

MEETING DATE: June 21, 2006

SUBJECT: Procurement Authorization Wilson Garage Roof Replacement Contract C1-27

RECOMMENDATION

It is recommended that the Commission authorize the acceptance of the proposal submitted by Trio Roofing Systems Inc. in the amount of \$6,395,024.00, for Contract C1-27 Wilson Garage Roof Replacement.

FUNDING

Sufficient funds for this expenditure are included in Project 3.1 Finishes, Roofing Rehabilitation Program (as set out on pages 499 to 507 of the State of Good Repair/Safety Category) of the TTC 2006-2010 Capital Program, which was approved by the City Council on December 12, 2005.

BACKGROUND

The Commission has approximately three million square feet of roofing over its stations, maintenance facilities, offices and utility 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. Parts of the Wilson Garage Roof were last replaced in 1975 while the remaining part was replaced in 1991. Since then the roof has deteriorated to such an extent that it requires full replacement at this time. These conditions cannot be corrected through simple maintenance type repairs.

The proposed Capital rehabilitation will restore the roof to a state of good repair.

DISCUSSION

Contract C1-27 Wilson Garage Roof Replacement provides for the rehabilitation of the existing roof. This involves the removal and disposal of the existing roofing system and cleaning of the roof deck; installation of the new roofing system and associated work related to roof top units and mechanical services. The roof's drainage system will also be improved with the aid of additional roof drains.

This requirement was originally publicly advertised and tender documents were initially prepared for Contract C1-16 and a Request for Tenders was posted on the TTC web site on December 2, 2005. Twelve (12) companies requested copies of the tender documents out of which four (4) submitted tenders.

However, the tenders submitted were considered unacceptable due to the apparent high cost and the tender was cancelled. A Staff Summary Sheet was approved by the Chief General Manager to negotiate with the two low bidders to reach an acceptable agreement, as the cost difference was only 0.8% and the other two bidders were 30% higher priced. Staff undertook a value engineering exercise and revised scope, clarifying any ambiguity in the documents to reduce the inherent risk associated with this type of work.

Following that, a Request for Proposal for Contract C1-27 Wilson Garage Roof Replacement was issued to the two lowest bidders based on the current revised set of documents.

Trio Roofing Systems Inc. submitted the lowest price proposal 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 Roofing Systems Inc. covers both a Labour and Material and Performance Bond. The Surety Company noted on the tender is licensed to transact business under the Insurance Act of Ontario.

Nortex Roofing Ltd. provided the only other price. They are considered commercially compliant.

JUSTIFICATION

The roof replacement of Wilson Garage is part of the Roofing Rehabilitation Program and is required in order to maintain the integrity of Wilson Garage.

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

June 21, 2006
50-PR-33
1091099
Attachment

APPENDIX 'A'

**WILSON GARAGE ROOF REPLACEMENT
CONTRACT C1-27**

SUMMARY OF PROPOSAL

COMPANY	PROPOSAL PRICE
Trio Roofing Systems Inc.	\$6,395,024.00
Nortex Roofing Ltd.	6,879,250.00
Engineer's Estimate \$5,800,000.00	