

REPORT FOR ACTION

HVAC Upgrades 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 - Spadina-Fort York

SUMMARY

This report recommends approving a contract with Bird Infrastructure Ltd. ("Bird") for the HVAC Upgrades at the General Services Building. The tender for this contract was issued on March 12, 2025, through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, with five (5) 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 as delivery of the HVAC equipment has a long delivery time and it is critical for ongoing event and operational requirements. The existing HVAC unit is past its useful service life and replacement is needed to ensure continued operations into the future as well as provide central cooling to new office spaces.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 25-091-59156 (RFT No. EP104-2025) to Bird Infrastructure Ltd. for the HVAC Upgrades at the General Services Building in the amount of \$669,868.00 which includes a cash allowance of \$20,000.00 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 proposed project at the General Services Building at Exhibition Place involves the replacement of the aging HVAC rooftop unit with two new air source heat pump units that currently serve the 2nd floor. The current HVAC system is outdated and inefficient, requiring an upgrade to improve energy efficiency, comfort, reliability within the building and expanded coverage. The new air source heat pumps will provide both heating and cooling capabilities, offering a more sustainable and cost-effective solution compared to traditional systems.

As part of the upgrade, all existing ductworks will be replaced to ensure optimal airflow and efficiency with the new heat pumps. The ductwork is carefully designed to meet the specific needs of the building, ensuring consistent climate control throughout the facility.

Additionally, the project includes the installation of new controls to enable precise monitoring and management of the heating and cooling systems. These advanced controls will allow for better energy management, reducing the overall operating costs while maintaining a comfortable environment for building occupants.

The work is expected to be carried out with minimal disruption to the daily operations of the building. The installation of the new heat pumps and associated components will take place during a carefully planned timeline, with attention to safety and project efficiency.

Once completed, the upgraded HVAC system will enhance the building's sustainability by reducing energy consumption and carbon footprint. This modernization aligns with current trends in energy-efficient building management and supports Exhibition Place's commitment to maintaining a high standard of operational excellence.

Tender Process

The tender for this contract was issued on March 12, 2025 through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on March 31, 2025. Five (5) bidders attended the mandatory site tour meeting, and five (5) 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
Bird Infrastructure Ltd.	\$669,868.00	\$669,868.00
Servocraft Limited	\$710,000.00	
Vanguard Mechanical	\$774,500.00	
Ainsworth	*Non-Compliant	
LCD Mechanical	*Non-Compliant	

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

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

Bird is located in Newmarket, Ontario and has approximately 200 employees and has been providing mechanical and HVAC contracting services for 54 years. They have completed several similar large-scale and time-sensitive HVAC replacement projects in the past five years for clients such as City of Toronto, City of Mississauga, Queens University, University of Toronto, Town of Newmarket, and Infrastructure of Ontario. They have also successfully completed a similar project at Exhibition Place in 2020; replacement of Enercare Centre chiller.

The recommended construction price of \$669,868.00 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.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer