



STAFF REPORT ACTION REQUIRED

Sony Centre for the Performing Arts - Replacement of Lower Roof Area

Date:	March 3, 2017
To:	Finance, Audit and Risk Management Committee of the Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts and the Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts
From:	Director of Operations, Sony Centre for the Performing Arts
Wards:	All
Reference Number:	

SUMMARY

The purpose of this report is to seek Board approval to increase the contract value of the Porte-Cochere Lighting Restoration and Roof Replacement Project by \$245,000 for the purposes of replacing the Sony Centre's Lower Roof.

Additional funding will not be required as the Sony Centre is working with the City of Toronto Financial Planning department to reallocate unused funds from the Heritage Easement Agreement- East Side Restoration and Building Envelope - Limestone Panel (Year 1) Projects.

RECOMMENDATIONS

The Director of Operations recommends that the Board of Directors of the Hummingbird (Sony) Centre for the Performing Arts approve an increase to the contract value up to an additional \$245,000 for the Porte-Cochere Lighting Restoration and Roof Replacement Project for the purposes of replacing the Sony Centre's Lower Roof.

Financial Impact

There are no financial impacts other than those outlined in the report.

BACKGROUND

In 2015 the Sony Centre commissioned a Building Condition Assessment.
www.toronto.ca/legdocs/mmis/2015/hb/bgrd/backgroundfile-80155.pdf

On April 14, 2016, the Board approved the Heritage Easement Agreement- East Side Restoration and Building Envelope - Limestone Panel (Year 1) Project.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.HB11.2>

On June 16, 2016, Porte-Cochere Lighting Restoration and Roof Replacement Project was approved by the Board of Directors.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.HB13.6>

COMMENTS

Contractors working on the Porte-Cochere Lighting Restoration and Roof Replacement Project have discovered the lower roof area of the Sony Centre is in a critical state of disrepair. This roof, which covers the upper administration offices, box office, vestibule and Sony Store, was noted in the 2015 Sony Centre Building Condition Assessment as being in very poor condition. This project is slated as part of the 2018 capital budget plan, but there is an opportunity (unused funds) and a need to repair (poor condition) the roof now.

The Heritage Easement Agreement- East Side Restoration and Building Envelope - Limestone Panel (Year 1) Projects had a combined project budget of \$3.473M. Due to cost savings achieved, Management is requesting that unused funds from these projects be re-allocated to the lower roof repair. The chart below provides a financial overview:

City approved Heritage Easement Agreement- East Side Restoration and Building Envelope - Limestone Panel (Year 1) Projects Budget	\$ 3,473,000.00
Contract Value of above projects	\$ 2,207,967.00
Other Anticipated costs	\$ 171,088.00
Consultants	\$ 65,000.00
Total Anticipated Costs	\$ 2,444,055.00
Re-allocation of funds to Porte Cochere Project	\$ 661,000.00
Total Spending	\$ 3,105,055.00
Funds Remaining for Lower Roof Project	\$ 367,945.00

Should unforeseen conditions result in additional costs, the Sony Centre will come back to the Board requesting further unspent funds be re-allocated.

The Porte-Cochere Lighting Restoration and Roof Replacement Project will have an expanded scope of work with unit pricing from the tender being used as the basis to determine a cost for the resulting Change Order and increased contract price.

The lower roof area, like the Porte-Cochere roof, will be replaced with a cool “Eco-Roof” with high solar reflectivity and thermal emissivity that reflects the sun’s rays and reduces heat build-up from the sun’s thermal energy.

In order to relieve “construction fatigue” with our neighbours, the Centre wishes to commence work on March 13, 2017 to be completed at the same time as the west side portion of the Building Envelope Project (Year 2) so that the public-facing sides of the building are free of construction activity for the first time in 10 years and the Sony Centre’s new and refurbished public areas can be enjoyed over the upcoming summer.

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SIGNATURE

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