

**TORONTO TRANSIT COMMISSION
REPORT NO.**

MEETING DATE: December 13, 2006

SUBJECT: PROCUREMENT AUTHORIZATION
MCBRIEN BUILDING MASONRY REHABILITATION AND WINDOW REPLACEMENT
CONTRACT S5-42

RECOMMENDATION

It is recommended that the Commission authorize the award of a contract to Clifford Restoration Limited in the amount of \$1,690,500.00 for Contract S5-42, McBrien Building Masonry Rehabilitation and Window Replacement.

FUNDING

Sufficient funds for this expenditure are included in Program 3.9 Buildings and Structures under McBrien Building Renovations, (as set out on pages 793 – 796 State of Good Repair / Safety Category) of the TTC 2006-2010 Capital Program, which was approved by City Council on December 12, 2005.

BACKGROUND

The McBrien Building, located at 1900 Yonge Street, is about 50 years old and retains the original façade comprising operable single pane windows in steel frames with precast and limestone cladding. Emergency repairs to the cladding were completed under a previous contract which identified additional repairs and other work which are being addressed now.

The work of this contract, designated as S5-42 includes replacement of 410 exterior windows with energy efficient double glazed units, replacement of two sets of exterior doors servicing the building lobby, exterior masonry rehabilitation and repairs including metal flashings, repairs to limestone and removal of stains.

DISCUSSION

Specifications and drawings were prepared for the Contract S5-42 and a Request for Tenders was posted on TTC's web site as of October 13, 2006. Twelve companies were issued copies of the tender documents out of which nine submitted a tender and are summarized on the attached Appendix A - Summary of Tenders.

Limen Group Ltd. submitted what appeared to be the lowest priced tender. However, their submission contained mathematical errors in the price schedule. It was determined that their bid contained an error on the face of the bid and it was not possible to determine the overall tender price. Their tender is

considered unacceptable.

Clifford Restoration Limited submitted the second lowest priced tender and did not state any exceptions or qualifications. Their tender is considered acceptable. As they have not previously worked for the Commission, reference checks were completed which indicate that they have satisfactorily performed work of a similar size and nature in the past.

Colonial Building Restoration submitted the third lowest priced tender and did not state any exceptions or qualifications, however, their submission did not include the bid bond on the Commission's form which is a mandatory requirement and therefore, their tender is considered unacceptable.

Phoenix Restoration and BCC Interiors Inc. submitted what appeared to be the fourth and fifth lowest priced tenders. However, their submissions contained mathematical errors in their price schedule. It was determined that their bids contained an obvious error on the face of the bid it was not possible to determine the overall tender price. Their tenders are considered unacceptable.

Aplus General Contractors Corporation submitted the sixth lowest priced tender and did not state any exceptions or qualifications and their tender is considered acceptable. The supplementary information would be requested prior to any consideration for award.

There were no Alternatives offered by any of the Tenderers.

The Agreement to Bond submitted by Clifford Restoration Limited covers both a Labour and Material Payment Bond and a Performance Bond. The surety company noted on the tender is licensed to transact business under the Insurance Act of Ontario.

The successful Tenderer will be required to execute a Performance Bond and Labour and Material Payment Bond each in the amount of 50% of the contract value.

JUSTIFICATION

The tender submitted by Clifford Restoration Limited is the lowest priced acceptable tender.

November 23, 2006
50-71-72
1099239

Attachment – Appendix A

APPENDIX A

MCBRIEN BUILDING MASONRY REHABILITATION AND WINDOW REPLACEMENT CONTRACT S5-42

SUMMARY OF TENDERS

Bid No.	Tenderer	Tendered Price
1	Limen Group Ltd. *	Undetermined
2	Clifford Restoration Limited **	\$1,690,500.00
3	Colonial Building Restoration *	Undetermined
4	Phoenix Restoration *	Undetermined
5	BCC Interiors Inc. *	Undetermined
6	Aplus General Contractors Corporation	\$2,525,000.75
7	Steelcase Construction Inc. *	Undetermined
8	Land Construction Company Ltd.	\$2,568,000.00
9	Martinway Contracting Ltd. *	Undetermined
	Engineer's Estimate	\$3,000,000.00

* Unacceptable Tenders

** Recommended Company