

REPORT FOR ACTION

Tender Relocation of Electrical Infrastructure and Renovation of the World Sub-Station at Parking Lot 852

Date: September 9, 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 Black & McDonald Limited ("Black & McDonald") for \$2,619,221. The tender call was issued on July 28, 2022 through Exhibition Place Purchasing and Materials Stores via Merx Online Procurement System. Both staff and our consultant METSCO Energy Solutions Inc. recommend 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 and Performance Venue Development starting in January 2023

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 22-096-29684-2 (RFT No. EP103-2022) to Black & McDonald Limited of Toronto, Ontario for Relocation of Electrical Infrastructure and Renovations of the World sub-station in the amount of \$2,619,221 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 is shared equally between Exhibition Place and the Phase 2 Tenant. The work involving the relocation 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 2022-2026 Strategic Plan has identified Protecting and Spotlighting our Assets Goal to ensure that our State-of-Good Repair plan and processes are adequately linked to our capital plan.

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 construction of new Hotel Phase 2 and Performance Venue Development, the existing Tornado sub-station at Parking Lot 851 will have to be decommissioned. All existing electrical services including underground high and low voltage electrical cables will be replaced and re-routed to the World sub-station at Parking Lot 852. The underground cables are within the development site boundary and are over 50 years old and cannot be salvaged. The Board Consultant METSCO had evaluated various options to reduce costs of the relocation and provided the most cost-effective option. It also includes construction of new duct banks along Princes' Boulevard and renovations within the World sub-station 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.

This tender report is for the Electrical Component which involves replacement and rerouting of existing electrical infrastructure from the Tornado sub-station at Parking Lot 851 to the World sub-station at Parking Lot 852 and renovations within the World sub-station to accommodate new electrical services.

Two (2) bidders had attended mandatory site tour meeting and one (1) submission was received, which is compliant with the tender requirements. The bidder's price submission, 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
Black & McDonald Limited	\$2,619,221	\$2,619,221

The lowest compliant bidder, Black & McDonald Limited meets all tender requirements including those of qualification and experience. Both staff and the Consultant have reviewed the bid submitted and based on its safety record and experience with similar projects, staff and the consultant recommend award of the contract to the lowest compliant bidder.

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 \$3.408 million. Therefore, the recommended award of \$2,619,221 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.

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