company has an annual business from \$2.0 to \$6.0 million, \$5.0 million in year 2000. Following the opening of the Tender, the Board's Consultant initiated discussion with the low bidder who confirmed that they have made every effort to make this bid as competitive as it is because of the special interest The Restorers Group has in this opportunity to work on Stanley Barracks.

The budget for this work (construction costs, engineering fees, project management and administration costs) is \$185,000 under the Capital Works Account No. 0013. Contained in this figure is \$140,000 for construction. The recommended low tender at \$129,000.00, which includes \$10,000 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. 01-0013-10303 to The Restorers Group Inc. in the amount of \$129,000.00, for the rebuild of all six Exterior Entrance Stairs at Stanley Barrack.

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Submitted by:

  
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