

REPORT FOR ACTION

Horse Palace Riding Ring Upgrade

Date: April 10, 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 Greenspace Construction Inc. ("Greenspace") for the Horse Palace Riding Ring Upgrade at the Horse Palace Building. The tender for this contract was issued on February 28, 2025, through the Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, and the recommendation is to award the contract to the only compliant bidder meeting tender requirements and specifications within the available budget.

This project is time sensitive as the horse-riding ring is heavily used throughout the year and scheduling the work well in advance is critical to successful project completion. The sooner a contractor is engaged, the sooner the work can be planned and implemented.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 24-080-48060 (RFT No. EP102-2025) to Greenspace Construction Inc. for the Horse Palace Riding Ring Upgrade at the Horse Palace Building in the amount of \$463,443.76 which includes a cash allowance of \$15,000.00 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 12, 2025, 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

The Horse Palace at Exhibition Place is due for an upgrade to its horse-riding ring, a much-needed refurbishment after 26 years of continuous use since the last upgrade. This renovation project aims to enhance the facility's functionality, safety, and overall experience for both riders and horses.

The Horse Palace, a historic and iconic structure at Exhibition Place, has been a central hub for equestrian activities for decades. The horse-riding ring, in particular, has seen heavy use over the years, hosting numerous events, training sessions, and recreational riding. Given its extensive use, the ring's condition has naturally deteriorated, necessitating a comprehensive upgrade to maintain its standards and ensure the safety and comfort of its users.

The refurbishment project will address several key areas. First, the existing fence barrier surrounding the ring will be replaced. The current fence has become worn and outdated, no longer providing the necessary security and safety for both horses and riders. The new fence will offering better durability and stability.

Structural steel repairs are also a crucial component of the project. Over time, the steel structures supporting the riding ring in localized areas have experienced wear and tear. These repairs will ensure the integrity of the facility, addressing any issues related to rust, corrosion, or structural weaknesses that could compromise the safety of users.

Additionally, the entire riding ring will undergo a fresh coat of paint, improving its appearance and providing protective coating to prevent further damage from weather exposure. This aesthetic upgrade will contribute to a more pleasant environment for both participants and spectators.

Finally, one of the most significant improvements will be the installation of new, high-quality footing materials. The current footing does not provide for optimal conditions for riding, and the new materials will offer new drainage, superior traction, and shock absorption, promoting the safety and comfort of both horses and riders.

The proposed renovation of the horse-riding ring at the Horse Palace is a crucial investment in maintaining the facility's high standards and ensuring it continues to serve the equestrian community effectively. With a focus on safety, functionality, and aesthetics, this upgrade will enhance the experience for all users and solidify the Horse Palace's reputation as a key equestrian venue essential to Exhibition Place's business operations.

Tender Process

The tender for this contract was issued on February 28, 2025 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on March 20, 2025. Five (5) bidders attended the mandatory site tour meeting, and one (1) submission was received, which was compliant with the tender requirements. The compliant bidders price submission, excluding HST, is as shown in the following Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price
Greenspace Construction Inc.	\$463,443.76	\$463,443.76

The lowest and only compliant bidder, Greenspace meets or exceeds all tender requirements including those of qualification and experience. Staff and the consultant have reviewed the bids and based on Greenspace Construction Inc.'s safety record and experience with related projects, both staff and consultant recommend awarding the contract to Greenspace.

Greenspace operates under a corporate structure in Toronto and has approximately 35 full-time employees and has been providing civil and landscape contracting services for 16+ years. They have completed several relevant and time-sensitive civil projects in the past five years for clients such as the City of Mississauga, City of Burlington, Niagara Region, Halton Region and the RCMP.

The recommended construction price of \$463,443.76 excluding HST 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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