

REPORT FOR ACTION

Carpet Replacement for Beanfield 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 Shoreway Flooring Ltd ("Shoreway") for the rehabilitation of carpet supply and installation within Beanfield Centre 2nd Floor Corridor and Meeting Rooms.

The Tender was issued on April 2, 2024 through the Board architecture and interior design consultant NORR Architects & Engineers ("NORR"), and the recommendation is to award the contract to the best overall bidder meeting Tender requirements and specifications.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the Tender award to Shoreway Flooring Ltd ("Shoreway") for the supply and installation of carpet within the Beanfield Centre 2nd Floor Corridor and Meeting Rooms in the amount of \$420,402.00 which includes an inventory/stock allowance of five (5) percent but excludes HST; this being the best overall acceptable submission received.

FINANCIAL IMPACT

The cost for this project including labour, and associated charges will be a capital investment of approximately \$420,402.00. The Board will amortize the cost over the useful life of the new carpet and incur an annual depreciation (noncash) expense in its operating results starting in 2024.

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.

City Council at its meeting of December 11, 12, 13 and 14, 2007 approved the overall Conference Centre capital budget to renovate the former Automotive Building.
<https://www.toronto.ca/legdocs/mmis/2008/ex/bgrd/backgroundfile-13240.pdf>

COMMENTS

Tender Process

Submissions to bid were requested through the Board Architecture and Interior Design Consultant ("NORR") and three (3) bids were received.

Proposal Evaluation

NORR, along with Exhibition Place staff conduct the evaluation of Proposals in the following criteria and scores:

Proposed Carpet Concept - 30 points
LEED Compliance - 10 points
Maintenance Information - 5 points
Performance, Quality Assurance & Warranty - 20 points
Manufacture Interview - 4 points
Qualifications - Installation Experience - 3 points
Qualifications - Manufacturer - 3 points
Price - 25 points

Pricing was based on Carpet Supply Only, Dealer Mark-Up (10%), Removal and Disposal, Delivery & Installation (including freight if applicable), Total Other (ie. Adhesiane – 5% of extra stock of each colour for Exhibition Place inventory for future repairs.

LEED & BEANFIELD CENTRE GREEN CLEANING REQUIREMENTS

All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All adhesives and sealants shall have a VOC content to meet or exceed the current VOC contents limit of South Coast Air Quality Management District (SCAQMD) Rule #1168, or sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulations 8, Rule 51 All Aerosol adhesives shall comply with the requirements Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

Background

This project is essential to maintain the Beanfield Centre as a major event facility. The carpets were installed in October 2009 when the former Automotive Building was renovated at a cost of approximately \$52.0 million and are covered in patterned carpet tile flooring. There are localized pilling, and wear and tear due to age and foot traffic during events and has served its useful life and therefore in need of replacement.

Considering Beanfield Centre is an important source of revenue from the events such as galas, conventions, conferences, socials, and meetings, it is important to maintain aesthetics and competitiveness among other large Convention Centers. Hence staff recommends replacement of carpet.

Shaw is the original carpet manufacturer in 2009 and they are selected as the current manufacturer. Also, Shoreway was the original carpet installer in 2009 when the renovated conference centre open for business.

Both the Board Consultant and staff have reviewed the bids and based on its safety record and experience with similar projects and similar environments to that of the conference centre, staff recommends award of the contract to the best overall submission from Shoreway.

Shoreway Flooring Ltd

Shoreway was founded in 1974 by Cesare Chiesa and a partner. It was then solely taken over by Cesare Chiesa in 1988 and is legally bound to union local 27. It started with only 2 employees and as of today has 4 management and 15 on site unionized employees consisting of skilled journeymen and apprentices.

They have made a strong presence in the business market and are continuously striving to offer the best to their customers.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer