



Procurement Authorization – Inglis Building Roofing Rehabilitation

Date: July 17, 2024
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to obtain authorization to award Contract N1-24, Inglis Building Roofing Rehabilitation to EllisDon Civil Ltd. in the amount of \$8,520,553.13, inclusive of HST, on the basis of the lowest total compliant bid price. TTC Board authority is required as this contract award exceeds the Chief Executive Officer’s delegated authority limit of \$5 million for the award of contracts for budgeted goods and services.

The work of this contract consists of the supply of labour, equipment and materials to replace the existing roofing system, including the metal roof, sloped glazing, fixed guardrails and roof drains of the Inglis Building at Hillcrest Complex.

Recommendations

It is recommended that the TTC Board:

1. Authorize the award of Contract N1-24 for Inglis Building Roofing Rehabilitation to EllisDon Civil Ltd. in the amount of \$8,520,553.13, inclusive of HST, on the basis of the lowest total compliant bid price.

Financial Summary

Table 1 below summarizes the annual expenditure forecast over the total contract term:

Table 1: Contract Expenditure Forecast by Year and Total Term (\$000s)

IO 6963	2024 Forecast	2025 Forecast	2026 Forecast	Total Contract Amount
Construction Expenditure (without HST)	\$797.0	\$4,388.8	\$2,354.6	\$7,540.3
Non-Rebatable HST 1.76%	\$14.0	\$77.2	\$41.4	\$132.7
Total Construction Expenses	\$811.0	\$4,466.0	\$2,396.0	\$7,673.0

IO 6963	2024 Forecast	2025 Forecast	2026 Forecast	Total Contract Amount
Rebatable HST	\$89.6	\$493.3	\$264.7	\$847.5
Total Authority, including HST	\$900.6	\$4,959.3	\$2,660.7	\$8,520.5

Funds for this contract are included in the TTC’s 2024-2033 Capital Budget and Plan under Program 3.1, Roofing Rehabilitation, which was approved by the TTC Board at its meeting on December 20, 2023 and City Council on February 14, 2024.

The 10-Year Capital Plan includes a total of \$99.975 million for the Roofing Rehabilitation Program comprising of the following cash flow funding by year as presented in Table 2:

Table 2: 2024-2033 Capital Budget and Plan – 3.1 Roofing Rehabilitation Program (\$000s)

Project Name	2024 Budget	2025	2026	2027	2028	2029-2033	10-Year Total
Roofing Rehabilitation Program	4,401.8	8,833.4	14,239.4	16,705.1	11,001.4	44,794.1	99,975.2

The 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, the TTC is committed to ensuring reliable, safe and inclusive transit services for all our customers. TTC staff have reviewed the work of this contract and assessed that this contract does not reduce accessibility or create barriers to the employees/users of Inglis Building.

Innovation and Sustainability Matters

In support of the City’s Net Zero mandate, and the TTC’s own Innovation and Sustainability Framework approved by the TTC’s Audit and Risk Management Committee on June 5, this roof design is a “cool roof” designed to reflect more sunlight than a conventional roof.

Cool roofs offer several benefits, including:

1. Environmental benefits: Cool roofs can help reduce the urban heat island effect, decrease air pollution, and lower greenhouse gas emissions.
2. Reduced energy costs: Sunlight and heat is reflected away from buildings, reducing the need for air conditioning and lowering energy usage.

3. Extended roof lifespan and lower life cycle costs: The reflective properties of cool roofs can extend the asset's lifespan by protecting the roof membrane from sun damage and reducing the thermal shock effect from expansion and contraction cycles.

Overall, cool roofs offer a sustainable and cost-effective solution for improving energy efficiency and comfort in buildings.

Further, as reported to the Board on May 16, 2024, a 1,300,000 KWh solar photovoltaic system will be installed at the Hillcrest Complex by the end of 2025. The three buildings included in this scope – Harvey Shop, Streetcar Way and Subway Operations – are directly adjacent to the Inglis Building. While the rooftop rehabilitation of Inglis will be complete in 2026, the solar system design will provide for the expansion of the solar array, pending a structural assessment and funding.

Issue Background

Contract N1-24 was initiated as a result of a need to rehabilitate the existing roof of the Inglis Building, including the replacement of the existing skylights, metal siding, panels and flashings.

The Inglis Building, located at 1138 Bathurst St., is within TTC's Hillcrest Complex and is a multi-use building with an approximate roof area of 2,300 square metres. As part of the Roof Rehabilitation Program, a condition assessment of the roof was performed in 2022 and it was determined that the existing roof assembly had surpassed 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 structural deck, therefore creating the potential for water leakage inside the building, which could also lead to damage to the underlying building structure and equipment.

The work covered under Contract N1-24 will replace the built-up roofing system and metal sections of the roof. The new roof is expected to have an asset life of approximately 20 years with regular maintenance. In addition, it will provide new scupper drains, roof drains, walkway paths, fixed guardrails, guy wire support posts, and steel access stairs.

The roofing work will be executed without impacting the day-to-day operations at the Inglis Building and has been co-ordinated with current and future work at Hillcrest Complex.

Comments

The bid documents were prepared for Contract N1-24 and a Request for Bids (RFB) was posted on the Merx website as of April 5, 2024. Ten companies downloaded copies of the bid documents. During the bid period, five addenda were issued and five companies submitted a bid by the closing date of May 16, 2024. The bid validity expires on August 14, 2024.

Following the closing date of May 16, 2024, Duron Ontario Ltd. withdrew its bid with the TTC's concurrence.

The RFB stated that the Bidders must possess a Certificate of Recognition (COR™) as issued by the Infrastructure Health and Safety Association (IHSA), at the time of the bid closing and for the duration of the contract.

EllisDon Corporation Ltd. (EllisDon) submitted the lowest-priced bid and did not state any exceptions or qualifications. EllisDon is COR™ certified with IHSA as specified in the bid documents. Reference checks were completed, which indicated that they have satisfactorily performed work of a similar size and nature in the past. Their bid is considered commercially acceptable.

Triumph Roofing & Sheet Metal Inc. submitted the second lowest-priced bid and also did not state any exceptions or qualifications. Triumph Roofing & Sheet Metal Inc. is COR™ certified with IHSA as specified in the bid documents. Their bid is considered commercially acceptable.

Cordeiro Roofing Ltd. submitted the third lowest-priced bid and also did not state any exceptions or qualifications. Cordeiro Roofing Ltd. is COR™ certified with IHSA as specified in the bid documents. Their bid is considered commercially acceptable.

Maystar General Contractors Inc. submitted the fourth lowest-priced bid and also did not state any exceptions or qualifications. Maystar General Contractors Inc. is COR™ certified with IHSA as specified in the bid documents. Their bid is considered commercially acceptable.

The Agreement to Bond submitted by EllisDon covers Labour and Material Payment Bond and a Performance Bond and was submitted by CHUBB Insurance Company of Canada, who has been verified as a Surety Company licensed to transact business under the Insurance Act of Ontario (see Attachment A). As such, they are considered financially capable of performing the work.

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

Contact

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Signature

Gary Downie
Chief Capital Officer

Attachments

Appendix A – Summary of Bids
Appendix B – Site Plan

03075-990046194-35

APPENDIX A

Inglis Building Roofing Rehabilitation

Summary of Bids:

Bid No.	Bidder	Total Bid price
1	EllisDon Corporation*	\$8,520,553.13
2	Triumph Roofing & Sheet Metal Inc.	\$9,670,427.00
3	Corderio Roofing	\$9,710,994.00
4	Maystar General Contractors Inc	\$9,860,211.00

* Recommended for award

APPENDIX B

Inglis Building Roofing Rehabilitation

SITE PLAN

