

REPORT FOR ACTION

Enercare Centre - Cooling Tower Replacement

Date: March 21, 2023
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: All

SUMMARY

This report recommends approving a contract with Vanguard Mechanical Inc. for the replacement of the Enercare Centre Cooling Tower. The tender call was issued on February 2, 2023 through Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System, and the recommendation is to award the contract to the lowest compliant bidder meeting tender requirements and specifications within the available capital budget.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 23-076-37633 (RFT No. EP101-2023) to Vanguard Mechanical Inc. for the replacement of Enercare Centre Cooling Tower in the amount of \$1,060,000.00 which includes a cash allowance of \$15,000.00, but excludes HST; this being the lowest compliant tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place 2023 Capital Works Program State of Good Repair Budget.

DECISION HISTORY

The Exhibition Place 2022 – 2026 Strategic Plan has a goal to Solidify our Position as a Leading Convention and Event Space, and as a strategy to support this goal Exhibition

Place will ensure our capital plan aligns with this initiative by modernizing building systems and components.

At its meeting of September 14, 2022, the Board approved the 2023 Capital Works Program budget. An amended version of this budget was subsequently adopted by City Council at its meeting on February 15, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EP25.13>
<https://www.toronto.ca/legdocs/mmis/2022/ep/bgrd/backgroundfile-229372.pdf>
<https://www.toronto.ca/legdocs/mmis/2022/ep/bgrd/backgroundfile-229373.pdf>
<https://www.toronto.ca/legdocs/mmis/2023/bu/bgrd/backgroundfile-231185.pdf>

COMMENTS

Background

This project is essential to maintain the Enercare Centre as a major trade show attraction and convention facility. The cooling tower is integral to the Heating, Ventilation, and Air Conditioning (HVAC) system for the building. Without the air-conditioning system functioning properly, the building cannot be rented out as the system would not be able to maintain occupant comfort and operational building standards.

The building assessment study recommended replacement of the cooling tower as it is over 20 years old. A cooling tower is an integral part of the Enercare Centre's central air-conditioning system which rejects heat generated by chillers. Following the central air conditioning system cycle, the heat from the rooms in a building is transferred to chilled water, which is then transferred into the refrigerant, and finally to the cooling water. The cooling tower is at the final point of the heat transfer where the heat is transferred to the atmosphere. At the present time, the basin of the cooling tower is corroded, debris is accumulated in water distribution boxes which are restricting balanced water distribution and nozzle function.

The scope of work is to include, but not limited to:

Replacement of existing cooling tower with a new one that includes high efficiency motors with variable speed drives, control valves, control devices and instrumentation, integration with existing Building Automation System (BAS), replacement of heat tracing system and new piping.

By replacing cooling tower, Exhibition Place is saving its operational cost and conserving energy.

Tender Process

The tender for this contract was issued on February 2, 2023 through the Exhibition Place Purchasing & Materials Stores via Bonfire Online Procurement System and closed on March 7, 2023. Seven (7) bidders attended the mandatory site tour meeting and four (4) submissions were received, three (3) 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
Vanguard Mechanical Inc.	\$1,060,000.00	\$1,060,000.00
Bird Mechanical Ltd.	\$1,169,868.00	
Ainsworth Inc.	\$1,281,930.00	
*Superior Boiler Works and Welding Ltd.	\$1,303,903.00	

*Non-compliant - did not meet tender submission and/or qualification/experience requirements.

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

The construction budget for this project is under the Enercare Centre cooling tower and chiller as well as their associated mechanical/electrical sub-projects as supplementary budget with an overall available construction budget of over \$1,100,000. Therefore, the recommended construction price of \$1,060,000 is within the available budget including supplementary funding as described above.

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