

REPORT FOR ACTION

Enercare Centre Roof Rehabilitation

Date: April 16, 2025
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 Triumph Roofing & Sheet Metal Inc. ("Triumph") for the Enercare Centre Roof Rehabilitation project. The tender for this contract was issued on March 25, 2025, through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, with six (6) submissions received 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 the Base Bid (Phase 1) of Contract No. 25-076-57630 (RFT No. EP106-2025) to Triumph Roofing & Sheet Metal Inc. of Toronto for the Enercare Centre Roof Rehabilitation project in the amount of \$7,957,038.00 which includes a cash allowance of \$50,000.00 but excludes HST; this being the lowest compliant base tender submission received following the public tendering of the project.
2. The Board approve the award of the Phase 2 of Contract No. 25-076-57630 (RFT No. EP106-2025) to Triumph Roofing & Sheet Metal Inc. of Toronto for the Enercare Centre Roof Rehabilitation project in the amount of \$6,629,123.00 excluding HST, subject to City Council approval of the 2026 State of Good Repair Capital Budget; this being the lowest compliant tender submission received for Phase 2 following the public tendering of the project.

FINANCIAL IMPACT

The financing for the Phase 1 project is included within the City approved budget of Exhibition Place 2025 Capital Works State of Good Repair Program and the Phase 2

Project expenditure will be provided for in the 2026 Capital Works State of Good Repair plan.

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 18, 2024, the Board approved the 2025 Capital Works Program budget. On February 12th, City Council has also approved Exhibition Place's 2025 Capital Budget without amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EP13.3>

COMMENTS

Background

The proposed roofing rehabilitation project at the Enercare Centre, Exhibition Place, aims to address the deteriorating condition of the existing roofing system, which was originally installed in 1996.

The existing roof is more than 25 Years old, has reached the end of its useful service life and is now showing signs of wear and water infiltration in multiple areas. These issues not only pose a risk to the building's structural integrity but also threaten the safety of its occupants and the functionality of its operations and events.

The project will involve the localized removal of the existing saturated roofing sections and the installation of a new similar materials to match. A new high-performance fluid applied roofing solution that meets current building standards, environmental and energy efficiency requirements will be applied over the entire roofing surface area which will extend the lifespan for another 25 Years and improve its resistance to the elements.

The rehabilitation will also incorporate the latest materials and technologies to ensure long-term durability and ease of maintenance, including new drainage and waterproofing measures to prevent future water-related issues.

The roofing project will be implemented in a phased approach to minimize disruption to ongoing events and operations at the Enercare Centre. Timely and efficient completion of the rehabilitation will ensure the facility remains operational and protected against further water damage. This project is critical in preserving the asset's value and ensuring the continued success of the Enercare Centre as a premier event venue.

Tender Process

The tender for this contract was issued on March 25, 2025 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 16, 2025. Eight (8) bidders attended the mandatory site tour meeting, and six (6) submissions were received, all of which were compliant with the tender requirements.

The compliant bidders' price submissions, excluding HST, are as shown in the following Table 1 and Table 2:

Table 1: Tender Price Submission (Base Bid - Phase 1) and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price
Triumph Roofing & Sheet Metal Inc.	\$7,957,038.00	\$7,957,038.00
Flynn Canada Ltd.	\$8,408,420.00	
Atlas-Apex Roofing Inc.	\$8,746,930.60	
Trio Roofing System Inc.	\$9,354,500.00	
Bothwell-Accurate Co. Inc	\$10,680,369.00	
Semple Gooder Roofing Corporation	\$11,427,553.00	

Table 2: Tender Separate Price Submission (Base Bid - Phase 2) and the Recommended Contract

Bidder	Separate Bid Price Received	Adjusted Separate Bid Price	Recommended Contract Price
Triumph Roofing & Sheet Metal Inc.	\$6,629,123.00		\$6,629,123.00
Trio Roofing System Inc.	\$6,984,500.00		
Atlas-Apex Roofing Inc.	\$7,050,109.80		
Flynn Canada Ltd.	\$7,548,455.00		
Bothwell-Accurate Co. Inc	\$7,799,259.00		
Semple Gooder Roofing Corporation	\$8,612,482.00	* \$8,612,582.00	

*Adjusted due to mathematical/transposing error in bid pricing form

The lowest compliant bidder, Triumph meets or exceeds all tender requirements including those of qualification and experience. Staff and the Board Consultant have reviewed the bids and based on Triumph safety record and experience with related projects, staff recommend awarding the contract to Triumph.

Triumph employs more than 190 full-time employees and has been providing roofing contracting services for 37 years. They have completed several similar large-scale and time-sensitive roofing projects in the past five years for clients such as Toronto District

School Board, Metrolinx, TTC, and St. Mary's General Hospital. They have also successfully completed a similar project at Exhibition Place as recently as 2023, Replacement of Industry Building Roofing System.

The recommended Phase 1 construction price of \$7,957,038.00 excluding HST will be funded from the approved Exhibition Place 2025 Capital Works State of Good Repair Program.

The recommended Phase 2 construction price of \$6,629,123.00 excluding HST will be funded from the Exhibition Place 2026 State of Good Repair Capital Plan, subject to City Council approval.

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.

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SIGNATURE

Don Boyle
Chief Executive Officer