

REPORT FOR ACTION

Coliseum Complex Walkways, Driveways, and Masonry Rehabilitation

Date: September 8, 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 Clifford Restoration Limited ("Clifford") for the Coliseum Complex - Walkways, Driveways and Masonry Rehabilitation. The tender for this contract was issued on May 23, 2025, 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.

This priority project is time sensitive as the exterior site works must be completed in the summer and fall.

Accordingly, the Chair of the Board in consultation with the Chief Executive Officer of Exhibition Place approved this contract award on June 8, 2025, 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 and the Chief Executive Officer on June 8, 2025 in approving the award of Contract No. 25-077-57740 (RFT No. EP109-2025) to Clifford Restoration Limited for the Coliseum Complex Walkways, Driveways and Masonry Rehabilitation in the amount of \$883,000.00 which includes a cash allowance of \$65,000.00 but excludes HST; this being the lowest compliant tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place 2025 Capital Works State of Good Repair 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 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 project involves essential site improvement and infrastructure rehabilitation work aimed at enhancing safety, accessibility, and functionality across designated exterior areas of the Coliseum Complex. The scope of work primarily includes the replacement and widening of existing pedestrian walkways, replacement of deteriorated cast-in-place concrete aprons at loading dock areas, and the replacement of existing bollards, fencing, and gates. Additionally, the project will address masonry repairs, curb improvements, and overall upgrades to exterior hardscape elements.

A critical driver for this project is the deteriorated condition of the existing concrete surfaces. The walkways and loading dock aprons have exhibited significant cracking, settlement, and surface wear, posing safety risks for pedestrians and vehicles, and reducing operational efficiency. Many of the walkways are also narrow and fail to accommodate the volume of pedestrians during events.

The replacement and widening of walkways will improve pedestrian circulation while new concrete aprons at the loading docks will restore structural integrity and support vehicle operations. New steel bollards will be installed to protect structures and pedestrian areas from vehicular impact. Loading dock fencing and new gate system will be updated for improved site security and visual cohesion.

Masonry repairs will address damaged or spalling surfaces on building facades preserving structural integrity and aesthetic value. The replacement of mountable curbs will enhance vehicle maneuverability while improving edge delineation between pedestrian and vehicular zones.

All improvements will be constructed using durable, low-maintenance materials designed to meet current codes and standards. The project aims to minimize disruptions during construction and will be phased where necessary to maintain site access. Upon completion, the project will provide a safer, more functional, and aesthetically improved environment for all users.

Tender Process

The tender for this contract was issued on May 23, 2025, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on June 19, 2025. Twelve (12) bidders attended the mandatory site tour meeting, four (4) submissions were received, and three (3) of which 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	Base Bid Price	Recommended Contract Price
Clifford Restoration Limited	\$883,000.00	\$883,000.00
Limen Group Const. (2019)	\$1,144,605.00	
Ashland Construction Group Ltd.	\$1,969,568.50	
Colonial Building Restoration	*Non-Compliant	

*Non-Compliant - did not meet tender submission and qualification requirements

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

Clifford has over 380 full-time and seasonal employees and has been providing masonry, cladding, and historical restoration services for 34 years. They have completed several similar large-scale and time-sensitive rehabilitation projects in the past five years for clients such as the City of Toronto and Town of Oakville. They have also successfully completed similar restoration projects at Exhibition Place including Liberty Grand (Ontario Government Building) and Toronto Event Centre (Horticultural Building).

The recommended construction price of \$883,000.00 will be funded from the approved 2025 State of Good Repair Capital Budget.

Due to the urgent nature of the work, the Chief Executive Officer of Exhibition Place requested the Chair of the Board to approve this tender report under the authority provided for in 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.

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