



REPORT FOR ACTION

Tender for Carillon Tower Restoration

Date: May 30, 2019
To: The Board of Governors of Exhibition Place
From: Chief Executive Officer
Wards: All

SUMMARY

This report recommends approving a contract with Colonial Building Restoration for the restoration of the Carillon Tower. The RFQ call for this contract was issued on May 09, 2019 through Exhibition Place Purchasing and Material Management Division to a roster of restoration contractors pre-qualified by City Heritage; and the recommendation is to award the contract to the low bidder meeting specifications.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 19-074-97413 to Colonial Building Restoration of Toronto, Ontario for Carillon Tower restoration in the amount of \$383,000.00 for Phase I which includes a contingency allowance of \$35,000.00, but excludes HST; this being the lowest acceptable tender received following the pre-qualified roster tendering of the project through Exhibition Place Purchasing and Material Management Division.
2. Subject to approval of the 2020 Capital Program by the Board and City Council, the Board contract with Colonial Building Restoration for the Phase 2 additional work at a cost of \$464,030.00.

FINANCIAL IMPACT

The financing for Phase 1 of this project is included within the approved Exhibition Place Capital Budget for 2019 and the financing for Phase 2 is proposed in the 2020 Capital Program.

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 19, 2018, the Board approved the 2019 Operating Budget. The amended version of the budget was approved and adopted by City Council at its meeting on March 7, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EP13.2>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

COMMENTS

Background

The Carillon, installed at Exhibition Place in 1974, was manufactured in the Netherlands by the Royal Eijsbouts Bell Foundry, a company world-renowned for its carillons, bells, belfries, tower clocks and bronze art work. The Carillon mixes steel, wood, glass, aluminum, and metals (iron, bronze, copper and tin). The structure consists of an 80 feet steel tower with an open framework containing 50 bells ranging from 8 to 60 inches in size and 30 to 4800 pounds in weight. The Carillon is one of only 11 such instruments in Canada, 9 of them currently playable.

An assessment completed in 2017 identified signs of deterioration of the support system. Further investigation of the conditions of bolts inside the bell support beams was done in 2018, which guided the repairs now required in 2019 and 2020. The work includes: remove existing lead paint and corrosion and refinish the entire structure; structural repairs including replacement of all bell support bolts (50 bells) and installing new bearing plates; replace flooring in cabin and provide new access ladder and railings for safety; replace roofing membrane; replace obsolete signage with new appropriate one; restore the bells (17 in-situ and 33 off-site), including replacement of the bell headpieces and bell-ringing mechanism; install a new keyboard; new LED lighting for the clock and the bells and add lightning protection system.”

Tender Process

The Request for Quotation EPRFQ 2019-33910 was issued on May 09, 2019 by Exhibition Place Purchasing and Material Management Division to five firms on a roster of pre-qualified specialized heritage contractors provided by City of Toronto’s Museum and Heritage Division. Four (4) bidders came to the RFQ mandatory site tour meeting on May 16. Ms. Lynn Miller, Purchasing Manger of the Board, received four (4) submissions on May 28, 2019. The price submissions, excluding HST, are as shown in the following table:

Table 1: RFQ Price Submissions and Recommended Contract

Tenderer	Tender Base Price	Additional Prices	Recommended Contract Price
Colonial Building Restoration	\$633,700.00	\$213,330.00	\$383,000.00 (Phase 1) and \$464,030.00 (Phase 2)
Phoenix Restoration	\$841,300.00	\$178,200.00	
Clifford Restoration Ltd	\$874,000.00	\$284,000.00	
Heritage Restoration Inc.	\$1,275,000.00	\$285,000.00	

The construction budget for this project is under Other Buildings (074) project with a construction budget of \$383,000. The original submission of the lowest tender by Colonial Building Restoration including the additional prices is at \$847,030.00 which includes a contingency allowance of \$35,000, and is therefore exceeded this construction budget by \$464,030.00. The additional prices involve the restoration and reinstallation of electro-mechanical external strikers and new console and keyboard, as well as lightning protection of the tower. In light of the possibility of over budget on this work in 2019, which is now confirmed, staff had added another \$475,000 to the proposed 2020 Capital Program for this budget line to supplement the necessary funding shortfall of \$464,030.

The lowest bidder, Colonial Building Restoration, is well known in the restoration industry and to our consultant, James Bailey Architect, who, back in 2014/2015 worked with Colonial on a very unique project, which involved the relocation and restoration of architectural fragments and sculptures within the Guildwood Park & Gardens, including metal restoration of a large bell - the project was successful and completed on time. Colonial Building Restoration has a large portfolio of heritage building restoration work and is currently on the roster of heritage contractors with the City of Toronto's Museums and Heritage department. Colonial Building Restoration was our contractor for the Horse Palace – Stone/brick restoration and Coliseum Complex – Cleaning of exterior masonry in the early 1990.

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
