TORONTO TRANSIT COMMISSION
REPORT NO.

MEETING DATE: October 25, 2006

SUBJECT: Procurement Authorization Inglis Building 4th Floor Renovations Contract N1-9

RECOMMENDATION

It is recommended that the Commission authorize the award of a contract to BCC Interiors Inc. in the amount of $1,544,992.00 for Contract N1-9, Inglis Building 4th Floor Renovations.

FUNDING

Sufficient funds for this expenditure are included in Program 3.9 Buildings and Structures under Office Space Management Renewal Program, (as set out on pages 903 – 905 Improvement Category) and in program 3.1 Roofing Rehabilitation Program (as set out on pages 499 - 507 State of Good Repair Category) of the TTC 2006-2010 Capital Program, which was approved by City Council on December 12, 2005.

BACKGROUND

The project for the renovation of the 4th floor Inglis Building will provide the office environment for the SEC Department currently occupying the south portion of the 2nd floor at the Inglis Building. To advance the required renovations a two stage approach to the construction implementation has been adopted. The first stage encompasses the work of this Contract, designated as N1-9.

Major elements of this Contract include:

- Upgrades to the 4th floor building envelope including new roofing assembly, metal cladding, thermal aluminum window systems, upgrades to exterior wall insulation, air and vapour barriers and external fascias and soffits.
- Demolition and removal from site of designated substances, interior finishes, electrical and mechanical systems.
- Protection of the 4th floor from exterior climatic elements by means of temporary insulated enclosures along the opened portions of the exterior walls.
- Provision of temporary heating for the 4th floor to protect sprinklers system from freezing and floors below from frost.

DISCUSSION

Specifications and drawings were prepared for Contract N1-9 and a Request for Tenders was posted on M&P's web site as of August 22, 2006. Seventeen companies requested copies of the tender documents out of which eight submitted a tender as summarized in Appendix A.

BCC Interiors Inc. (BCC) submitted the lowest priced tender and did not state any exceptions or qualifications. As BCC have not previously worked for the Commission, reference checks were completed which indicate they have satisfactorily performed work of a similar size and nature in the past. As such, their tender is considered commercially acceptable.

BECC Construction Group Ltd. submitted the second lowest priced tender and did not state any exceptions or qualifications. Their tender is considered commercially acceptable.

Torcom Construction Inc. submitted the third lowest priced tender and also did not state any exceptions or qualifications and their tender is considered commercially acceptable.

The Agreement to Bond submitted by BCC covers both a Labour and Material Payment Bond and a Performance Bond and was submitted by St. Paul Guarantee Insurance Company, who have been verified as a Surety Company 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 BCC Interiors Inc. is the lowest priced acceptable tender.

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Attachment – Appendix A

APPENDIX A

INGLIS BUILDING 4TH FLOOR RENOVATIONS
CONTRACT N1-9

SUMMARY OF TENDERS

Bid No.	Tenderer	Tendered Price
1	BCC Interiors Inc.	$1,544,992.00
2	BECC Construction Group Ltd.	$1,570,000.00
3	Torcom Construction Inc.	$1,597,000.00
4	Dineen Construction Corporation	$1,615,000.00
5	Alpeza General Contracting Inc.	$1,780,000.00
6	Land Construction Company Ltd.	$1,784,000.00
7	Cloke - Kirby Construction Limited	$1,845,000.00
8	Frank Pellegrino General Contracting Ltd.	$1,982,489.00
	Engineer's Estimate	**$1,800,000.00**