

Elevator #5 Retrofit at Enercare Centre

Date: September 5, 2019

To: The Board of Governors of Exhibition Place

From: Don Boyle - Chief Executive Officer

Wards: All

SUMMARY

This report recommends approving a contract with CEE Elevator Service Ltd. for Elevator #5 retrofit at Enercare Centre. The tender call for this contract was issued on August 2, 2019, through the City of Toronto Purchasing and Material Management Division and the recommendation is to award the contract to the lowest bidder meeting specifications within the available budget.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 19-076-97608 to CEE Elevator Service Ltd. of Ajax, Ontario for the retrofit of Elevator #5 at Enercare Centre in the amount of \$266,613.00, which includes a combined cash and contingency allowance of \$65,000.00, but excludes HST; this being the lowest acceptable tender received following the public tendering of the project through the City of Toronto's Purchasing and Material Management Division.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place Capital Works Program 2019.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Public Space and Infrastructure Goal to ensure that our State-of-Good Repair plan and processes are adequately linked to our capital plan and as a Strategy to support this Goal maintain and improve our event space.

At its meeting of July 19, 2018, the Board approved the 2019 Capital Works Program. The amended version of the budget was approved and adopted by City Council at its meeting on March 07, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EP13.2>
<http://www.toronto.ca/legdocs/mmis/2018/ep/bgrd/backgroundfile-118494.pdf>
<http://www.toronto.ca/legdocs/mmis/2018/ep/bgrd/backgroundfile-118495.pdf>
[https://eportal.toronto.ca/f5-w-687474703a2f2f6170702e746f726f6e746f2e6361\\$\\$/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5](https://eportal.toronto.ca/f5-w-687474703a2f2f6170702e746f726f6e746f2e6361$$/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5)

COMMENTS

Background

Enercare Centre has five elevators that were manufactured and installed in 1996: Elevator #1 - West Kitchen Elevator; Elevator #2 - Management Elevator; Elevator #3 - North Galleria Elevator; Elevator #4 - South Galleria Elevator; Elevator #5 - Heritage Court Elevator. The only elevators that operate from the underground parking level are: North West corner Elevator # 5 and South East corner Elevators #3 and #4. As all these elevators are now over 20 years in service, purchasing parts is difficult. Additionally, there have been numerous entrapment incidents. Elevator#4 was retrofitted in 2018 and Elevator #3 was retrofitted earlier this year.

A capital budget was approved to retrofit Elevator #5 in 2019. Given the age of the elevator, the core cylinder will be replaced with a PVC lined cylinder to provide corrosion protection. The cab interior wall panels, ceiling, floor, handrails, car operating panel and car door panel are worn and dated and will be replaced. The machine room equipment including controller, control valve, hydraulic motor and pump, tank, sections of hydraulic piping and couplings will be replaced. Safety features will be added to the elevator to meet new compliance standards under the Accessibility for Ontarians with Disabilities Act (AODA). CCTV monitoring be added for the purpose of public safety. The Firefighters' Emergency Operation and Response system will be upgraded to meet the current Code requirements.

Tender Process

The tender for this contract was issued on August 02, 2019 through the City of Toronto Purchasing and Material Management Division and Mr. Hardat Persaud, CFO and Corporate Secretary of the Board, supervised the tender opening on August 26, 2019. Three (3) bidders came to the mandatory site tour meeting and two (2) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Table 1: Tender Price Submissions and the Recommended Contract

Tenderer	Tender Price Received	Recommended Contract Price
CEE Elevator Service Ltd.	\$266,613.00*	\$266,613.00*

965046 Ontario Inc. o/a Quality Allied Elevator	\$350,000.00	
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* Identifies revised tender price after correcting the mathematical addition error(s);

The construction budget for this project is under the sub-account of #076-97608 – Elevators Retrofit, with a construction budget of \$350,000. The original submission of the low tender by CEE Elevator Service Ltd. at \$201,613 contained some mathematical addition errors. The corrected submission price at \$266,613.00, which contains a combined cash and contingency allowance of \$65,000, is therefore within the set budget.

CEE Elevator Service Ltd. is a Canadian independent elevator and escalator company specializing in providing maintenance, repairs, modernization and new construction services for all types of elevators, escalators, chair lifts and dumbwaiters since 1978. CEE contains extensive experience in the design, manufacturing, co-ordination and installation of elevating devices. It has remained heavily involved in the redesign and retrofit of elevators / escalators in various transit lines throughout North America including the research and development with OE escalators and elevators. The recommended contractor, CEE Elevator Service Ltd., completed the retrofit work of Elevators #3 and #4 in 2018 and early 2019, and presently has an elevator maintenance contract agreement with Exhibition Place. The Board staff has been satisfied with delivery of these services by CEE Elevator Service Ltd.

This recommendation is contingent upon approval by the Office of the City CFO of the Surety Company proposed by the successful bidder for the supply of the bonding requirements and is also subject to the Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer

ATTACHMENTS
