

REPORT FOR ACTION

Concrete Replacement at Coca-Cola Coliseum

Date: June 8, 2026

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: Ward 10 - Fort York - Spadina

SUMMARY

This report recommends approving a contract with Clifford Restoration Limited of Toronto, Ontario for the Concrete Replacement outside of the Coca-Cola Coliseum. The tender for this contract was issued on May 12, 2026, 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 project is time sensitive due to many events and games schedules. Deferring replacement risks subgrade failure, operational issues, and exposure to liability.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 87925-26 (RFT No. EP108-2026) to Clifford Restoration Limited for the Concrete Replacement outside of the Coca-Cola Coliseum in the amount of \$484,000.00 which includes a cash allowance of \$20,000.00 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 2026 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 31, 2025, the Board approved the 2026 Capital Works Program budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EP.19.3>

COMMENTS

Background

The primary driver for this capital works project is the advanced structural deterioration of the facility's primary subgrades and hardscape elements. Key logistical arteries, specifically pedestrian corridors, heavy-vehicle loading zones, and exterior refuse loading bay exhibit severe concrete spalling, differential settlement, and deep tension cracking that present immediate pedestrian trip hazards, accelerate subsurface water infiltration, and compromise heavy-vehicle operational safety. To mitigate these risks, the proposed sidewalk replacement program will be implemented as phased civil rehabilitation.

The scope of work encompasses the full-depth removal and replacement of deteriorated cast-in-place concrete aprons at all exterior refuse enclosures and high-impact loading docks, restoring the structural load-bearing capacity required for heavy equipment. Additionally, the project will reinstate pedestrian walkways, install new mountable concrete curbs and concrete-filled steel bollards to safeguard building facades from vehicle impact, paired with targeted masonry remediation to address spalling brickwork and prevent moisture ingress into the building envelope.

Construction work will be coordinated with the tenants and phased to maintain essential service access during scheduled events.

Tender Process

The tender for this contract was issued on May 12, 2026, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on June 3, 2026. Five (5) bidders attended the mandatory site tour meeting, and two (2) submissions were received, of which (1) was 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	Base Bid Price Received	Recommended Total Contract Price
Clifford Restoration Limited	\$484,000.00	\$484,000.00
Atwill-Morin & Associates Inc.	*Non-compliant	

*Non-compliant - did not meet the mandatory tender submission requirements.

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

Clifford Restoration Limited 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 work at Liberty Grand (Ontario Government Building), Toronto Events Centre (Horticultural Building), and a recent concrete and masonry rehabilitation project on Manitoba Drive.

The recommended construction price of \$484,000.00 excluding HST will be funded from the approved 2026 State of Good Repair Capital Budget.

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