

REPORT FOR ACTION

Food Building Roof Replacement

Date: May 25, 2023
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: All

SUMMARY

This report recommends approving a contract with Semple-Gooder Roofing Corporation ("Semple-Gooder") for the replacement of the Food Building Roof. The tender call was issued on March 9, 2023 through Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System, and the recommendation is to award the contract to the lowest compliant bidder meeting tender requirements and specifications within the available budget.

This project is both time and weather sensitive to meet stakeholders and operational requirements, the subject roof is over 20 years old and is due for replacement. On April 27, 2023, the Chair of the Board in consultation with the CEO of Exhibition Place approved this contract award 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. 23-081-38173 (RFT No. EP103-2023) to Semple-Gooder Roofing Corporation for the replacement of the Food Building roof in the amount of \$6,015,132.00 which includes a cash allowance of \$20,000.00 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 2023 State of Good Repair Capital Works Program.

DECISION HISTORY

The Exhibition Place 2022-2026 Strategic Plan has identified Protecting and Spotlighting our Assets Goal to ensure that our State-of-Good Repair plan and processes are adequately linked to our capital plan.

At its meeting of September 14, 2022, the Board approved the 2023 Capital Works Program budget. An amended version of this budget was subsequently adopted by City Council at its meeting on February 15, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EP25.13>
<https://www.toronto.ca/legdocs/mmis/2022/ep/bgrd/backgroundfile-229372.pdf>
<https://www.toronto.ca/legdocs/mmis/2022/ep/bgrd/backgroundfile-229373.pdf>
<https://www.toronto.ca/legdocs/mmis/2023/bu/bgrd/backgroundfile-231185.pdf>

COMMENTS

Background

This project involves replacement of the roof of the Food Building with a modified bitumen system, complete with increased slope and additional roof drains. The project also provides the option to install a lightweight vegetated green roof tray system on portions of the roof.

The Food Building roof was last replaced over 22 years ago, with a built-up system including 2-inch thick polyisocyanurate insulation, perlite protection board, 4-ply asphalt and fiberglass felts and modified bitumen membrane flashings and expansion joints. Equipment curbs are protected with pre-finished metal flashings. Significant leakage has been reported around the skylight, removal and infill of the skylight is included in the project scope. There is ponding over much of the roof surface due to minimal roof slope and lack of adequate roof drains. With over 150 roof penetrations and ponding of water there is a high risk of new and worsening leaks occurring.

If this project is not executed, continued, and accelerated deterioration of the roof will occur. Significant damage can happen due to water penetration to the interior of the building, leading to the requirement of greater capital restoration cost as damages continue to escalate. Fulfilling the responsibilities of an owner is also required as there is long term tenancy agreement with the Canadian National Exhibition Association for use of this building on a year-round basis.

Tender Process

The tender for this contract was issued on March 9, 2023 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 5, 2023. Ten (10) bidders attended the mandatory site tour meeting, and four (4) submissions were received, four (4) of which were compliant with the tender

requirements. The bidders' price submissions, excluding HST, is as shown in the following Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Additional Prices Included	Recommended Total Contract Price
Semple-Gooder Roofing Corporation	\$5,784,900.00	\$230,232.00	\$6,015,132.00
Triumph Roofing & Sheet Metal Inc.	\$6,390,960.00	\$276,000.00	
Crawford Roofing Corporation	\$6,429,500.00	\$380,000.00	
Atlas-Apex Roofing Inc.	\$8,103,625.00	\$473,500.00	

The lowest compliant bidder, Semple-Gooder meets all tender requirements including those of qualification and experience. Staff have reviewed the bids and based on its safety record and experience with similar projects staff recommends award of the contract to the lowest compliant bidder, Semple-Gooder.

The additional prices included are for the following items chosen from Appendix III of the bid documents:

- Supply and install of upgraded reflective white cap sheet instead of specified standard cap sheet membrane, on Roof Areas A, B, C, D, E & F - \$149,097
- Extended System Warranty period from ten (10) years to twenty (20) years on all designated Base Bid roof replacement areas - \$81,135

The budget for this project is under the replacement of the Food Building Roof Project of with an available construction budget of \$1,800,000.00. The accepted bid exceeds the allocated budget for this project due to price escalation of construction materials and labour as well as higher inflation. Consultant has also reviewed bid price and confirmed price escalations in other jurisdictions (GTHA) for similar work. Consultant has recommended to proceed with an award to the lowest compliant bidder. Therefore, the construction price of \$6,015,132.00 is recommended including supplementary funding as described above.

The cash flow shortfall of \$4,215,132 for 2023 is recommended to be supplemented primarily by various projects under main budget categories of Parks, Lots and Road; Enercare Centre; Beanfield Centre; Queen Elizabeth Building; Better Living Centre and Other Buildings with a total non-committed construction funding of approximately \$4,320,000. These projects will be reintroduced in the 2024 Capital Budget cycle.

Due to the urgent nature of the work, the CEO of Exhibition Place on April 27, 2023, requested the Chair of the Board to approve this tender report under the Financial By-law 2-18.

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.

Founded in 1947, Semple Gooder has served Ontario's Industrial, Commercial, and Institutional communities for more than 70 years. Their specialized divisions provide a personal and dedicated approach to all aspects of roofing, architectural cladding, and custom sheet metal. Their team is composed of only qualified professionals and certified tradespeople allowing them to apply generations of hands-on experience on every single project.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer