

REPORT FOR ACTION

Rooftop Make-up Air Units at BLC Casino and QE Exhibit Hall

Date: October 14, 2021
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: All

SUMMARY

This report recommends approving a contract with Servocraft Limited of Toronto, Ontario for replacement of the rooftop make-up air units at Better Living Centre (BLC) Casino and Queen Elizabeth (QE) Exhibit Hall. The tender call was issued on August 19, 2021 through Exhibition Place Purchasing and Materials Stores via Merx Online Procurement System, and the recommendation is to award the contract to the lowest compliant bidder meeting tender requirements and specifications within the available budget.

In order to meet timelines for construction due to supply chain delivery challenges, weather and operational needs as well as the window of opportunity for site availability in the wake of fewer events this fall, the Chair of the Board in consultation with the CEO of Exhibition Place, approved this contract award pursuant to the authority under the Board Financial By-law 2-18, Article X and seek concurrence of the Board.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board concur with the action taken by the Chair of the Board and the Chief Executive Officer in approving the award of Contract No. 21-073-17380 (RFT No. EP107-2021) to Servocraft Limited of Toronto, Ontario for replacement of the rooftop make-up air units at BLC Casino and QE Exhibit Hall in the amount of \$514,500.00, which includes a cash allowance of \$50,000.00, but excludes HST; this being the lowest acceptable tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place Capital Works Program 2021.

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 to maintain and improve our event space.

At its meeting of October 26, 2020, the Board approved the 2021 Capital Works Program budget. An amended version of this budget was subsequently adopted by City Council at its meeting on February 18, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EP14.1>
<https://www.toronto.ca/legdocs/mmis/2020/ep/bgrd/backgroundfile-157457.pdf>
<https://www.toronto.ca/legdocs/mmis/2020/ep/bgrd/backgroundfile-157458.pdf>
<https://www.toronto.ca/legdocs/mmis/2021/ex/bgrd/backgroundfile-163789.pdf>

COMMENTS

Background

Existing Roof Top HVAC units at the Exhibit Hall of Queen Elizabeth building and at the Better Living Centre are at the end of their useful life and require replacement. These units are inefficient and becoming costly to maintain and operate. By replacing these units, Exhibition Place is saving its operation cost and conserving energy.

Tender Process

The tender for this contract was issued on August 19, 2021 through the Exhibition Place Purchasing and Materials Stores via Merx Online Procurement System and closed on September 13, 2021. Due to the COVID-19 situation, no public tender opening was conducted but the contract pricing of the submissions has been posted on the Exhibition Place Procurement site. Nine (9) bidders came to the mandatory site tour meeting and (6) submissions were received, only five (5) of which were compliant with the tender requirements. The bidders' price submissions, excluding HST, is as shown in the following Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Recommended Contract Price
Servocraft Limited	\$514,500.00	\$514,500.00
Bird Mechanical Ltd.	\$586,868.00	
Enercare Home and Commercial Services Limited Partnership	\$653,323.00	
Vanguard Mechanical Inc.	\$722,000.00	
LCD Mechanical Inc.	\$772,919.60	
Cimco Refrigeration - A Division of Toromont Industries Limited	*\$548,768.00	*Non-compliant

*Non-compliant - did not meet tender price detail submission requirement.

The construction budget for this project is under the QE Building projects 21-073-17379/80 with an available construction budget of \$189,000; Better Living Centre project 21-083-18392 with an available construction budget of \$156,000. The remaining construction cost of \$169,500 is proposed to be funded from the underground high voltage cable replacement project 21-096-19695 with an available non-committed budget of \$228,000. Therefore, the recommended contract price of \$514,500, which includes \$50,000 in cash allowance, is within the available overall budget as described.

The lowest compliant bidder, Servocraft Limited of Toronto, Ontario meets all tender requirements including those of price details, qualification, and experience which staff have reviewed. Based on its qualifications and experience with similar projects, staff recommends award of this contract to the lowest compliant bidder, Servocraft Limited.

Due to the urgent nature of the situation because of the window of opportunity in the fall of 2021 when there are fewer shows as compared to a normal year, the CEO of Exhibition Place requested the Chair of the Board to approve this tender report under the Financial By-law 2-18.

This recommendation is contingent upon approval by the Office of the City CFO & Treasurer, and of the Surety Company proposed by the successful bidder for the supply of the bonding requirements. It is also subject to the City 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