

EXHIBITION PLACE

May 17, 2002

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **TENDER FOR OTHER BUILDINGS**
Princes' Gates Restoration
Contract No. 02-0026-22607

Recommendation(s):

It is recommended that the Board award Contract No. 02-0026-22607 to Phoenix Restoration of Toronto in the amount of \$193,968.70, this being the lowest tender received.

Background:

The Board approved a budget of \$250,000 as part of the 2002 Capital Works Program, as the first phase of the Restoration of the Princes' Gates at Exhibition Place.

Discussion:

An inspection of Princes' Gates was carried out in 1998 to identify sources of water leakage and spalling. The inspection revealed the presence of numerous cracks on the pre-cast panels at both North and South Colonnades. Wind-driven rain entered through the open cracks and joints and froze during winter months; the expanding ice further cracks the masonry, opens the joints, and pushes the stone panels out of place.

It was also discovered that the interior masonry bricks at the upper chamber above the Princes' Gates washrooms were spalling at an extreme rate. A September 2001 consultants report confirmed the delaminations of bricks inside the chambers, listed numerous cracks in the colonnade beams and pylons and identified concrete pieces in danger of falling. Loose concrete pieces were removed for public safety.

As result of these findings a three year program of repairs was proposed, and approved by the Board and City. During the course of this three year project, damaged panels will be repaired or replaced; cracks and joints will be repointed; and new flashings will be installed. This year the project will concentrate on eliminating any remaining safety concerns, repairing the masonry inside washrooms, installing additional mechanical ventilation inside the chambers, repairing statuary figures and repointing sections of the pre-cast panels.

The Tender for the 2002 work was issued late April and on May 14th, Fatima Scagnol, Corporate Secretary supervised the tender opening of this Capital Project. Eight (8) contractors were pre-qualified for this work and seven (7) tenders were received. These price submissions, excluding GST, are as follows:

<u>TENDERER</u>	<u>SUBMITTED TENDER PRICE</u>	<u>ADDITIONAL WORK</u>	<u>RECOMMENDED CONTRACT AMT.</u>
Phoenix Restoration	\$ 183,968.70	\$ 10,000.00	\$ 193,968.70
Royal Fort Construction	\$ 196,400.00		
Canadian Bldg. Restoration	\$ 215,792.00		
Colonial Bldg. Restoration	\$ 236,000.00		
The Restorers Group	\$ 256,150.00		
Clifford Restorations	*\$ 268,000.00 (\$ 263,000.00)		
Summit Restorations	\$ 269,694.00		

*** Corrected price from (original figures in brackets) due to error in addition**

The budget for this work (construction costs, engineering fees, project management and administration costs) is \$250,000 under the Capital Works Account No. 0026. Contained in this figure is \$200,000 for construction. The recommended low tender \$193,968.70, which includes \$15,000 contingency is therefore, within budget. The additional work of \$10,000 for additional masonry repair is to take advantage of the submitted low unit prices for repair, repointing, etc. to extend the repair work marginally over than originally predicted.

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. 02-0026-22607 to Phoenix Restoration of Toronto in the amount of \$193,968.70, for this Restoration work at the Princes' Gates

Contact:

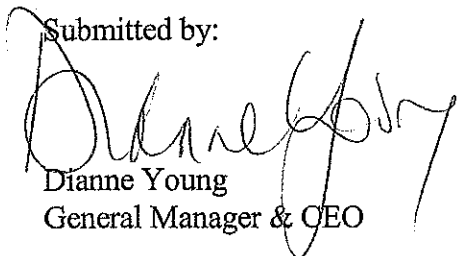
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Submitted by:

A handwritten signature in black ink, appearing to read "Dianne Young". The signature is written in a cursive, flowing style with a large initial "D".

Dianne Young

General Manager & CEO

