

EXHIBITION PLACE

April 20, 2007

To: The Board of Governors of Exhibition Place

From: Dianne Young, CEO

Subject: **FOOD BUILDING**
South Entrance Glass Curtain Wall Replacement
Contract No. 07-0081-78117

Purpose:

This report recommends the award of a tender to replace the south entrance glass curtain wall at the Food Building.

Financial Implications and Impact Statement:

The financing for this project is included within the 2007 Capital Budget approved by the Board.

Recommendations:

It is recommended that the Board award Contract No. 07-0081-78117 to Phoenix Restoration of Toronto, Ontario in the amount of \$ 154,630.00, excluding GST, this being the lowest tender received.

Background:

The Board approved a budget of \$300,000.00 last year as part of the 2007 Capital Works Program under the programs for Food Building for the purpose of replacement of the glass curtain wall on the south entrance of the building.

Discussion:

During an annual building envelope inspection in 2006, the glass curtain wall at the south entrance was found to have serious cracks and the mullions had been pushed out of place. A consultant report later revealed that the curtain wall frames are warping and twisting; and in some locations the stainless steel capped frames are failing as evident by the noticeable deflection in the horizontal mullion sections. It is most probable that the existing construction is failing due to the severe rusting of the interior structural steel sections. Severe rust corrosion has occurred as the curtain wall has only single glazed, non-thermal broken frames with no moisture drainage. Replacement of this glass curtain wall is recommended. The scope of the project is to replace the existing glass curtain wall system with a new thermally broken aluminum curtain

wall system, including replacement of the existing entrance doors with new hardwood glazed doors in thermally broken, aluminum door frames as recommended by the Heritage Toronto.

The tender of this contract was issued on March 23, 2007 and on April 16, 2007, Fatima Scagnol, Corporate Secretary, supervised the tender opening. Six (6) contractors were pre-qualified to bid and four (4) tenders were received. Their price submissions, excluding GST, are as follows:

Tenderer	Submitted Tender Price	Additional Price	Recommended Contract Amount
Phoenix Restoration	\$ 133,280.00	\$ 21,350.00	\$ 154,630.00
Ross Clair (R.O.M.) Contractors Inc.	\$ 155,374.00	\$ 35,850.00	
Martinway Contracting Ltd.	\$ 161,500.00	\$ 32,000.00	
A-Plus General Contractors Corp.	\$ 307,500.00	\$ 90,000.00	

The budget for this work (construction costs, engineering fees, and project management and administration costs) under the main project of the Food Building (No. 0081) is \$300,000.00. Contained in this figure is \$255,000.00 for construction. The submission of the low tender by Phoenix Restoration at \$154,630.00, which includes the additional work of replacing the 10 steel doors to hardwood glazed doors for \$21,350.00 and \$12,500.00 for contingency, is therefore within budget.

Phoenix Restoration is a construction company specializing in work on heritage buildings and has been operating for over 28 years in the Greater Toronto Area. They have completed a number of relevant, similar in scope and budget projects within the last five years, including the recently completed curtain wall replacement at the Queen Elizabeth Theatre. The references given from their past clients are very good and according to the Board's consultant, Phoenix Restoration is capable of carrying out this project.

This recommendation is contingent upon approval of the Office of the Deputy City Manager and CFO of the successful bidder's Surety Company which will supply the bonding requirements and approval by 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.

Conclusion:

This report recommends that the Board award Contract No. 07-0081-78117 to Phoenix Restoration in the amount of \$154,630.00 for the replacement of the south entrance glass curtain wall at the Food Building.

Contact:

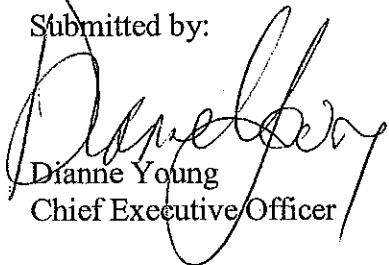
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Submitted by:

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

Dianne Young

Chief Executive Officer

