

High Voltage Feeders A34T and A35T West Replacement at Exhibition Place

Date: April 11, 2025
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 of Scarborough, Ontario, for the replacement of high voltage feeders (cables) A34T and A35T. The tender for this contract was issued on March 20, 2025, through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, with two (2) submissions received 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 replacement program that started three years ago to address unanticipated power outages and failures caused by obsolete underground electrical infrastructure.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 26-096-59665 (RFT No. EP107-2025) to Black & McDonald Limited, for the replacement of high voltage feeders (cables) A34T and A35T West in the amount of \$1,481,136.57 which includes a cash allowance of \$50,000.00 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 has also approved Exhibition Place's 2025 Capital Budget without amendments.

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

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 three 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 could result 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 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 PILC (shielded) cable sections for high voltage feeders A34T and A35T 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. Installation of new duct banks and manholes to reroute the high voltage cables around the Better Living Centre is also included as part of this project to mitigate risks involved with replacement of the existing cables in the crawlspace of the Better Living Centre.

Tender Process

The tender for this contract was issued on March 20, 2025 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 8, 2025. Four (4) bidders attended the mandatory site tour meeting, and two (2) submissions were received, one of which was compliant with the tender requirements. The compliant bidders' price submission, excluding HST, is shown in the following Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Adjusted Base Bid Price	Recommended Contract Price
Black & McDonald Limited	\$1,479,386.57	* \$1,481,136.57	\$1,481,136.57
Clearway Utilities Inc.	** Non-Compliant		

*Adjusted due to mathematical/transposing error in bid pricing form

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

The lowest compliant bidder, Black & McDonald Limited 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 Black & McDonald Limited. The *Board* consultant has also reviewed the bid submission and recommended to proceed with an award to Black & McDonald Limited.

Black & McDonald Limited has over 6,500 employees and has been providing electrical and infrastructure contracting services for over 100 years. They have completed several similar large-scale and time-sensitive high voltage cable replacement projects in the past five years for clients such as Toronto Hydro and Hydro One. They have also successfully completed a similar project at Exhibition Place as recently as 2024 for the replacement of high voltage cables A32T and A33T from the Automotive Building to the General Services Building.

The recommended construction price of \$1,481,136.57 will be funded from the approved Exhibition Place 2025 Capital Works State of Good Repair Program.

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
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