

REPORT FOR ACTION

Relocation of Electrical Duct Bank, Storm and Sanitary Infrastructure at Lot 852

Date: May 26, 2022

To: The Board of Governors of Exhibition Place

From: Don Boyle - Chief Executive Officer

Wards: All

SUMMARY

This report recommends approving a contract with Clearway Construction Inc. of Maple, Ontario ("Clearway") for the Civil Work involving construction of new electrical duct banks along Princes' Boulevard and under the Parking Lot CP 852 and relocation of existing underground sanitary and storm pipes from Parking Lot CP 853 to Lot CP 852. The tender call was issued on March 24, 2022 through Exhibition Place Purchasing and Materials Stores via Merx Online Procurement System. Staff recommends awarding the contract to the lowest compliant bidder meeting tender requirements and specifications within the available budget.

This project is both time and weather sensitive to meet construction timelines for the upcoming Hotel Phase 2 Development starting in early September 2022. On April 28, 2022, 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. 22-096-29684-1 (RFT No. EP101-2022) to Clearway Construction Inc. of Maple, Ontario for the relocation and installation of the civil components of the electrical duct bank, storm and sanitary infrastructure at and around Lot CP851 in the amount of \$5,832,879.58 excluding HST; this being the lowest acceptable tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project as part of the negotiated lease terms for the Phase 2 Hotel and Venue Development as approved by City Council is shared equally between Exhibition Place and the Phase 2 Tenant. Work involving the relocation of sanitary and storm pipes for Exhibition Place 50% portion is fully funded through its Capital State of Good Repair Program within the approved 2022 budget.

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 September 28, 2021, the Board approved the 2022 Capital Works Program budget. An amended version of this budget was subsequently adopted by City Council at its meeting on February 17, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EP19.2>
<http://www.toronto.ca/legdocs/mmis/2021/ep/bgrd/backgroundfile-170845.pdf>
<http://www.toronto.ca/legdocs/mmis/2021/ep/bgrd/backgroundfile-170846.pdf>
<http://www.toronto.ca/legdocs/mmis/2022/ex/bgrd/backgroundfile-199430.pdf>

COMMENTS

Background

To facilitate the new Hotel Phase 2 and Venue Development, there is a need to relocate and reroute the existing underground high and low voltage electrical cables (13,800 Volts and 600 Volts) and their associated equipment for isolation such as switchgears and grounding. The underground cables is on the development site boundary and are over 50 years old, and cannot be salvaged. The Board Consultant had evaluated various options to reduce costs of the relocation and provided the most cost effective option for the relocation. It also includes construction of new duct banks along the Princes' Boulevard and relocation of existing Tornado sub-station to the World sub-station and its upgrades to accommodate new electrical services and equipment.

Tender Process

To minimize disruptions for the scheduled events on the grounds and to meet construction timelines for the Hotel Phase 2 and Venue Development, relocation work involving electrical duct bank, sanitary and storm systems were divided into two components, Civil work and Electrical work. The civil component addresses construction of the underground duct banks, excavation, backfill, repaving of roads and relocation of underground sanitary and storm pipes while electrical component involves with supply

and installation of electrical equipment, renovations within the World sub-station and routing of electrical cables through the duct banks.

Tender for the Civil Component was issued on March 24, 2022 through the Exhibition Place Purchasing & Materials Stores via Merx Online Procurement System and closed on April 26, 2022.

Tender for the Electrical Component will be issued sometime in May 2022.

Due to the Covid-19 pandemic, no public tender opening was conducted but the contract pricing of the submissions has been posted on the Exhibition Place Procurement site. Five (5) bidders had attended mandatory site tour meeting and two (2) submissions were received, both 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	Adjusted Base Bid Price	Recommended Contract Price
Clearway Construction Inc.	\$5,832,879.58		\$5,832,879.58
Black & McDonald Limited	\$6,760,855.54	*\$7,529,467.54	

*Adjusted due to mathematical/transposing error in bid pricing form

The lowest compliant bidder, Clearway meets all tender requirements including those of qualification and experience. Staff have reviewed the bid submitted by Clearway and based on its safety record and experience with similar projects, staff recommends award of the contract to the lowest compliant bidder, Clearway Construction Inc.

The budget for this project is under the Underground High Voltage Utilities - Electrical Duct Bank Relocation sub-project 096-29684 with an available construction budget of \$8.450 million, as well as, the Underground Sewer Relocation at Lot 852 sub-project of 079-27953 with an available construction budget of \$0.720 million. This brings the total available construction budget to \$9.170 million. Therefore, the recommended award of \$5,832,879.58 is within the available budget.

The Tenant of Hotel Phase 2 and Venue Development is responsible to fund 50% of the duct bank relocation costs as part of the lease terms approved by the Board and City Council.

Due to the urgent nature of required work and to meet construction timelines for the development, the CEO of Exhibition Place on April 28, 2022 requested the Chair of the Board to approve this tender report under the authority provided for in our 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