

REPORT FOR ACTION

Industry Building Roof Replacement and Mid-Arch Snow Shed Structure Upgrades

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 Triumph Roofing & Sheet Metal Inc. ("Triumph") for the replacement of the Industry Building Roof and upgrades to the Mid-Arch Snow Shed Structure. The tender call was issued on March 2, 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 roof is approximately 40 years old and is well overdue for replacement. The Chair of the Board on April 27, 2023, 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. 23-077-37743 (RFT No. EP102-2023) to Triumph Roofing & Sheet Metal Inc. for the replacement of the Industry Building Roof and upgrades to the Mid-Arch Snow Shed Structure in the amount of \$5,438,930.00 which includes a cash allowance of \$20,000.00 and Additional Prices as described under "Tender Process" on page 3 of this report 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 existing roof of the Industry Building to a white roof membrane as well as renovations of the snow-shed structure adjacent to the Mid-Arch section. It includes restoration of the steel beams and its support brackets along with replacement of the deteriorated boards with new pressure treated boards.

The Industry Building roof replacement is well overdue. It is a built-up asphalt roofing system with a fine gravel ballast covering. The gravel stops and other flashings were originally copper. Some of these flashing has been repaired with dissimilar metals and the wood backing is rotting in many areas, flashing and any rotted wood backing needs to be replaced to ensure the integrity of joints and building envelope.

The life expectancy of a flat built-up roof is about 25 years, the Industry Building Roof is approximately 40 years old. There have been ongoing repairs to stop leaks which can cause extensive damage to the interior, Exhibition Place is responsible to events for damage resulting from leaks. Installation of a green roof is included as an optional item for specified sections of the roof while replacement is being done.

The snow shed structure was designed to help take load off the existing roof deck from snow accumulation during the winter. Without it, the roof below will not sustain the heavy snow load. A steel supporting frame structure supports the snow shed in the

most westerly bay of the Industry Building adjacent to the second floor of the Mid-Arch. The steel is beginning to rust, and the deck boards are at the end of their service life.

Tender Process

The tender for this contract was issued on March 2, 2023 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on March 22, 2023. Seven (7) bidders attended the mandatory site tour meeting, and four (4) submissions were received, all 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
Triumph Roofing & Sheet Metal Inc.	\$5,055,550.00	\$383,380.00	\$5,438,930.00
Crawford Roofing Corporation	\$5,220,000.00	\$523,550.00	
Atlas-Apex Roofing Inc.	\$5,861,087.00	\$551,253.00	
Semple Gooder Roofing Corporation	\$6,953,824.00	\$526,960.00	

The lowest compliant bidder, Triumph Roofing 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, Triumph Roofing.

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

- The supply and installation of 1000m² of green roof which includes root barrier, water retention and drainage with green roof system as per details provided in the tender drawings and specifications - \$335,000
- 100m of paver walkway as per details provided in the tender drawings and specifications - \$17,800
- New cap flashing for the parapet wall as per the tender drawings and specifications - \$20,980
- Two new access ladders to match the other existing ladders already installed - \$9,600

The budget for this project is under the Coliseum Complex Industry Building Roof and upgrades to the Mid-Arch Snow Shed Structure projects with total approved and planned budget of \$5,200,000 between Year 2023 to 2026 which includes \$1,700,000 in 2023 and additional \$3,500,000 included in the Capital budget plan for 2024-2026.

Considering existing roof requires immediate replacement and with recent cost escalations due to material shortages and inflation, there is a risk of significant price increase in future for the same work. Hence, it is prudent to complete entire project in one session as compared to multiple phases.

Staff recommends the award of this contract and the cash flow shortfall to be supplemented by the following 2023 projects: widening of New Brunswick way, Enercare Centre sectional roof, huffcore partitions, acoustic wall, sectional floor resurfacing, galleria curtain wall, and localized roof repair work at the Beanfield Centre. These projects will be reintroduced in the 2024 Capital Budget cycle with the aim to swap with the Industry Building roof budget plan for 2024 - 2026. Therefore, the recommended construction price of \$5,438,930 is within the available budget including supplementary funding as described above.

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

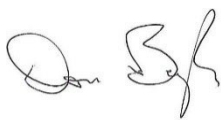
This recommendation is contingent upon approval by the Office of the City CFO & Treasurer and of the Surety Company proposed by the successful bidder for the supply of the bonding requirements. It is also subject to the City Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

Triumph Roofing has a 35-year history with offices in Canada, built on quality without compromise. Their extensive portfolio features roof replacements ranging from high rise complexes, transportation hubs, commercial structures, and industrial buildings to health care centres, institutional facilities, educational projects, and municipal sites. From traditional applications to vegetative methods, they offer a diverse range of alternatives to ensure the client have a roof system that aligns with their construction and capital needs. Triumph Roofing is committed to health and safety and are certified members, in good standing with COR, OIRCA, CRCA, ISN, TCA, RCI, SWA, ISN ComplyWorks and Contractor Check.

CONTACT

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SIGNATURE



Don Boyle
Chief Executive Officer