

REPORT FOR ACTION

Renovations within the Security Control Room

Date: October 7, 2024

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: All

SUMMARY

This report recommends approving a contract with BDA Inc. for the renovations within the Security Office. The tender for this contract was originally issued on July 25, 2024 and closed on August 14, 2024; however no compliant bidder was received. The tender was re-issued on September 9, 2024 through the 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.

The Security Control Room at the General Services Building requires upgrades to its interior space, communication, electrical and HVAC systems, as well as installation of new furniture and screen monitors complete with security control connections.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-074-47447 (RFT No. EP110-2024) to BDA Inc. of Toronto for the renovations with the Security Control Room Office areas in the amount of \$672,100.00 which includes a cash allowance of \$10,000.00 but excludes HST; this being the lowest compliant 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

The Security Control Room at the General Services Building needs upgrades to its interior space, communication, electrical and HVAC systems, as well as installation of new furniture and screen monitors complete with security control connections.

The renovation is planned in two phases: Phase 1 will convert the current Wind Boardroom into a swing space (temporary security control room) where security operations will be moving into until renovations are complete within the existing control room, and Phase 2 involves renovations of the existing control room and the moving control room back in place at the end of the Phase 2. Operations of the Security Control Room will be maintained during all construction activities.

Tender Process

The tender for this contract was originally issued on July 25, 2024 and closed on August 14, 2024. No compliant bid was received at the conclusion of the original tendering process. The tender was re-issued on September 9, 2024 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on October 3, 2024. Three (3) bidders attended the mandatory site tour meeting, and three (3) submissions were received, two (2) of which were compliant with the tender requirements. The compliant bidder's 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
BDA Inc.	\$672,100.00	\$672,100.00
Area Construction Inc.	\$742,755.58	
*Trans Canada Construction	*Non-Compliant	

*Non-compliant - did not meet tender submission and qualification requirements.

The lowest compliant bidder, BDA Inc., 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 recommend awarding the contract to BDA Inc.

BDA Inc. has been in business for twenty-seven (27) years under the same owners. Wallace Brown Daniels Inc., which was formed in 1997. The name changed to Brown Daniels Associates Inc in 1999, and in 2017 Brown Daniels Associates Inc. was shortened to BDA Inc. Their key areas of work include commercial and institutional projects such as both private and government offices, educational facilities, hospitals, long-term care facilities, and retail space. Some of its referenced projects include Maple Leaf Property Management Shared Service Interior fit-up and Department of National Defence (DND) Recruitment Centre fit-up. BDA Inc. has also completed various salon renovations projects for Exhibition Place in prior years and staff have been very satisfied with their performance.

The recommended construction price of \$672,100.00 will be funded from the approved 2024 State-of-Good-Repair Capital Budget.

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.

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SIGNATURE

Don Boyle
Chief Executive Officer