

REPORT FOR ACTION

Hall A - West Corridor and Loading Dock Ramp Retrofits at Enercare Centre

Date: June 2, 2021

To: The Board of Governors of Exhibition Place

From: Don Boyle - Chief Executive Officer

Wards: All

SUMMARY

This report recommends approving a contract with United Building Restoration Ltd. ("UBRL") of Toronto, Ontario for Enercare Centre (ECC) Hall 'A' and West Corridor floor structural, as well as, the West Loading Dock Ramp structural and electrical retrofits. The Tender Call was issued on March 9, 2021 through Exhibition Place Purchasing and Materials Stores Online Procurement System, and the recommendation is to award the contract to the lowest bidder meeting specifications within the available budget.

Due to significant deterioration of the structure, time constraint on Hall 'A', west corridor and ramp availability due to the potential loss of rental income from upcoming events, and in order to meet timelines for construction and operational needs, the Chair of the Board in consultation with the CEO of Exhibition Place, approved this contract award on April 14, 2021 pursuant to the authority under the Board Financial By-law 2-18, Article X and seek concurrence of the Board.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board concur with the action taken by the Chair of the Board and the Chief Executive Officer in approving the award of Contract No. 21-076-17696 (RFT No. EP101-2021) to United Building Restoration Ltd. of Toronto, Ontario ("UBRL") for Hall 'A', West Corridor and Loading Dock Ramp Retrofits at Enercare Centre in the amount of \$763,850.00 which includes a cash allowance of \$82,000.00 but excludes HST; this being the lowest acceptable tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place Capital Works Program 2021, which is the funds reallocated from the high voltage underground feeder replacement project currently on hold due to Hotel X Phase 2 pending development.

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 to maintain and improve our event space.

At its meeting of October 26, 2020, the Board approved the 2021 Capital Works Program budget. An amended version of this budget was subsequently adopted by City Council at its meeting on February 18, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EP14.1>
<https://www.toronto.ca/legdocs/mmis/2020/ep/bgrd/backgroundfile-157457.pdf>
<https://www.toronto.ca/legdocs/mmis/2020/ep/bgrd/backgroundfile-157458.pdf>
<https://www.toronto.ca/legdocs/mmis/2021/ex/bgrd/backgroundfile-163789.pdf>

COMMENTS

Background

This project is essential to maintain the ECC as a major tradeshow facility. Damages to the suspended floor slab surface of Hall A west side were detected on a routine inspection of the area. Rather than just patching the spalling area surface concrete, Operations staff decided to have a consulting engineer (Stephenson Engineering) brought in to investigate the following: extent of the damage, cause of the damage, floor loading ramifications of the damage, and to develop a rough scope and budget for repairs if required.

Core samples of the damaged floor area and testing of the concrete in the floor slab was initiated. This testing indicated elevated levels of chloride ions throughout the western portion of Hall A suspended floor slab, as well as, the West loading dock suspended floor slab. Elevated chloride ions in the concrete is an indication of high level of chloride (salt) penetration into the slab from heavy traffic and activities in the area from outside the building. Concrete deterioration in the form of delamination oxidation of some sections of the internal rebar, cracks on the floor surface, leaking cracks in the basement parking area in the west end of the hall have weakened the floor from a load capacity of 350 pound per square foot to 200 pounds per square foot which limits the activities that can enter and be present in the Hall. The project consultant recommends

removal of the damaged concrete, reinstallation of new concrete and the application of a water seal.

The project time frame estimate is as follows: Two days of testing to determine scope of area required for remediation (entire Hall A required). After that, two months to develop the engineering scope, go out for tender and close. Then a construction period of three continuous months. The only window of opportunity was April, May and June of 2021 due to shows and movie schedule. Due to the nature of the work, the construction period will be noisy with jack hammer removal of sections of the suspended slab. There will also be limits to the parking under the Hall area under construction.

Exhibition Place consulted the City Finance Planning Department to request additional funding and was instructed to reprioritize funds from its existing 2021 Capital Budget. The estimate for the floor structural work was reprioritized from the High Voltage Distribution System Replacement project.

In order to meet the window of opportunity for this emergency remediation, authorization was given by the *Chief Executive Officer* and *Chief Financial Officer & Corporate Secretary* to sole source the design and construction administration to the original consultant for \$153,300. This sole source was necessary as to go out for competitive bid for the emergency engineering work would not fit in the time frame that allowed the construction window to be met.

Stevenson Engineering together with Exhibition Place prepared the construction Request for Tender for the scope of work and seven contractors who specialized in this type of remediation were invited to bid on the work. Two more contractors also came to the public site tour.

Tender Process

The tender for this contract was issued on March 9, 2021 through the Exhibition Place Purchasing and Materials Stores Online Procurement System. The General Manager of Operations supervised the tender opening on March 30, 2021. Due to the COVID-19 situation, public tender opening was conducted virtually via Zoom call in and the contract pricing of the submissions have been posted on the Exhibition Place Procurement site. Nine (9) bidders came to the mandatory site tour meeting on March 16, 2021; five (5) submissions were received, two (2) of which were compliant with the tender requirements. Their price submissions, excluding HST, are as shown in the following Table 1:

Table 1: Tender Price Submissions and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price & Comment
United Building Restoration Ltd.	\$767,000.00	\$763,850.00 (Adjusted Bid Price based on confirmed unit price)
Structural Contracting Ltd.	\$1,399,400.00	
Heritage Restoration Inc.	\$1,041,650.00	Non-compliant

Donysh Inc.	\$1,422,106.00	Non-compliant
Alliance Commercial Restoration Inc.	\$1,866,480.00	Non-compliant

The construction budget for this project is under the reallocated funding from sub-projects of 21-096-19694 – Replace Underground High Voltage Priority Feeders with an available construction budget of \$1.70 million. Therefore, the recommended contract price of \$763,850.00 is within the available budget.

Due to the urgent nature and situation of this project, the CEO of Exhibition Place requested the Chair of the Board to approve this tender report under the Financial By-law 2-18.

Staff recommend award of the contract to the lowest compliant bidder, United Building Restoration Ltd. of Toronto, Ontario.

United Building Restoration Ltd. (UBRL) is a specialized restoration contractor providing restoration services in parking garage and building restoration. It provides services to various sectors including industrial, commercial, institutional, condominium, and multi unit residential. UBRL was established in 2015 and its principals/owners, which include a professional engineer, have been involved in restoration of occupied buildings and parking garages for most of their professional careers of combined 40 years of experience. UBRL has been continuing to expand and grow each year since establishment and in 2020 had a sales growth of 20% to approximately \$7.50 million. UBRL has approximately 40 employees and is a member of Ontario Building and Concrete Restoration Association (www.BRAO.com). UBRL is also an approved applicator of BASF, Sika, Neogard, and Tremco waterproofing products.

UBRL has worked on a variety of projects including notable sites and customers like The CN Tower, Toronto General Hospital, Toronto Community Housing Corporation, York Regional Police Service, and Scarborough Health Network. Some of UBRL's related projects experiences in the last three years include slab replacements and garage repairs for Scarborough Health Network and a Toronto Community Housing Corporation building in two phases, each project/phase with a value of \$1.50 to \$2.0 million each. Based on the above, UBRL has the experience and capability required to complete this project.

This recommendation is contingent upon approval by the Office of the City CFO & Treasurer and of the Surety Company proposed by the successful bidder for the supply of the bonding requirements. It is also subject to the City 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

Don Boyle
Chief Executive Officer