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EXHIBITION PLACE

April 20, 2007

To: The Board of Governors of Exhibition Place

From: Dianne Young, CEO

Subject: **OTHER BUILDINGS**
Music Building – Retrofit Metal Roof Domes
Contract No. 07-0074-77404

Purpose:

This report recommends the award of a tender to retrofit the metal roof domes of the Music 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. 07-0074-77404 to Roof Tile Management Inc. of Mississauga, Ontario in the amount of \$382,200.00, excluding GST; this being the lowest acceptable 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 Other Buildings for the purpose of retrofitting the metal roof of the Music Building.

Discussion:

During the investigation of the Music Building window replacement project in 2006, it was discovered that the water leaks did not originate from the windows but from the roof resulting in the window frame deterioration. The metal roof was reconstructed in the early nineties with only summer use in mind. The existing metal domes roof is rusting and this metal single roof is separated from the wooden deck by only a sheet of felt with no insulation nor any proper vapour barrier. Condensation on the inside roof deck is readily see from below indicating that wind driven rain water is seeping through the rusted metal singles directly onto the roofing deck and then curve down to the windows below.

Replacement of the metal domes with new metal single, proper roof membrane and sheathing, together with R20 insulation boards, air ventilation space and the salvaged decorated elements are recommended. Due to budget constraints, only two out of the three domes are requested for pricing in the tender documents. The third (west) dome retrofitting is to be budgeted for 2008 Capital Works program.

The tender of this contract was issued on March 23, 2007 and on April 16, 2007, Fatima Scagnol, Corporate Secretary, supervised the tender opening. Seven (7) contractors were pre-qualified to bid and six (6) tenders were received. Their price submissions, excluding GST, are as follows:

Tenderer	Submitted Tender Price	Recommended Contract Amount
Roof Tile Management Inc.	\$ 382,200.00	\$ 382,200.00
Semple-Gooder Roofing Ltd.	\$ 400,488.00	
Clifford Restoration Ltd.	\$ 441,458.00	
Triumph Aluminum & Sheet Metal Inc.	\$ 477,120.00	
Provincial Industrial Roofing & Sheet Metal Co. Ltd.	\$ 605,092.00	
Heather & Little Ltd.	\$ 683,950.00	

The overall budget for this work (construction costs, engineering fees, and project management and administration costs) is under the main project of Other Buildings (No. 0074). Contained in this figure is \$332,000 for construction, in which \$82,000 is the carry forward funding from the window repair project of 2006 and \$250,000 is the allocated roof retrofit construction budget for the Music Building in 2007. With the low tender at \$382,200, a shortfall of \$50,200 is required to be funded from other sources.

However, the tender for the Food Building (as reported to the Board at this same meeting) came in under budget with a surplus from budget of approximately \$100,000. Therefore, it is recommended that \$50,200.00 of the surplus be used to fund this Music Building dome retrofit project. The submission of the low tender by Roof Tile Management Inc. at \$382,200.00, which includes \$10,000.00 contingency, is therefore recommended under the above new budget parameter.

Roof Tile Management Inc. (RTM) is a historical restoration contractor established in 1986 with an average annual construction value of ten million dollars over the last five (5) years and it has a full service sheet metal fabrication shop at their office location in Mississauga, Ontario. This fabrication shop opens year round to service its own construction projects and to provide supply-only contracts throughout North America. This sheet metal shop is able to custom fabricate using both sheet and structural metals and many different types of metals. Fabrication is done using both modern and traditional equipment, which enable RTM to do metal replication, repair

and refurbishment for heritage building components. It can fabricate from historical designs and patterns or form architectural designs and drawings. With this kind of capability, RTM is being recommended for this unique dome retrofit project by the Board's consultant.

This recommendation is contingent upon approval by the Office of the Deputy City Manager and CFO of successful bidder's Surety Company for the supply of the bonding requirements and is also subject to the Fair Wage Office confirming 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. 07-0074-77404 to Roof Tile Management Inc. in the amount of \$382,200.00 for the retrofitting of two metal roof domes at the Music Building.

Contact:

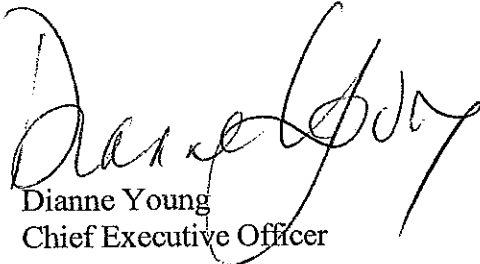
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Submitted by:



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