



Agreement for Fire Protection Sprinkler Systems and Kitchen Hood System Inspections, Testing, Maintenance and Repairs Services

Date: June 23, 2017
To: The Board of Governors of Exhibition Place
From: Dianne Young, CEO
Wards: All

SUMMARY

This report recommends that the Board enter into a non-exclusive agreement with Troy Life & Fire Safety Ltd. commencing from the date of award to April 30, 2018 for Fire Sprinkler System Inspections, Testing, Maintenance and Repairs with an option to renew for two (2) additional one year periods.

A Request for Quotation (RFQ) was issued through the City of Toronto Purchasing and Materials Management Division (PMMD) for the non-exclusive provision of these services.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. the Board approve an agreement with Troy Life & Fire Safety Ltd. commencing from date of award to April 30, 2018 for Fire Protection Sprinkler System Inspections, Testing, Maintenance and Repairs with an option to renew for two (2) additional one year periods, on the terms and conditions outlined in this report and other such terms and conditions satisfactory to the CEO and City Solicitor.

FINANCIAL IMPACT

The projected annual expenditure for Fire Sprinkler System Inspections, Testing, Maintenance and Repairs is \$105,716.00 and is provided for in the 2017 Operating Budget and will be provided for in the 2018 and 2019 Operating Budgets as required.

DECISION HISTORY

The Exhibition Place 2017 - 2019 Strategic Plan has a Safety and Security Goal to continue the high-level focus on securing the environment for all employees, guests and assets and the strategy to support that goal will be accomplished by implementing a capital program to upgrade fire systems, as required.

At its meeting of May 24, 2013 the Board approved of awarding a one-year agreement with an option to renew for two additional one-year terms to Classic Fire Protection Inc. for the provision of Fire Sprinkler System Inspections, Testing, Maintenance and Repairs. The final option year to renew expired on April 30, 2017.

[http://explace-old.smallbox.ca/database/rte/files/Item%2014-Fire%20Protection\(1\).pdf](http://explace-old.smallbox.ca/database/rte/files/Item%2014-Fire%20Protection(1).pdf)

COMMENTS

On April 24, 2017 Exhibition Place through the services of City PMMD issued a Request for Quotation #3808-17-0221 for the provision of Fire Protection Sprinkler System and Kitchen Hood System Inspections, Testing, Maintenance and Repairs commencing on August 1, 2017.

The RFQ specified the Board's requirements and service expectations and was structured in a manner that required bidders to list monthly and annual inspection and hourly rates for the services required. For comparison purposes, the inspection and hourly rates quoted were applied to the projected annual Exhibition Place requirements resulting in a calculated total lump sum price. Firm prices were quoted for the first year of the term with inspection and hourly rates quoted for each of the two additional option years.

The RFQ closed on May 8, 2017 with three (3) quotations received. The results exclusive of HST were as follows:

Bidder	Date of award to April 30, 2018	Optional Year 1	Optional Year 2
Troy Life & Fire Safety Ltd.	\$119,006.00	\$119,006.00	\$119,006.00
Classic Fire Protection Inc.	\$136,023.00	\$138,743.46	\$138,743.46
Harding Fire Protection Systems Co.	\$282,394.00	\$282,394.00	\$290,865.82

After the Request for Quotation closed on May 8, 2017 it was determined that Exhibition Place would no longer be responsible for kitchen hood systems on the grounds. The

majority of these systems are located in the Food Building and therefore now the responsibility of the Canadian National Exhibition Association under a lease arrangement commencing on April 1, 2017. All other kitchen hood systems are the responsibility of tenants under the terms of their leasing agreements. Removing the kitchen hood systems from the award will result in a reduction of \$13,290.00 in the award amount to Troy Life & Fire Safety Ltd. stated above.

Troy Life & Fire Safety Ltd. quotation is in compliance with the RFQ requirements. The City of Toronto Fair Wage and Labour Trades Office confirms that Troy Life & Fire Safety Ltd. is in compliance with their requirements.

Troy Life & Fire Safety Ltd. is an employee owned company with over 650 staff in 28 locations in Canada and has been in business since 1979. Troy Life & Fire Safety Ltd. is headquartered in Owen Sound, Ontario and has a location in Mississauga to serve its clients in the GTA.

Staff are recommending the approval of an agreement with Troy Life & Fire Safety Ltd. on the following terms and conditions:

- (a) Term - One year commencing August 1, 2017 for the non-exclusive provision of these services in the amount of \$105,716.00 with the option to extend for two separate one-year periods subject to annual satisfactory performance review.
- (b) Pricing: Pricing is to be fixed during the term of the Agreement in accordance with the terms of the RFQ.
- (c) Assignment: The agreement shall not be assigned by Troy Life & Fire Safety Ltd. without the written consent of the Board.
- (d) Indemnity/Insurance: Troy Life & Fire Safety Ltd. shall provide proof of insurance in a form and amount satisfactory to the Board and containing provisions including the Board and the City of Toronto as additional insured with a cross liability/severability of interest clause of standard wording.
- (e) Other Commercial Terms: The agreement shall include other standard commercial terms respecting termination and other matters in a form satisfactory to the City Solicitor and the CEO.

CONTACT

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SIGNATURE

Dianne Young
Chief Executive Officer