

REPORT FOR ACTION

Elevators Modernization at Enercare Centre and Beanfield Centre

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 CEE Elevator Service Ltd. ("CEE") of Ajax, Ontario for the modernization of elevator #1 (west) at the Enercare Centre, and the main entrance elevator (north) at Beanfield Centre. The tender call was issued on May 31, 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.

To meet timelines for construction due to supply chain delivery challenges and operational needs, 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 approve the award of Contract No. 23-076-37638 (RFT No. EP107-2023) to CEE Elevator Service Ltd. of Ajax, Ontario for the modernization of elevator #1 (west) at Enercare Centre, and the main entrance elevator (north) at Beanfield Centre, in the amount of \$561,735.00 which includes a cash allowance of \$2,000.00 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.

DECISION HISTORY

The Exhibition Place 2022 – 2026 Strategic Plan has a goal to Solidify our Position as a Leading Convention and Event Space. Ensuring that our capital plan aligns with this initiative by modernizing building systems and components is a strategy to support this goal.

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

Energare Centre has five elevators that were manufactured and installed in 1996: Elevator #1 - West Kitchen; Elevator #2 - Management Offices; Elevator #3 - North Galleria; Elevator #4 - South Galleria; Elevator #5 - Heritage Court. Elevators #3, #4 and #5 were retrofitted in 2018-2020. Also, during the 2008-2009 major renovation of the Automotive Building (now Beanfield Centre), budget constraint did not allow for the retrofit of the elevators. The north-west elevator modernization at Beanfield Centre was complete in 2021-2022.

This tender recommends modernization of Elevator #1 (west kitchen, originally installed in 1996) at Energare Centre as well as main entrance elevator (north, originally installed in 1997) at Beanfield Centre. The work will include replacement of the control systems, hydraulic power units including new motors, corrosion protection, car operating panels and the installation of safety devices required by Code in conjunction with the modernization such as car door restrictors, two-way video communication, hoist way access switches, and the cab interior finishes to the Beanfield Centre main entrance elevator.

Tender Process

The tender for this contract was issued on May 31, 2023 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on June 26, 2023. Seven (7) bidders attended the mandatory site tour meeting, and only one (1) submission was received even after staff extended the submission deadline based on bidder request. The sole bid submitted was 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	Bid Price Received	Recommended Contract Price
CEE Elevator Services Ltd.	\$ 561,735.00	\$ 561,735.00

The construction budget for this project is under the Enercare Centre and Beanfield Centre elevator replacement projects with an available funding of \$385,000. The shortfall of \$176,735 is recommended to be supplemented from ECC's associated mechanical/electrical sub-projects. Therefore, the recommended construction price of \$561,735.00 is within the available budget including supplementary funding as described above.

CEE Elevator Service Ltd. is a Canadian independent elevator and escalator company specializing in providing maintenance, repairs, modernization, and new construction services for all types of elevators and escalators since 1978. CEE completed elevator modernization projects for institutions such as Michael Garron Hospital and University of Toronto Mississauga Campus in the last two years. CEE Elevator Service Ltd. completed the modernization projects of Elevators #3, #4 and #5 at Enercare Centre and Northwest Elevator at Beanfield Centre in the last five (5) years, and presently has an elevator maintenance contract agreement with Exhibition Place. Both Capital and Purchasing staff have reviewed the sole bid submitted by CEE. Project consultant has also recommended to proceed with an award to CEE. Based on its experience with similar projects including at Exhibition Place, staff recommends awarding the contract to the lowest compliant bidder, CEE Elevator Service Ltd.

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