

MEETING DATE: August 27, 2003

SUBJECT: Notice Of Award Of Procurement Authorization Lansdowne Garage Demolition Contract B3-10

RECOMMENDATION

It is recommended that the Commission receive the notice of award of Commissioners Kelly and Li Preti and the Chief General Manager to authorize acceptance of the tender submitted by Ross Clair a Division of R.O.M. Contractors Inc. (Ross Clair) in the amount of \$323,800.00, for Contract B3-10 – Lansdowne Garage Demolition.

FUNDING

Funds were not included in the 2003 Operating Budget. This demolition work will be accommodated through a reduction to the contribution to Capital.

BACKGROUND

At its meeting of October 20, 1999, the Commission approved the revisions and updates to the Authorization for Expenditures Policy/Instruction, which states that *"The Commission delegates authority to the Chair, Vice-Chair and Chief General Manager to authorize items on an interim basis that would normally be authorized by the Commission when the approval is required before the next Commission meeting. The interim authorization is to be followed up by a notice of award Commission report that is to be submitted to the next scheduled meeting."*

Lansdowne Garage was constructed in 1920 to serve as a carhouse for Toronto Civic Railways to house and maintain electric rail cars. In 1940 TTC renovated the facility to service trolley buses and from 1966 to its closing in 1995 it was used to fuel, maintain and repair diesel powered buses.

A recent structure inspection found the roof structure to be unsafe and in the early stages of progressive collapse.

On June 18, 2003 the Commission adopted a report for the Demolition of Lansdowne Garage advising that the least cost alternative to address the deterioration of the garage was to demolish it at \$1,500,000.00. This contract is consistent with that option.

DISCUSSION

Contract B3-10 – Lansdowne Garage Demolition, provides for labour, material and equipment necessary to demolish the Lansdowne Garage.

In general the work includes, demolish building to slab level, remove and dispose mechanical/electrical equipment, locate and cap below grade services, cover demolished building area with crushed stone, yard grading as well as install perimeter fence and gates.

Tender documents were prepared for Contract B3-10, Lansdowne Garage Demolition and a Request for Tenders was posted on TTC's web site as of July 8, 2003. Seventeen companies requested copies of tender documents out of which nine submitted tenders as summarized in Appendix 'A'.

Teperman Contracting Inc. submitted the lowest priced tender and did not state any exceptions or qualifications, however, during the tendering period four addendums were issued and subsequently acknowledged. Addendum number one included the provision of a new price schedule which incorporated a unit price for the removal and disposal of asbestos-containing caulking on Lansdowne Garage roof. This new price schedule was not submitted by Teperman Contracting Inc. As such, their tender is considered non-compliant and commercially unacceptable.

Ross Clair submitted the second lowest priced tender and did not state any exceptions or qualifications. They did not offer any alternatives for consideration. Ross Clair have satisfactorily completed numerous contracts for the Commission in the past. Their tender is considered commercially acceptable.

The Agreement to Bond submitted by Ross Clair covers both a Labour and Material Payment Bond and a Performance Bond and was submitted by Aviva Insurance Company of Canada, who have been verified as a Surety Company licensed to transact business under the Insurance Act of Ontario. As such they are considered financially capable of performing the work.

Greenspoon Specialty, Contracting Ltd. submitted the third lowest priced tender and also did not state any exceptions or qualifications and are considered commercially compliant.

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JUSTIFICATION

The tender submitted by Ross Clair is the lowest priced compliant tender.

August 8, 2003

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Attachment

APPENDIX 'A'

LANSDOWNE GARAGE DEMOLITION

CONTRACT B3-10

TENDERS RECEIVED

COMPANY	TENDERED PRICE
Teperman Contracting Inc.	\$287,723.00
Ross Clair/Division of R.O.M. Contractors Inc.	\$323,800.00
Greenspoon Specialty, Contracting Ltd.	\$409,862.30
Lions Group Inc.	\$433,350.00
Priestly Demolition Inc.	\$445,200.00

Aim Waste Management Inc.	\$483,045.01
Cannington Excavating Ltd.	\$527,330.00
Moon Demolition Ltd.	\$755,584.00
Beta & Associates Inc.	\$973,000.00
Engineer's Estimate	\$1,100,000.00

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