

REPORT FOR ACTION

Johnson Controls Metasys System Upgrade and VFD Integration at Enercare Centre

Date: April 11, 2024
To: The Board of Governors of Exhibition Place
From: Don Boyle, Chief Executive Officer
Wards: Ward 10 - Fort York-Spadina

SUMMARY

This report recommends approving a contract with Johnson Controls Canada LP ("Johnson") for the upgrade of existing HVAC control system (Building Automation System) and integration of Variable Frequency Drives (VFD) to optimize energy savings at the Enercare Centre.

The request for Quotation Call was issued on March 15, 2024 through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, and the recommendation is to award the contract to the lowest compliant bidder meeting requirements and specifications within the available budget.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-075-47521 (EPRFQ-2024-20138151) to Johnson Controls Canada LP for the Supply and Install of BAS Johnson Controls Metasys BACnet System N2 Upgrade and VFD Integration at Enercare Centre in the amount of \$376,360.00 which includes a cash allowance of \$15,000.00 but excludes HST; this being the lowest acceptable quotation submission received following the public request for quotation for the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place 2024 Capital Works State of Good Repair 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 Program and processes are adequately linked to our capital plan.

At its meeting of October 27, 2023, the Board approved the 2024 Capital Works Program budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EP6.1>

COMMENTS

Background

The existing N2 controllers currently operating throughout the Enercare Centre are obsolete. If any of these controllers fail, they need to be sent out to the Johnson Controls service center for repairs, which would result in a substantial amount of HVAC system downtime and impact with the operations and events as a result.

This upgrade is critical for maximizing energy efficiency, indoor air quality, and all other aspects of “green” buildings. It will allow a quick and easy turnaround time for parts going forward, as the system will be BACnet compatible with stocked replacement parts readily available. BACnet communication protocol is and will continue to be the future of building automation control systems. It is the most widely used protocol in many industries; for applications such as HVAC, lighting control, access control, fire detection systems and various associated building equipment.

The purpose of Part 1 of this RFQ is to supply and install a new Johnson Controls Metasys® BACnet system upgrade for the identified N2 based field controllers. The objective of Part 2 of this RFQ is to integrate thirty (30) new VFDs which are currently being installed by a third-party contractor for Supply Fans 1 to 15 and Return Fans 1 to 15 at the Enercare Centre.

Request for Quotation Process

The Request for Quotation for this contract was issued on March 15, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 2, 2024. One (1) bidder attended the mandatory site tour meeting, and one (1) submission was received, which 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
Johnson Controls Canada LP	\$376,360.00	\$376,360.00

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, Johnson Controls. Also, cost to replace existing Johnson Control System with a new system will be significantly higher hence, staff recommends upgrade instead of replacement.

The recommended construction price of \$376,360.00 will be funded from the approved 2024 State of Good Repair Capital Budget.

Johnson Controls Canada LP is the owner of the Metasys brand for Building Automation Systems. Only Johnson Controls Canada LP is authorized to provide service, support and upgrades of hardware and software for the Metasys system in the Greater Toronto Area. Johnson Controls Canada LP has completed several similar projects for clients such as Rogers Centre, Cadillac Fairview, and Sunnybrook Health Sciences, meeting all tender requirements including those of qualification and experience.

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