

REPORT FOR ACTION

Beanfield Centre Ballroom Lighting Upgrade

Date: October 4, 2024

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends approving a contract with Trade Electrical Contractors Inc. ("Trade Electrical") for the Beanfield Centre ballroom lighting upgrade. The tender call was issued on June 17, 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.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-085-48553 (RFT No. EP107-2024) to Trade Electrical Contractors Inc. for Beanfield Centre ballroom lighting upgrade in the amount of \$405,600.00 which includes a cash allowance of \$20,000.00 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.

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

Existing light fixtures in the Beanfield Centre ballroom was installed in October 2009 and use obsolete components and replacement parts which are no longer available. When fixtures fail, they require custom retrofit kits for the repair which is very expensive. The colour changing feature wall lighting uses a proprietary control system which needs to be reset frequently, if the server fails there are limited options for repair due to age of the operating system.

The advances in technology of LED lighting make it attractive to replace fluorescent lighting with LED lighting systems. LED lighting is about 40% more energy efficient when compared with 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 all lamps required throughout the Beanfield Centre within the next few years.

As an added feature, with the advancement of energy efficient LED technology, integration of more flexible control options comes at no extra cost. Together with the technology of new energy control systems, the lighting will have greater productivity and effectiveness for in-house staff servicing the events, as well as increased flexibility to tailor the lighting to the requirements of various events, exhibitors, and clients.

Tender Process

The tender for this contract was issued on June 17, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on July 12, 2024. Six (6) bidders attended the mandatory site tour meeting, and three (3) submissions were received, all of which were compliant with the tender requirements. The compliant 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
Trade Electrical Contractors Inc.	\$405,600.00	\$405,600.00
Rogol Electric Company Limited	\$519,000.00	
C.M.S. Electrical Group Ltd.	\$549,369.00	

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, Trade Electrical.

The recommended construction price of \$405,600.00 will be funded from the approved 2024 State-of-Good-Repair Capital budget.

Trade Electrical has been in business for 34 years. It is a mid size company with annual work value of approximately twelve million dollars. Trade Electrical has completed several similar lighting projects in the past three years such as Aritzia Distribution Centre and Kingsway College on budget and on schedule. Trade Electrical meets 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