

Lighting Retrofit at Various Buildings

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 CMS Electrical Group Ltd. ("CMS") for the Lighting Retrofit at Various Buildings. The tender call was issued on June 6, 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 lighting in these building is becoming obsolete, the control system malfunctions, and the work must be scheduled between events. On July 12, 2023, the 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 by the Chair and the Chief Executive Officer in approving the award of Contract No. 23-073-37350 (RFT No. EP106-2023) to CMS Electrical Group Ltd. for the Lighting Retrofit at Various Buildings in the amount of \$1,956,139.00 which includes a cash allowance of \$10,000.00 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 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 advances in technology of LED lighting make it attractive to replace metal halide and fluorescent lighting with LED lighting systems. Replacement lamps for the existing metal halide light fixtures in the Industry Building, North Extension, and Better Living Centre are no longer manufactured as stock items for suppliers, they are only available by special order with minimum quantities at high costs and have extensive lead times.

The light fixtures in the Queen Elizabeth Exhibit Hall are approximately 40 years old and replacement parts are becoming difficult to source, these outdated fixtures are inefficient and overdue for replacement. The fluorescent light fixtures throughout these buildings, and in the East Annex and Mid Arch use outdated technology and require extensive work to maintain. In addition, the Government of Canada's Department of the Environment has proposed amendments to the regulations for products containing mercury, which will phase out the use of all lamps required throughout these buildings within the next few years.

The existing lighting systems are not as energy efficient as they used to be. The lighting control system in the Coliseum Complex portion of the Enercare Centre has recurring malfunctions and requires frequent manual resets of the relay panels (which are in the ceiling space of the exhibit halls) during events. As an added feature, with the advancement of powerful and energy efficient LED light fixtures the capability of more flexible control options comes at no extra cost. Together with the technology of new energy control systems such as the one installed in the newer exhibit halls of the Enercare Centre, the lighting will have greater productivity and effectiveness for in-house staff servicing the events, as well as increased flexibility to tailor the lighting to the requirements of show managers, exhibitors, and clients.

Deterioration of these buildings that are major venues for the CNE and Royal Agricultural Winter Fair are historically designated/listed buildings and leads to; increase in maintenance costs; loss of public interest and potential loss of events; possible loss of future revenue, and building deterioration resulting 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 6, 2023, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on June 20, 2023. Eighteen (18) bidders attended the mandatory site tour meeting, eight (8) submissions were received, six (6) of which were compliant with the tender requirements. The bidders' price submissions, excluding HST, are as shown in the following Table 1.

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Additional Prices Included	Recommended Total Contract Price
CMS Electrical Group Ltd.	\$1,095,900.00	\$860,239.00	\$1,956,139.00
Energy Network Services Inc.	\$1,223,029.36		
Kudlak-Baird (1982) Limited	\$2,334,973.00		
Modern Niagara Toronto Inc.	\$1,496,274.61		
OZZ Electric Inc.	\$1,328,914.00		
Stevens & Black Electrical Contractors Ltd.	\$1,576,400.00		
* Plaza Electric Ltd.	*Non-compliant		
* Trade Electrical Contractors Inc.	*Non-compliant		

* Non-compliant - did not meet tender qualification and experience requirements

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

CMS has approximately 160 employees and has completed several similar large-scale and time-sensitive projects in the past three years for clients such as WPP, Canada Goose and Wave, meeting 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 CMS Electrical Group Ltd.

The additional prices totalling \$860,239.00 are from Appendix III of the bid documents including the following items at the Board option based on pricing for the Better Living Centre:

- DEMOLITION - BLC: \$29,717.00
- LIGHTING SUPPLY - BLC: \$467,393.00
- LIGHTING INSTALLATION - BLC: \$348,944.00
- START-UP, COMMISSIONING, TESTING AND TRAINING - BLC: \$14,185.00.

The budget for this project is recommended from the lighting system replacement/upgrade projects at grounds and various buildings such as Queen Elizabeth Building, Coliseum Complex, Enercare Centre, and Beanfield Centre with an available construction budget of approximately \$1,516,000.00. The lowest compliant bid exceeds the allocated budget for this project due to price escalation of construction materials and labour as well as higher inflation. The shortfall of approximately \$440,000 is recommended to be supplemented by the electrical buss duct sub-project at Coliseum Complex with an available budget. Therefore, the recommended construction price of \$1,956,139.00 is within the available budget including supplementary funding as described above.

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 Chair of the Board 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