

Lighting Upgrades on Exhibition Place Grounds

Date: May 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 Lighting Upgrades on Exhibition Place Grounds. The tender call was issued on April 18, 2024 through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, with three (3) submissions received and the recommendation is to award the contract to the lowest compliant bidder meeting tender requirements and specifications within the available budget.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-079-47913 (RFT No. EP106-2024) to CMS Electrical Group Ltd. for the Lighting Upgrades on Exhibition Place Grounds in the amount of \$1,588,846.00 which includes a cash allowance of \$10,000.00 and additional prices chosen as described below 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 City 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

Most of the existing exterior lighting throughout Exhibition Place use obsolete components, which requires extensive work to maintain, and overdue for replacement. In 2023, a lighting assessment was completed which identified numerous opportunities to improve lighting in general and light levels. Light levels in many areas are not sufficient for safety and security, providing adequate lighting in public areas will create a safe and inviting environment for guests and the general public.

The Lighting Study had also recommended replacement and addition of façade lighting for the Horse Palace and Coliseum Complex to accent the architectural features. This project also incorporates the renewal of façade lighting with the intention of highlighting the historic significance.

The advances in technology of LED lighting make it attractive to replace current metal halide, high pressure sodium and fluorescent lighting with LED lighting systems. LED lighting is about 40% more energy efficient when compared with metal halide, high pressure sodium and fluorescent fixtures. 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 these lamps within the next few years.

Tender Process

The tender for this contract was issued on April 18, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on May 10, 2024. Ten (10) bidders attended the mandatory site tour meeting, and three (3) submissions were received, all 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	Additional Prices	Recommended Contract Price
CMS Electrical Group Ltd.	\$1,249,409.00	\$339,437.00	\$1,588,846.00
Kudlak-Baird (1982) Limited	\$1,449,773.58	\$461,781.00	
Rogol Electric Company Limited	\$1,748,200.00	\$545,000.00	

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.

The additional prices included are for the following items in Appendix II of the bid documents:

- Better Living Centre: Replace existing HID cluster pole fixtures (approx. 5 fixtures per pole) with LED globe lights to match existing style.
- South Pathway (from Ontario Drive to New Brunswick Way) Option 1: Replace existing “flagpoles” lighting fixture and pole with new LED fixture and pole. Reuse existing concrete base and conduit/wiring.
- Coca Cola Coliseum Facade lighting on Manitoba Drive: Install LED flood light fixtures on existing concrete light poles along Manitoba Drive comes with colour changing capabilities and DMX control and accessories. Include all underground infrastructure and provide communications wiring to suit. Replace existing HID wall pack fixtures with LED fixtures for Coca-Cola Coliseum North Facade. New DMX controllers to be located in the closest Electrical Room in West Annex

The recommended construction price of \$1,588,846.00 will be funded from the approved 2024 State of Good Repair Capital Budget.

CMS has approximately 160 employees and has completed several similar lighting 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. CMS has also recently completed the various buildings lighting project at Exhibition Place and are also currently working on the relocation and upgrade of IT rooms at the Enercare Centre project. The consultant Studio TLA has reviewed the bid prices and has also recommended to proceed with an award to CMS.

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