

REPORT FOR ACTION

Emergency Generator Replacement at the General Services Building

Date: April 10, 2025
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 Superior Boiler Works and Welding Limited ("Superior") for the Emergency Generator Replacement at General Services Building. The tender for this contract was issued on January 17, 2025, 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 as delivery of a generator takes a long time and it is critical to meet operational requirements. The existing generator is a portable unit meant for temporary use and is unable to provide sufficient backup power for the building load.

The Chair of the Board in consultation with the CEO of Exhibition Place approved this contract award on February 27, 2025, 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 and the Chief Executive Officer on February 27, 2025 in approving the award of Contract No. 25-075-57521 (RFT No. EP101-2025) to Superior Boiler Works and Welding Limited for the Emergency Generator Replacement at General Services Building in the amount of \$694,786.00 which includes a cash allowance of \$100,000.00 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 2025 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 18, 2024, the Board approved the 2025 Capital Works Program budget. On February 12th, City Council also approved Exhibition Place's 2025 Capital Budget without amendments.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EP13.3>

COMMENTS

Background

The General Services Building's emergency generator is a critical component in ensuring the safety and functionality of the facility during power outages. The existing generator is a portable unit, not intended for permanent emergency backup and its capacity is insufficient to provide backup power for the entire building's load. This inadequacy poses a significant risk to the Grounds Operations, especially considering there are critical services located in the building; 24/7 Security Control Center, Radio Communication Network, IT, Facility Operations, and other critical infrastructure. The inability to maintain power during outages could compromise communication network, security services, IT data integrity, and essential operations services.

Replacing the existing generator with a new, larger, more efficient model is essential to guarantee uninterrupted power supply during emergencies. Modern generators offer enhanced reliability, fuel efficiency and lower emissions, aligning with current environmental standards. Additionally, a new generator would reduce the risk of unexpected failures, ensuring that critical systems remain operational and that the building complies with safety regulations. The investment in a new generator would also likely result in long-term cost savings due to reduced maintenance and fuel costs.

The process of replacing the emergency generator involves several key steps, including the selection of a suitable model, professional installation, and thorough testing to ensure seamless integration with the building's existing systems. This proactive approach will not only enhance the building's resilience during power outages but also provides peace of mind to occupants and stakeholders.

Tender Process

The tender for this contract was issued on January 17, 2025 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on February 10, 2025. Fifteen (15) bidders attended the mandatory site tour meeting, and four (4) submissions were received, three 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
Superior Boiler Works and Welding Ltd.	\$694,786.00	\$694,786.00
MultiTech Trades Corp.	\$857,500.00	
Bird Infrastructure Ltd.	\$809,868.00	
Trade Electrical Contractors Inc.	*Non-Compliant	

*Non-Compliant - did not meet tender submission and qualification requirements

The lowest compliant bidder, Superior meets or exceeds 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 award of the contract to Superior.

Superior has approximately 120 employees and has been providing mechanical, electrical, and HVAC contracting services for over 60 years. They have completed several similar large-scale and time-sensitive generator replacement projects in the past five years for clients such as Toronto Community Housing, Enbridge, and Brant Community Healthcare. They have also successfully completed a similar project at Exhibition Place as recently as 2024; replacement of emergency generators at the Horse Palace and Mid-Arch.

The recommended construction price of \$694,786.00 will be funded from the approved 2025 State of Good Repair Capital Budget.

Due to the urgent nature of the work, the CEO of Exhibition Place requested the Chair of the Board 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

Mark Goss, General Manager, Operations, 416-263-3660, mgoss@explace.on.ca

Prashant Bhalja, Director, Capital Works, 416-263-3670, pbhalja@explace.on.ca

SIGNATURE

Don Boyle
Chief Executive Officer