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## EXHIBITION PLACE

November 13, 2003

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: **TENDER FOR OTHER BUILDINGS**  
**Princes' Gates Column Stabilization**  
**Contract No. 03-0035-33504**

### **Recommendation(s):**

**It is recommended that the Board award Contract No. 03-0035-33504 to Clifford Restoration Ltd. of Scarborough, Ontario in the total amount of \$673,800.00, this being the lowest tender received.**

### **Background:**

The Board approved a budget of \$300,000 last year as part of the 2003 Capital Works Program for column stabilization of the Princes' Gates and a future commitment of \$530,000 for 2004.

### **Discussion:**

In 1998 an inspection was carried out to identify the sources of water leakage and spalling of mortar joints. It revealed the presence of numerous open cracks and joints on many of the pre-cast panels and around the columns. Wind-driven rain enters the masonry through open cracks and joints. Trapped water in the cracks and joints is then absorbed by the masonry and freezes. The expanding ice further cracks the masonry and opens the joints and so the cycle of damage continues.

A plan that spanned several years was created to repair the damages to preserve the structure. In 2002, \$250,000.00 was approved for any immediate repair on interior walls of the pylons, exterior masonry and statues. For 2003, a budget of \$300,000 and commitment of \$530,000 in 2004 were approved by the Board and City Council for column repair and stabilization. In this project, all nine (9) north columns of the Gates will be replaced by pre-cast concrete to reflect the original 1920's design and texture. All south columns will be introduced with measures for preventing water from entering the columns from the above architrade. Heritage Preservation Services of the City was advised on the project and has concurred with the methodology and approach to this stabilization work. Pre-cast work will begin in the December of 2003 and exterior work will commence in the spring of 2004.

The tender for this work was issued on October 20<sup>th</sup> and on November 10<sup>th</sup>, Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Nine (9) contractors were pre-qualified for this work and five (5) tenders were received. These price submissions, excluding GST, are as follows:

<b>TENDERER</b>	<b>SUBMITTED TENDER PRICE</b>	<b>ADDITIONAL SCOPE</b>	<b>RECOMMENDED CONTRACT AMT. (IN BOLD)</b>
Clifford Restoration	\$ 593,800.00	\$ 80,000.00	<b>\$ 673,800.00</b>
Phoenix Restoration	\$ 629,036.00		
The Restorers Group	\$ 744,283.00		
Colonial Bldg. Restoration	\$ 817,000.00		
Roof Tile Management	\$ 975,000.00		

The total budget (2003 & 2004) for this work (construction costs, engineering fees, project management and administration costs) is \$830,000 under the Capital Works Account No. 0035 and \$680,000 is reserved for this column retrofit work. Due to the deteriorated nature of the structure, the project architect, Nexus Architects, has concerns with the lintel beams that are being supported by the columns. Any replacement of a lintel beam if it is required during the renovation process will cost in the neighbourhood of \$35,000 each. Given the known project surplus, it is recommended that \$80,000 be added back to the original submitted price for the purpose of lintel/beam repair/replacement if it deems necessary. The recommended low tender at the revised contract amount of \$673,800.00, which includes \$58,000.00 contingency is therefore, still within budget.

Clifford Restoration received the highest rating in the point system of pre-qualification of contractors for the work on Princes' Gates. They have been in business for 32 years and have completed many heritage restoration projects in the Toronto area. Many of their completed projects have required a high degree of masonry skill. Their recent projects include restoration of Casa Loma, Osgood Hall, Toronto Hydro Building, Old City Hall and Coliseum Facades at Exhibition Place.

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. 03-0035-33504 to Clifford Restoration

in the amount of \$673,800.00, for this column stabilization work.

**Contact:**

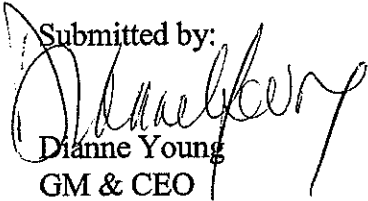
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Submitted by:

A handwritten signature in black ink, appearing to read "Dianne Young", written over the printed name and title.

Dianne Young

GM & CEO

