

MEETING DATE: August 29, 2001

SUBJECT: Procurement Authorization Duncan Shops - Roofing Rehabilitation Contract M1-40

RECOMMENDATION

It is recommended that the Commission authorize the acceptance of the tender submitted by Trio Roofing Systems Inc. in the amount of \$2,561,473.00, for Contract M1-40 Duncan Shops – Roofing Rehabilitation.

FUNDING

Funds of \$1,430,000.00 were included for this work in Project 3.1 Finishes, Under Roofing Rehabilitation Program (as set out on pages 379 to 386 of the State of Good Repair/Safety) of the approved Capital Program approved by the City on April 30, 2001. However, the increased costs can be accommodated within the TTC 2001 cashflow by under expenditures in other projects within the TTC's 2001-2005 Capital Program. These cost changes will be addressed in the 2002-2006 Capital Program submission.

BACKGROUND

The Commission has approximately 280,000 square metres of roofing over stations, maintenance facilities and other buildings. These roofs include a wide variety of construction types and materials, which normally have useful lives ranging from 15 to 25 years before major rehabilitation is required. The roofs at Duncan Shops were constructed in 1985 using a rubberized (EPDM) membrane. The entire roof at Duncan Shops has deteriorated to such an extent that full replacement is required at this time to:

- Eliminate excessive slippery conditions at floor level due to roof leaks.
- Eliminate further deterioration of other roof structural components, which if left unattended would require extensive repair.
- Eliminate the ongoing day-to-day maintenance.

The budgeted funds of \$1.43M for this work are insufficient as they did not adequately account for the following:

- Material and labour increases;

- Significant number of roof top mechanical units (over 125) to be removed and reset;
- The discontinuous nature of the Duncan roof system (6 different levels)
- One access point to the roof to deliver/remove materials.

DISCUSSION

Contract M1-40 Duncan Shops – Roofing Rehabilitation provides for the rehabilitation of the existing roof. This involves the complete removal of the EPDM roofing system and the subsequent replacement with a 4-ply asphalt, glass felt built-up roof membrane and insulation system.

Specifications and drawings were prepared for Contract M1-40 and a Request for Tenders was publicly advertised in the Daily Commercial News on June 29, 2001. Seven (7) companies requested copies of the tender documents out of which four (4) submitted tenders as summarized on Appendix 'A'.

Trio Roofing Systems Inc. submitted the lowest price tender and did not state any exceptions or qualifications. Trio has satisfactorily completed work of a similar size and nature for the Commission in the past. They are considered commercially compliant.

The Agreement to Bond submitted by Trio covers both a Labour & Material Payment Bond and a Performance Bond and was submitted by London Guarantee Insurance Company, who has been verified as a Surety Company License to transact business under the Insurance Act of Ontario. As such they are considered financially capable of performing the work.

Trio offered an Alternative to leave the large roof top mechanical unit as is with a price reduction of \$10,000.00. This was reviewed by staff and is considered technically unacceptable and not recommended.

Top-Line Roofing & Sheet Metal Inc. submitted the second lowest priced tender. However, they submitted insurance company bond forms in lieu of TTC bond forms and are considered commercially non-compliant.

Provincial Industrial Roofing & Sheet Metal Co. Ltd. submitted the third lowest priced tender and did not state any exceptions or qualifications and are considered commercially compliant.

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JUSTIFICATION

The tender submitted by Trio Roofing Systems Inc. is the lowest priced compliant tender.

August 16, 2001

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Attachment – Appendix A

APPENDIX A
DUNCAN SHOPS
ROOFING REHABILITATION

SUMMARY OF TENDERS

COMPANY	TENDERED PRICE
1. Trio Roofing Systems Inc.	\$2,561,473.00
2. Top-Line Roofing & Sheet Metal	\$2,883,900.00
3. Provincial Industrial Roof	\$3,020,490.16
4. Dufferin Roofing	\$3,390,830.00
Engineer's Estimate	\$2,150,000.00