

REPORT FOR ACTION

Generators Replacement at Mid-Arch and Horse Palace

Date: August 31, 2023

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: 10 - Spadina - Fort York

SUMMARY

This report recommends approving a contract with Superior Boiler Works and Welding Limited ("Superior") for the Generators Replacement at Mid-Arch and Horse Palace. The tender call was issued on June 14, 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 budget.

This project is time sensitive to meet stakeholders and operational requirements, the generators in these buildings are approximately 40 years old and require extensive ongoing service, replacement generators can have lead times of over a year and the work to replace them must be scheduled to avoid disruption of any show and events. On August 1, 2023, the Vice Chair of the Board in consultation with the Chief Executive Officer of Exhibition Place approved this contract award pursuant to their 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 Vice Chair and Chief Executive Officer in approving the award of Contract No. 23-075-37525 (RFT No. EP108-2023) to Superior Boiler Works and Welding Limited for the Generators Replacement at Mid-Arch and Horse Palace in the amount of \$715,244.16 which includes a cash allowance of \$50,000.00 but excludes HST; this being the lowest acceptable tender submission received following the public tendering.

FINANCIAL IMPACT

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

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 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>

COMMENTS

Background

The Horse Palace, The Industry Building, The North Extension, and The East Annex are important as historically designated buildings and are major venues for the Canadian National Exhibition, Royal Agricultural Winter Fair, and several other events throughout the year. The proposed work is necessary to maintain essential state-of-good-repair and to comply with building code and safety requirements. The purpose of these generators is to provide emergency backup power to critical life-safety equipment throughout the buildings mentioned above. It is a policy of Exhibition Place that all historically designated and major venue buildings continue to have active long-term use, hence ongoing capital investment is required.

Many replacement parts for the existing generators are no longer manufactured as stock items, they often require custom fabrication or have high costs and extensive lead times. This means these buildings are at risk of having unreliable emergency backup power. Deterioration of these buildings' systems leads to; increase in maintenance costs; potential loss of public interest and loss of events; increased risk to public safety; possible loss of future revenue and results in higher future capital restoration costs. It is Exhibition Place's mandate to maintain these historical buildings, preventing them from deterioration while keeping to the original design.

Tender Process

The tender for this contract was issued on June 14, 2023, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on July 20, 2023. Five (5) bidders attended the mandatory site tour meeting, three (3) submissions were received which were compliant with the tender requirements. The bidders' price submissions, excluding HST, are as shown in Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Additional Prices Included	Recommended Total Contract Price
Superior Boiler Works and Welding Limited	\$715,244.16	N/A	\$715,244.16
Multi-Tech Trades Corp.	\$824,950.00		
Vanguard Mechanical	\$938,000.00		

Staff have reviewed the bids and based on its safety record and experience with similar projects, staff recommends award of the contract to Superior being the lowest compliant bidder.

Superior has approximately 120 employees and has been providing mechanical, electrical and HVAC contracting services for over 59 years. They have completed several similar large-scale and time-sensitive generator replacement projects in the past five years for clients such as Enbridge, Brant Community Healthcare, and Niagara College. Superior meets or exceeds all tender requirements including those of qualification and experience.

The Board consultant has reviewed the bid prices and has also recommended to proceed with an award to Superior Boiler Works and Welding Limited. The budget of \$715,244.16 for this work is recommended to come from the Emergency Generators Upgrades at Various Buildings project with an available construction budget of approximately \$717,723.87, therefore, no supplementary funding is required.

Due to the urgent nature of the work as mentioned in the summary of this report, the Chief Executive Officer of Exhibition Place requested the Vice Chair of the Board (in the absence of the Chair) to approve this tender report under 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