



REPORT FOR ACTION

McGillivray Fountain Restoration

Date: November 1, 2018
To: The Board of Governors of Exhibition Place
From: Dianne Young, Chief Executive Officer
Wards: All

SUMMARY

This report recommends approving a contract with Clifford Restoration Limited for the restoration of the McGillivray Fountain at Centennial Square. The RFQ for this contract was issued on October 16, 2018, through the City of Toronto's EDC Museum and Heritage Services and the recommendation is to award the contract to the lowest bidder meeting specifications within the available budget.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 18-079-87905 to Clifford Restoration Limited of Scarborough, Ontario for the restoration of McGillivray Fountain in the amount of \$495,000.00, which includes a combined cash and contingency allowance of \$35,000.00, but excludes HST; this being the lowest acceptable RFQ bid received following the public tendering of the project through the City of Toronto's EDC Museum and Heritage Services.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place Capital Works Program 2018 Budget under Parks, Parking Lots & Roads fountains retrofit.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Public Space and Infrastructure Goal to ensure that our State-of-Good Repair plan and processes are adequately linked

to our capital plan and as a Strategy to support this Goal maintain and improve our event space.

At its meeting of July 27, 2017, the Board approved the 2018 Capital Works Program Budget. The amended version of the budget was approved and adopted by City Council at its meeting in February 12-13, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EP5.4>

<http://www.toronto.ca/legdocs/mmis/2017/ep/bgrd/backgroundfile-105655.pdf>

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<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

<http://www.toronto.ca/legdocs/mmis/2018/ex/bgrd/backgroundfile-112153.pdf>

COMMENTS

Background

At Exhibition Place there are numerous exterior fountains that were built in various years from early 1920 to 1960's and have heritage and ornamental significance on the grounds. As exterior fountains which are subject to outdoor elements, they are in various conditions and required retrofitting and reinstallation of lighting and plumbing to bring to current code and safety standard. Restoration to these fountains is a must for Exhibition Place not only maintain the historical fixture but also for public safety and pleasing to the eyes for millions of patrons on the grounds throughout the year. State-of-good repair upgrades requires the replacement of all non-functional fixtures such as pumps, valves, nozzles and jets as well as any electrical lights, power, wirings and safety issues. Furthermore, repairs to any architecturally significant elements to its original form are necessary.

A 2016 study assessed the condition of the McGillivray Fountain located in Centennial Square. The fountain was the work of the Toronto sculptor Gerald Gladstone and donated to Exhibition Place in 1968 by Gordon B. McGillivray in honour of his father, a past president, John A. McGillivray, K.C. of the Canadian National Exhibition Association. The goal and challenge of the upgrade is to look at what is required to restore the sculptural elements of the monument complete with the latest state-of-the art pumping and lighting equipment and at the same time providing access for staff to the central core of the fountain to do periodic maintenance service where water jets and lighting are located; as well as conforming to life safety and current code.

The present scope of work is based on the restoration of the fountain in keeping with recognized principles of heritage conservation. The concrete, generally in good shape, will have selective repairs while an underground prefabricated chamber has been introduced to remotely house the required mechanical and electrical systems and provide ease of servicing and access. The project reintroduces both the original central water feature as well as the original multi-coloured lighting. A remote wind sensor will allow for control of the height and operation of the water plume. The lights will be programmed to replicate the original light effects together with new lighting options.

Tender Process

The RFQ # 3907-17-5022-18-12J for this contract was issued on October 16, 2018 through the City of Toronto's EDC Museum and Heritage Services to a roster of pre-qualified heritage fountain contractors. Five (5) pre-qualified contractors came to the mandatory site tour and three (3) official RFQ bids were received at the closing on October 29, 2018. Their price submissions, excluding HST, are as shown in the following table:

Table 1: Bid Price Submissions and the Recommended Contract

| Bidder | Bid Price Received | Recommended Contract Price |
|------------------------------|--------------------|----------------------------|
| Clifford Restoration Limited | \$495,000.00 | \$495,000.00 |
| Phoenix Restoration Inc. | \$551,000.00 | |
| HN Construction Limited | \$616,000.00 | |

The construction budget for this project is under the Parks, Lots and Roads sub-account of #079-87905 with a construction budget of \$408,000. The original submission of the low bidder by Clifford Restoration at \$495,000, which contains a combined cash and contingency allowance of \$35,000, is therefore exceeding the budget by \$87,000. The onsite construction for this project will not begin until next spring around the end of March or latest in April 2019. It is therefore recommended that this shortfall will come from the 2019 Hotel X Bridge funding. This Hotel X Bridge project has two funding envelopes in 2019 which are Phase I for \$1,709,000 and Phase II for \$550,000. The Phase I - Hotel X Bridge budget will be reduced to \$1,622,000 by the shortfall amount. Staff will then re-evaluate and adjust if it is necessary the 2019 Phase II budget of \$550,000 and \$530,000 of 2020 accordingly in the next budget cycle next spring.

Founded in 1970 Clifford Restoration Limited has established itself as a premier contractor in the field of masonry conservation and restoration of all different types of buildings and structures including heritage aspect. From offices in Toronto, it has a total staff complement of over 200 individuals. Clifford's skill sets led the company into becoming leaders in the general contracting of historical work. Notable project experience includes developments and restorations such as Air Canada Centre (now Scotiabank Arena), Union Station, Casa Loma, Toronto Old City Hall, Toronto Courthouse, Osgoode Hall, Bay Adelaide Centre, Royal Bank Plaza and TD Plaza. It had also worked in our Coliseum Complex and Horse Palace restoration projects in the past. Over the past 15 years, it has completed 8 projects at Casa Loma valued over \$16 million in total. Clifford recently was presented an award from Heritage Toronto the 2017 – St Michael's Cathedral, Nave & East Chancel Window; and the 2016 – Bridgepoint Hospital (Old Don Jail) Redevelopment; and Church of the Redeemer.

This recommendation is contingent upon approval by the Office of the City 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

Dianne Young
Chief Executive Officer

ATTACHMENTS
