

REPORT FOR ACTION

Relocation and Upgrade of IT Rooms at the Enercare Centre

Date: April 22, 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 CMS Electrical Group Ltd. ("CMS") for the relocation and upgrade of IT rooms at the Enercare Centre. The tender call was issued on January 3, 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 tender requirements and specifications within the available budget.

This project is time sensitive to meet stakeholders and operational requirements, the network equipment is becoming obsolete, the infrastructure is becoming inadequate to support the changing technology requirements, and the scope of work must be completed between events in a live environment while maintaining connectivity to events. The Chair of the Board in consultation with the CEO of Exhibition Place approved this contract award on February 29, 2024, 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 concur with the action taken by the Chair of the Board and the Chief Executive Officer in approving the award of Contract No. 24-075-47523 (RFT No. EP101-2024) to CMS Electrical Group Ltd. for the relocation and upgrade of IT rooms at the Enercare Centre in the amount of \$1,384,369.00 which includes a cash allowance of \$15,000.00 but excludes HST; this being the lowest acceptable tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place 2024 Capital Works State of Good Repair Program.

There are two funding sources, for IT related scope, \$475,000 being allocated from the Fibre Optic and Communication Infrastructure budget and for the Electrical Power and Renovations scope, \$909,369 being allocated from the Electrical Infrastructure Upgrades for a total of \$1,384,369.

DECISION HISTORY

The Exhibition Place 2022-2026 Strategic Plan has identified Protecting and Spotighting 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>
<https://www.toronto.ca/legdocs/mmis/2023/ep/bgrd/backgroundfile-239958.pdf>
<https://www.toronto.ca/legdocs/mmis/2023/ep/bgrd/backgroundfile-239979.pdf>

COMMENTS

Background

Information Technology (IT) has been rapidly advancing since the Enercare Centre (formerly known as the National Trade Centre and the Direct Energy Centre) was constructed in 1997. The existing infrastructure and equipment have been upgraded periodically over the past twenty years, but the IT rooms are now in need of a major upgrade to keep the network systems updated and functional. The outdated ethernet, coaxial and fibre optic connections cannot provide the required reliable connectivity to staff, show clients, and tenants. In addition, the existing HVAC, electrical and fire suppression systems servicing the IT rooms where the equipment are housed are not up to the standards of current data centre requirements which is detrimental to the network equipment within.

Complete renovation of the space known as the Building Intelligence Room including static dissipative flooring, uninterruptable power supply for all critical equipment, two stage fire suppression system, redundant cooling for equipment racks and trunk cabling to all telecom rooms will allow for a robust network core that will provide reliable connectivity into the foreseeable future.

If the existing IT Rooms are not upgraded, it will lead to increased maintenance cost, network connection issues which could lead to loss of public interest and potential loss of tenants; loss of future revenue and equipment failure resulting in higher future capital restoration costs.

Tender Process

The tender for this contract was issued on January 3, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on January 25, 2024. Nine (9) bidders attended the mandatory site tour meeting, and two (2) submissions were received, both 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	Bid Price Received	Recommended Contract Price
CMS Electrical Group Ltd.	\$1,384,369.00	\$1,384,369.00
Computer Room Services Corporation	\$2,190,750.00	

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, CMS Electrical Group Ltd.

CMS has approximately 160 employees and has completed several similar critical time-sensitive infrastructure upgrade projects in the past three years for clients such as The Score, Metrolinx, and Polar Capital, meeting all tender requirements including those of qualification and experience. CMS has also recently been working on the various buildings lighting projects at Exhibition Place. The consultant has reviewed the bid prices and has also recommended to proceed with an award to CMS.

The recommended construction price of \$1,384,369.00 is available in the approved 2024 Capital budget. The funding for this project is recommended from multiple sources within the budget; a) fibre optic cable and communication infrastructure funding with an available construction budget of approximately \$475,000 and b) remaining \$909,369 is recommended to be funded from the underground high voltage electrical infrastructure budget.

The initial budget allocation of \$475,000 provided for the IT infrastructure, however, for efficiency and cost avoidance later the scope of work now includes HVAC, electrical and fire suppression systems as well due to its integral tie into the IT components. IT data rooms require modifications with electrical power and renovations to accommodate new IT equipment.

The original project budget of \$1.2 Million was established in early 2023 for the full scope of work. The lowest compliant bid exceeds the allocated budget for this project by

\$184,369 due to price escalation of construction materials and labour as well as higher inflation.

Due to the urgent nature of the work, the CEO of Exhibition Place requested the Chair of the Board to approve this tender report under the authority provided for in 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