

REPORT FOR ACTION

High Voltage Feeders A32T and A33T Replacement

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 Black & McDonald Limited for the replacement of high voltage feeders (cables) A32T and A33T. The tender call was issued on July 10, 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 in meeting stakeholders and operational requirements. The existing underground electrical infrastructure is over 70 years old and requires replacement. This project is part of a program that started three years ago to address unanticipated power outages and failures caused by obsolete underground electrical infrastructure.

The Chair of the Board, in consultation with the Chief Executive Officer of Exhibition Place, approved this contract award on September 18, 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. 24-096-49665 (RFT No. EP108-2024) to Black & McDonald Limited for the replacement of high voltage feeders A32T and A33T in the amount of \$895,645.21 which includes a cash allowance of \$100,000.00 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

Exhibition Place is a 192-acre multi-use entertainment campus. Exhibition Place owns the electrical power distribution system for the grounds. The main power distribution system constitutes parallel sets of 13,800-volt and 4,160-volt underground cable runs. The system is composed of 34 substations with over 60 transformers, 136 switchgear cells, 78 cable chambers, 6214 meters of duct banks, and over 12,500 metres of high voltage cable. In addition, hundreds of kilometres of underground cables are servicing various 120/208V and 600V equipment.

Over the last two years, several unanticipated power failures have severely impacted the businesses of Exhibition Place shows and tenants due to this aging infrastructure. The consequences of these electrical interruptions resulted in forced evacuations of buildings, early termination of events, lost revenue, and staff inability to access the work site.

Most underground cables throughout Exhibition Place are over 70 years old and beyond acceptable functional lifespan. These cables are the source of primary electrical power and life safety services to the buildings on the grounds, as well as street, park, and parking lot lighting. The rate of ground fault, splice, and cable failures is increasing. The electrical power supply is lost to the buildings and services when these faults occur. As a result, Exhibition Place may be unable to provide a consistent, reliable service to events, stakeholders, tenants, and the public.

The extensive work required to replace all the underground cables throughout the grounds and the coordinated outages needed to facilitate this work means this project will be implemented in phases over several years. The rerouting and replacement of sections of cables A32T and A33T from the Tornado substation to the World substation

and its upgrades; the Dufferin substation relocation to the Tri-Service substation and associated cable replacement have been completed in the last two years.

This phase of the project involves replacing the remaining PILC (shielded) cable sections for high voltage feeders A32T and A33T with XLPE (upgraded shielding) type, significantly improving the reliability of power supply to all buildings connected to these feeders. The XLPE cable has already been procured for this phase.

Tender Process

The tender for this contract was issued on July 10, 2024, through the Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System and closed on August 6, 2024. Six (6) bidders attended the mandatory site tour meeting, and two (2) submissions were received, both 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
Black & McDonald Limited	\$895,649.31	\$895,649.31
Aecon Utilities Inc.	\$906,137.13	

The lowest compliant bidder, Black & McDonald Limited, meets all tender requirements, including those of qualification and experience. Staff have reviewed the bids and based on its safety record and experience with similar projects, staff recommends awarding the contract to Black & McDonald Limited.

The recommended construction price of \$895,649.31 will be funded from the approved 2024 State-of-Good-Repair Capital Budget.

Due to the urgent nature of the work, the Chief Executive Officer 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 to supply 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