



REPORT FOR ACTION

Building Automation System Contractor Services Agreement

Date: March 27, 2019

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Wards: All

SUMMARY

This report recommends approving an agreement with Johnson Controls Canada LP ("JCC") for the non-exclusive provision of building automation system (BAS) maintenance, testing and repair services for a (1) one-year term with three (3) additional one-year options to renew. This recommendation follows the competitive Request for Quotation process undertaken by the City of Toronto Purchasing and Materials Management Division (PMMD) considering two (2) companies that have experience providing these services.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board of Governors approve an agreement with Johnson Controls Canada LP for the non-exclusive provision of building automation system (BAS) maintenance, testing and repair services for a one-year term with three (3) additional one-year options to renew on the terms and conditions set out in this report and such other terms and conditions required by the Chief Executive Officer and City Solicitor.

FINANCIAL IMPACT

The funding for BAS maintenance, testing and repair services is provided for in the 2019 Operating Budget, and will be provided for in the 2020, 2021 and 2022 Operating Budgets as required.

Annually the cost of these services ordered as required is in the amount of \$102,652.00 for labour, parts and materials, exclusive of HST.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Public Space and Infrastructure Goal to ensure our State-of-Good Repair plan and process is adequately linked to our capital plan and as a Strategy to support this goal we will increase our preventative maintenance program to maintain facilities and rolling assets in good working order.

At its meeting of April 21, 2015 the Board approved of an award to Johnson Controls for the provision of BAS maintenance, testing and repair services for a one-year period with the option to extend for an additional three one-year periods.

<https://www.explace.on.ca/files/file/58c6ba54b27c6/Item-9-Automation.pdf>

COMMENTS

The Request for Quotation for BAS maintenance and repair services was issued by PMMD on February 6, 2019 and two (2) quotations were received from Ambient Mechanical Ltd. ('Ambient') and Johnson Controls Canada LP.

The RFQ detailed the Board's specific requirements which included guaranteed on demand response time for emergency services, ten years' experience with Johnson Controls Metasys version 9.0 or later systems, experience working in a campus environment and access to original manufacturers' parts. The low bid from Ambient Mechanical did not meet the requirements for experience with Metasys or working in a campus environment. Staff recommend an award to JCC as the only bidder meeting all requirements.

Johnson Controls founded in 1885 is a global company operating in 150 countries.

Terms and Conditions:

The substantial terms and conditions of the agreement with JCC are as follows:

- Term: One year from date of issue, on an as required non-exclusive basis, with the option to extend for three (3) additional separate one-year periods subject to satisfactory performance review and budget availability.
- Hourly Rates:
 - BAS Technician Regular Time: \$207.39/hour
 - BAS Technician Premium Time: \$311.09/hour
 - BAS Pneumatic Controls Mechanic Regular Time: \$152.95/hour
 - BAS Pneumatic Controls Mechanic Premium Time: \$305.90/hour
 - Percentage markup on materials: 10%
- Pricing: Pricing is to be fixed during the first year of the Agreement in accordance with the terms of the Request for Quotation.
- Assignment: The agreement shall not be assigned by JCI without written consent of the Board.

- Insurance: Proof of insurance shall be provided 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.
- Collective Agreements: Compliance is required with all trade union/association agreements affecting work done on the grounds.
- Extensions: Increases in pricing for three one-year options will be based on the Consumer Price Index (CPI), all items, Toronto and calculated three months prior to expiry of then current year agreement
- Additional Clauses: The agreement shall include other standard commercial terms respecting termination and other matters in a form satisfactory to the City Solicitor and the Chief Executive Officer.

CONTACT

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SIGNATURE

Dianne Young
Chief Executive Officer

ATTACHMENTS
