

REPORT FOR ACTION

North Corridor, East and West Garage, and Loading Dock Ramps Retrofit at Enercare Centre

Date: October 14, 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 Brook Restoration Ltd. of Toronto, Ontario ("BRL") for structural repairs at Enercare Centre (ECC) north corridor floor, structural and electrical repairs/retrofits to the east and west garage ramps, east loading dock ramps #1 and #20, as well as, the east pedestrian ramp. The Tender Call was issued on June 1, 2021 through Exhibition Place Purchasing and Materials Stores via Merx 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 structures, time constraint on the opportunity for the corridor and ramps 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 pursuant to their 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. 21-076-17697 (RFT No. EP102-2021) to Brook Restoration Ltd. of Toronto, Ontario for structural and electrical repairs/retrofits of the north corridor, east and west garage ramps, east loading dock ramps #1 and #20, as well as, the east pedestrian ramp at Enercare Centre in the amount of \$588,840.00 which includes a cash allowance of \$15,000.00, 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. Following the Hall A and west corridor investigations, staff asked the Board consultant to investigate the floor slab surface of the north corridor between the Halls and the loading docks and over the parking level, as well as, the east and west garage access ramps, east loading dock, and pedestrian ramps for a condition assessment. The investigation revealed that concrete delamination was observed on the topside of the north corridor, hairline surface cracks were also observed throughout. The soffit (underside) of the north corridor slab was visually and acoustically reviewed. Minor concrete deterioration was observed, however leaking cracks in areas were observed throughout. The loading dock on the northeast side was visually and acoustically reviewed for any concrete or asphalt deterioration. It was noted that the mastic topping was cracked and the metal guard rail assembly at the northeast loading dock ramp did not appear to comply with Ontario Building Code requirements. The snow melting system in loading dock ramps and the pedestrian ramp are no longer functioning. Waterproofing membrane upturn was observed on the concrete island and walkways of the east and west garage access ramps.

Due to the extent of the deterioration, floor loading ramifications of the damage in the north corridor slab and underside, and the needed structural and electrical repairs/retrofits to the ramps, a project scope was developed and tender was issued to conduct the necessary repairs/retrofits during the window of opportunity in the summer/fall of 2021, when there are fewer shows as compared to a normal year. The construction period needs several continuous months. Due to the nature of the work, the construction period will be noisy with jackhammer for removal of sections of the suspended slab.

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 and ramps 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 and Corporate Secretary to sole source the contract administration during construction to the original consultant for an additional \$35,000. This sole source was necessary for the continuation of the emergency engineering work to fit in the time frame that allows the construction window to be met.

Tender Process

The tender for this contract was issued on June 1, 2021 through the Exhibition Place Purchasing and Materials Stores via Merx Online Procurement System, and closed on July 12, 2021. Due to the COVID-19 situation, no public tender opening was conducted but the contract pricing of the submissions have been posted on the Exhibition Place Procurement site. Five (5) bidders came to the mandatory site tour meeting on June 8, 2021; two (2) submissions were received both 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
Brook Restoration Ltd.	\$588,840.00	\$588,840.00
United Building Restoration Ltd.	\$1,046,000.00	

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 \$0.8 million. Therefore, the recommended contract price of \$588,840.00 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.

Brook Restoration Ltd. is a commercial, institutional, and residential restoration company in Ontario. Both Capital and Purchasing staff have reviewed the lowest bid submitted by Brook Restoration. Based on Brook Restoration's experience with similar projects, staff recommends awarding the contract to the lowest compliant bidder Brook Restoration Ltd.

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