



## Harvey Shop Roofing Rehabilitation

Date: October 22, 2020  
To: TTC Board  
From: Chief Capital Officer

### Summary

---

The purpose of this report is to obtain authorization for the award of Contract M2-17 for Harvey Shop Roofing Rehabilitation to Triumph Roofing & Sheet Metal Inc. in the amount of \$19,450,372.47, inclusive of all taxes on the basis of the lowest total compliant bid price.

The work of Contract M2-17 for Harvey Shop Roofing Rehabilitation consists of the supply of labour, equipment and materials to replace the built-up roofing system and metal sections of the roof, the supply and installation of a new fall prevention system, provide roof access and walkway pads and replacement of three existing rooftop units.

### Recommendations

---

It is recommended that the Board:

1. Authorize the award of Contract M2-17 for Harvey Shop Roofing Rehabilitation to Triumph Roofing & Sheet Metal Inc. in the amount of \$19,450,372.47, inclusive of all taxes on the basis of the lowest total compliant bid price.

### Financial Summary

---

Once approved, Contract M2-17 for Harvey Shop Roofing Rehabilitation will require funding of \$19,450,372.47, which will be expended predominantly from 2020 to 2023. Sufficient funds for this expenditure are included in the TTC's Approved 2020-2029 Capital Budget and Plan under Program 3.1 Finishes – Roofing Rehabilitation Program, State of Good Repair. The Roofing Rehabilitation Program total project approval is \$164.06 million, of which \$130.593 million has been committed to date.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **Equity/Accessibility Matters**

---

As a proud leader in providing accessible public transit in the city of Toronto, we are committed to ensuring reliable, safe and inclusive transit services for all our customers. We have reviewed the work of this contract and assessed that this contract does not reduce accessibility or inflict any barriers to the employees/users of Harvey Shop.

## **Decision History**

---

No prior decision history.

## **Issue Background**

---

Harvey Shop was originally opened in 1923, and is located at the TTC's Hillcrest Complex at 1138 Bathurst St., Toronto, Ontario.

Harvey Shop has one of the largest roofs in the TTC with approximate roof area of 20,000 m<sup>2</sup> equivalent to the size of 3.5 football fields and is larger than the new TTC streetcar carhouse facility at Leslie Barns. Harvey Shop consists of nine roof sections, which are comprised of Siporex concrete panels, metal deck and concrete decks.

The existing roof system is estimated to be 35 years old and is showing signs of deterioration. Leaks have occurred on the roof areas. This roof has surpassed the normal life expectancy and the required spot repairs have become inefficient and expensive.

As part of the Roof Rehabilitation Program, a condition assessment of the roof was performed and it was determined that the membrane is in poor condition, and that it is at the end of its service life. Based on the findings, it was recommended that the roof membrane assembly be completely replaced. Failure to replace the membrane assembly can lead to future damage to the Siporex panels therefore creating the potential for water leakage inside the shop, which could lead to damage to the underlying building structure and equipment. Additionally, water leakage inside the shop can create slippery and unsafe conditions at floor levels and interrupt essential work that is vital to the TTC's operation.

The work covered under Contract M2-17 will replace the built-up roofing system and metal sections of the roof and the new roof is expected to have an asset life of approximately 20 years with regular maintenance. In addition, it will provide a new fall prevention system, roof access and walkway pads as well as replace three existing roof top units.

The roof walkway pads will provide a safe walking surface for maintenance of both the roof and roof top equipment as well as help cushion the impact of repetitive foot traffic by protecting the underlying roof membrane from damage.

The three existing rooftop units are being replaced as they have past their normal life expectancy and repairs of these units have become inefficient and expensive. Lastly, in order to comply with The Occupational Health and Safety Act, a new fall prevention system will be installed for all rooftop equipment that require maintenance and are placed within 3.66 metres of the roof edge.

The roofing work will be executed without impacting the day-to-day operations at Harvey Shop or Hillcrest Complex.

## **Comments**

---

The Bid documents were prepared for Contract M2-17 and a Request for Bids (RFB) was posted on the Merx website as of July 22, 2020. A total of 11 companies downloaded copies of the bid documents and eight attended the site tour.

Five of the eight companies that attended the site tour submitted a bid by the closing date of Wednesday, September 9, 2020 and are summarized on the attached Appendix A. The bid validity expires on March 8, 2021.

The RFB specified that the Bidder must possess a valid Certificate of Recognition (COR™), with Infrastructure Health and Safety Association (IHSA), at the time of the closing and for the duration of the term of the contract.

Triumph Roofing & Sheet Metal Inc. submitted the lowest-priced bid and did not state any exceptions or qualifications. Triumph is COR-certified as specified in the bid documents. Though they have previously worked for the TTC, reference checks were completed, which indicated that they have satisfactorily performed work of comparable size, scope and complexity, and technical specialty in the past. Their bid is considered commercially acceptable.

Maystar General Contractors submitted the second lowest of the five bids received and also did not state any exceptions or qualifications, and their bid is considered commercially acceptable.

The Agreement to Bond submitted by Triumph Roofing & Sheet Metal Inc., covers a Performance Bond, along with the Labour and Material Payment Bond, and was submitted by Sovereign General Insurance Company, 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.

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

## **Contact**

---

Jane Murray, Chief Project Manager – Construction  
416-590-6811  
jane.murray@ttc.ca

## **Signature**

---

Gary Downie  
Chief Capital Officer  
gary.downie@ttc.ca

## **Attachments**

---

Appendix A – Summary of Bids  
Appendix B – Site Plan

03075-2656-18

## APPENDIX A

### Harvey Shop Roofing Rehabilitation

#### Summary of Bids:

Bid No.	Bidder	Total Bid price
<b>1</b>	<b>Triumph Roofing &amp; Sheet Metal Inc. *</b>	<b>\$19,450,372.47</b>
2	Maystar General Contractors	\$21,242,603.32
3	Duron Ontario Ltd.	\$22,361,852.50
4	EllisDon Corporation	\$24,816,804.67
5	J.J. McGuire General Contractors Inc.	\$41,656,280.59

\* Recommended for award

# APPENDIX B Harvey Shop Roofing Rehabilitation SITE PLAN

