

REPORT FOR ACTION

Replacement of Various Lower Roof Sections - 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 Crawford Roofing Corporation ("Crawford") for the replacement of various lower roof sections at the Enercare Centre. The Tender Call was issued on March 19, 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. 24-076-47631 (RFT No. EP104-2024) to Crawford Roofing Corporation for the replacement of various lower roof sections at the Enercare Centre in the amount of \$1,720,000.00 which includes a cash allowance of \$5,000.00 and Additional Prices chosen as described below 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 State of Good Repair Capital 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 involves replacement of various lower roof sections at the Enercare Centre with a modified bitumen system, complete with increased slope and improved drainage. The project also provides the option to install a reflective white cap sheet on the lower roofs.

The lower sections of the Enercare Centre roof are original and installed over 26 years ago. The roof sections are past their useful service life with localized repairs becoming more frequent over the last few years. The existing roofing is a built-up system including 2.25-inch thick polyisocyanurate insulation, fibreboard, 4-ply asphalt BUR membrane (or PVC membrane). Equipment curbs are protected with pre-finished metal flashings. There is ponding in several areas due to minimal roof slope.

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. Enercare Centre is a major source of revenue and all best efforts shall be made to limit any disruptions to events.

Tender Process

The tender for this contract was issued on March 19, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 9, 2024. Fourteen (14) bidders attended the mandatory site tour meeting, and nine (9) submissions were received, and all submissions were compliant with the tender requirements. The compliant 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	Additional Prices	Recommended Contract Price
Atlas-Apex Roofing Inc.	\$2,111,199.00	\$57,510.00	
Cordeiro Roofing Ltd.	\$1,670,000.00	\$68,000.00	

Crawford Roofing Corporation	\$1,660,000.00	\$60,000.00	\$1,720,000.00
Flynn Canada Ltd.	\$2,189,527.00	\$51,321.00	
Schreiber Brothers Limited	\$1,966,485.00	\$41,545.00	
Semple Gooder Roofing Corporation	\$2,523,868.00	\$49,391.00	
Solar Roofing & Sheet Metal Ltd.	\$1,888,200.00	\$60,000.00	
Trio Roofing System Inc.	\$1,753,100.00	\$49,500.00	
Triumph Roofing & Sheet Metal Inc.	\$1,704,100.00	\$61,860.00	

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, Crawford Roofing Corporation.

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

- The supply and installation of reflective white cap sheet instead of standard cap sheet membrane on all roof replacement areas.
- Extension of specified system warranty period from ten (10) years to twenty (20) years on all roof replacement areas.

The recommended construction price of \$1,720,000.00 will be funded from the approved 2024 State of Good Repair Capital Budget.

Crawford with a staff of over 80 people, has been in business for 36 years, and has completed several projects in the past for clients such as Toronto District School Board, York Catholic District School Board and Timmins District Hospital, meeting all tender requirements including those of qualification and experience. The Board Consultant Rimkus has reviewed the bid prices and has also recommended to proceed with an award to Crawford.

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

Mark Goss, General Manager, Operations, 416-263-3660, mgoss@explace.on.ca

Prashant Bhalja, Director, Capital Works, 416-263-3670, pbhalja@explace.on.ca

SIGNATURE

Don Boyle
Chief Executive Officer