

REPORT FOR ACTION

Rehabilitation of Concrete Floor - Hall 'C', Enercare Centre

Date: April 11, 2024
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends approving a contract with United Building Restoration Limited ("UBRL") for the rehabilitation of concrete floor within Hall 'C', Enercare Centre.

The Tender Call was issued on February 27, 2024 through Exhibition Place Purchasing and Materials Stores via the 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.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-076-47627 (RFT No. EP102-2024) to Building Restoration Limited ("UBRL") for the rehabilitation of concrete floor within Hall 'C', Enercare Centre in the amount of \$792,900.00 which includes a cash allowance of \$5,000.00 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 2024 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 Program and processes are adequately linked to our capital plan.

At its meeting of October 27, 2023, the Board approved the 2024 Capital Works Program budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EP6.1>

COMMENTS

This project is essential to maintain the Enercare Centre as a major event facility. A structural review and condition assessment was completed for the ground floor suspended slab at exhibit halls B, C and D and underside of the soffit slabs at parking garage level. Large areas of topside concrete deterioration were observed from acoustical review of Hall C. This delamination was closer to the *south-west* corner of the hall. Localized delamination and water penetration were also observed from the underside of the slab. The cover plate on the expansion joint seal system separating halls C from D appeared to be experiencing wear. Localized concrete deterioration along the expansion joint was also observed.

Overall, structural slab areas within the Halls B, C, and D appears to be in serviceable condition but needs repairs to maintain original load carrying capacity of the slab and prevent further structural deterioration. The Board Consultant, EVK Consulting observed some items of concern pertaining to the slab area, such as leaking cracks and minor concrete deterioration from the underside, and concrete deterioration in the form of cracked and delaminated concrete throughout at the top surface. This appears to be caused by penetration of moisture, chlorides, and other chemicals into the slab.

Hall C was observed to have the most amount of concrete deterioration, with large areas and bays of topside delamination. Leaking cracks, leaking areas, topside and soffit concrete deterioration are indicative of moisture ingress by pedestrians and vehicles in these areas, which correlates to the higher-traffic or higher-use areas of the corridor and loading dock surrounding areas. It was also observed that the surface of the slab is not protected by a moisture protection system, which accelerates the deterioration process of concrete and reinforcing steel.

Based on the assessment, the consultant recommended repairs to be completed in Hall C first. The project includes localized concrete repairs to the topside and underside of the slab including tinting and full concrete sealer installation, including surface preparation and crack routing / sealing among other things. The work will be completed during various windows of opportunity available in between show schedules. 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.

Tender Process

The tender for this contract was issued on February 27, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on March 22, 2024. Six (6) 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, are as shown in the following Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price
United Building Restoration Ltd.	*\$792,900.00	*\$792,900.00
Brook Restoration Ltd.	\$1,029,000.00	
Duron Ontario Ltd.	\$1,048,000.00	
Heritage Restoration Inc.	\$1,099,468.20	

*Corrected from the initial amount of \$786,900.00 due to mathematical error.

Both the Board Consultant and 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, United Building Restoration Ltd.

UBRL is a specialized restoration contractor in Pickering, Ontario providing restoration services in parking garage and building restoration. UBRL was established in 2015 and construct, supervise, and manage 12-15 active projects at any given time. UBRL has been continuing to expand and grow each year since establishment and currently has approximately 60 employees. In 2021, UBRL completed the Hall A concrete slab and west ramp project at Enercare Centre as well as various similar projects for City of Hamilton and Westin Harbour Castle. UBRL holds construction industry Certificate of Recognition (COR) and is a member of Building & Concrete Restoration Association of Ontario (B&CRAO). UBRL is also an approved applicator of BASF, Sika, and Tremco waterproofing products.

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