

REPORT FOR ACTION

**Replace Roof at Exhibit Hall, Queen Elizabeth Building**

**Date:** September 13, 2017  
**To:** The Board of Governors of Exhibition Place  
**From:** Chief Executive Officer  
**Wards:** All

**SUMMARY**

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This report recommends approving a contract with T. Hamilton & Son Roofing Inc. for replacement of the existing roof at the Exhibit Hall, Queen Elizabeth Building. The tender call for this contract was issued on July 11, 2017, through the City of Toronto Purchasing and Material Management Division and the recommendation is to award the contract to the lowest bidder meeting specifications within the available budget.

**RECOMMENDATIONS**

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The Chief Executive Officer recommends that the Board concur with the action taken by the Chair of the Board and the CEO in approving the award of Contract No. 17-073-77306 to T. Hamilton & Son Roofing Inc. of Ontario for the roof replacement of the Exhibit Hall at Queen Elizabeth Building in the amount of \$2,437,000.00, which includes the combined cash and contingency allowance of \$120,000.00, but excludes HST. This being the lowest acceptable tender received following the public tendering of the project through the City of Toronto's Purchasing and Material Management Division.

**FINANCIAL IMPACT**

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The financing for this project is included within the approved Exhibition Place Capital Works Program 2017 budget for replacement of the roof at Exhibit Hall, Queen Elizabeth Building.

**DECISION HISTORY**

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The Exhibition Place 2017 – 2019 Strategic Plan had an Infrastructure Goal to sustain our public assets and rolling equipment and as a Strategy to support this Goal we

develop a 10-year program to maintain our Class 'A' event space and improve our Class 'B' event space.

At its meeting of July 28, 2016, the Board approved of the 2017 Capital Works Program budget which was subsequently approved by City Council at its meeting on February 15-16, 2017.

<http://www.explace.on.ca/database/rte/files/Item%2011-2017%20Capital%20Budget.pdf>  
<http://www.explace.on.ca/database/rte/files/Item%2011-2017%20Capital%20Budget%20Att.pdf>  
<http://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-100618.pdf>

## COMMENTS

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### Background

Built in 1957, the Queen Elizabeth Building is a listed heritage building within the City of Toronto inventory. The Exhibit Hall is also a major venue for consumer shows and the CNE. The proposed roof replacement work is necessary to comply with code and safety requirements and address the concern in the 2012 assessment report, as well as its state-of-good-repair status.

The 2012 roof assessment report noted the existence of water ponding in the valleys at the perimeter of the Exhibit Hall roof, where the roof assembly was installed directly on the original 1950s folded plate concrete rock deck profile, resulting in series of valleys. Replacement of the existing roof assembly was recommended to mitigate water penetration to the interior of the roof assembly and the building.

The scope of work is for the removal of the existing single-ply PVC roofing system over the Exhibit Hall at both the flat roof and sloped peak/valley locations. The proposed new roof membrane assembly will provide insulation throughout, including tapered insulation to promote drainage and a white reflective roof membrane to have an energy saving effect. Additional work items added are related to roof safety: replacement of the wood access walkway; replacement of unsafe access ladder and steps from the Exhibit Hall roof to the Theatre roof; providing a new access hatch and safe ladder inside the Exhibit Hall to access its roof; installing fall protection guards around the main flat roof area; and fall prevention anchors for the perimeter areas.

### Tender Process

The tender for this contract was issued on July 11, 2017 through the City of Toronto Purchasing and Material Management Division and the Board Chief Financial Officer and Corporate Secretary supervised the tender opening on August 11, 2017. Twenty-six (26) bidders came to the mandatory site tour meeting and eleven (11) official tenders were received including one (1) incomplete bid. Their price submissions, excluding HST, are as shown in the following table:

Table 1: Tender Price Submissions and the Recommended Contract

Tenderer	Tender Price Received	Recommended Contract Price
<b>T. Hamilton &amp; Son Roofing Inc.</b>	<b>\$2,437,000.00</b>	<b>\$2,437,000.00</b>
Nortex Roofing Ltd.	\$2,568,000.00	
Proteck Roofing & Sheet Metal Inc.	\$2,604,600.00	
Solar Roofing & Sheet Metal Ltd.	\$2,606,000.00	
R-Chad General Contracting Inc.	\$2,670,000.00	
Eileen Roofing Inc.	\$2,777,770.00	
Trio Roofing Systems Inc.	\$2,814,100.00	
Triumph Roofing & Sheet Metal Inc.	\$2,907,017.00	
Dean-Chandler Roofing Limited	\$3,009,950.00	
Dufferin Roofing Limited	\$3,151,080.00	
*Koler Construction Inc.	\$3,196,953.00	

\*Incomplete - No Statutory Declaration

The construction budget for this project is under the main account of #073 – Queen Elizabeth Building, Roof Replacement at Exhibit Hall of \$1,750,000 in 2017 and \$290,000 in 2018, with a combined construction budget of \$2,040,000; a shortfall of \$397,000 compared to the low bid of \$2,437,000. It is recommended that this shortfall be supplemented by the 2017 chiller project of the Enercare Centre, which has a non-committed funding of \$416,000 currently. As well, this funding will be reinstated and adjusted in the 2019 capital budget cycle and this change will not delay the chiller project as the engineering design and tender documents for the chiller retrofit work will be prepared in the fall for an early tendering in January of 2018.

The original submission of the lowest tender by T. Hamilton & Son Roofing Inc. at \$2,437,000.00, which contains the cash & contingency allowance of \$120,000, is therefore within this revised funding envelope.

The Q E Exhibit Hall roof replacement construction is scheduled to commence in early September in order to avoid times of booked shows in the building and because of weather requirements it becomes an urgent matter to complete as soon as possible. Therefore, the approval of the Chair of the Board was required in advance of the Board meeting scheduled for September 29th to start the construction as scheduled and was granted pursuant to Section 10 of the Board's Financial By-law No. 2-2016.

The low bidder, T. Hamilton & Son Roofing Inc., is an experienced roofing contractor. The same contractor completed the roof replacement of our Better Living Centre in 2010. According to information from the Daily Commercial News - Certificate of

Substantial Performance GSPs records, T. Hamilton & Son Roofing Inc. has completed roof replacement in 2016/2017 for: Beaverton Water Supply Plant - The Regional Municipality of Durham; Bus Depot, City of Brampton - Peel Region; and Partial Replacement of Commercial Flat Roof - Calloway REIT; as well as Low-rise Flat Roof - Lambton County; and Shingled Residential Roofs - Regional Municipality of Halton. Although not a requirement under the Contract terms, T. Hamilton & Son Roofing Inc. is listed as a member of the Canadian Roofing Contractors Association. They are also registered as approved applicators with both of the system manufacturers noted in the specifications.

This recommendation is contingent upon approval by the Office of the Deputy City Manager and CFO of the Surety Company proposed by the successful bidder 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.

## **CONTACT**

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## **SIGNATURE**

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Dianne Young  
Chief Executive Officer

## **ATTACHMENTS**

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