

REPORT FOR ACTION

Freight Elevator Modernization and Machine Room Structural Rehabilitation at the Automotive Building

Date: May 30, 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 CEE Elevator Service Ltd. ("CEE") for the freight elevator modernization and machine room structural rehabilitation at the Automotive 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, 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 the supply chain for elevators is a long delivery item and the machine room requires significant structural repairs before the elevator can be installed. The existing elevator and machine room is currently out of service.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 25-085-58550 (RFT No. EP103-2025) to CEE Elevator Service Ltd. of Ajax, Ontario for the freight elevator modernization and machine room structural rehabilitation at the Automotive Building in the amount of \$788,100.00 which includes a cash allowance of \$25,000.00 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

The freight elevator #19 at the Automotive Building with an original installation year of 1981, has been non-operational due to flooding from the nearby drain into its machine room.

The proposed project involves extensive structural rehabilitations of the elevator machine room and modernization of the existing freight elevator. Currently, the machine room is in deteriorated condition, exhibiting delaminated and spalled concrete, which has been further compromised by signs of water infiltration. Additionally, localized reinforcing steel within the structure is exposed and corroded, posing significant safety concerns. In response, the machine room has been temporarily shored up, as recommended by the engineers, to ensure the safety of personnel and equipment until rehabilitation work is complete.

The project aims to restore the integrity of the machine room by addressing the concrete deterioration, water infiltration, and corrosion of the reinforcing steel. This will involve repairing and reinforcing the structure, including replacing any compromised materials and implementing long-term waterproofing solutions to prevent future damage. The nearby drainage system and their sump pump upgrades are included in the project scope to mitigate water infiltration into the elevator pit and the machine room. Objective is to bring the machine room back to a safe, and functional condition, ensuring compliance with the building code and standards.

In addition to the structural repairs, the project also includes modernization of the existing freight elevator, which has far exceeded its useful service life and no longer meets the building's operational demands. The modernization work will include replacement of the control systems, hydraulic power units including new motors, car operating panels and the installation of safety devices as required by TSSA.

Overall, this project will significantly improve safety, reliability, and functionality of the elevator system, and restore the integrity of the machine room at the Automotive Building.

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 April 8, 2025. Three (3) bidders attended the mandatory site tour meeting, and one (1) submission was received, which was compliant with the tender requirements. The compliant bidder(s) price submission, excluding HST, is as shown in the following Table1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price
CEE Elevator Service Ltd.	\$788,100.00	\$788,100.00

The lowest compliant bidder, CEE meets all tender requirements including those of qualification and experience. Staff and the consultant have reviewed the bid and based on CEE's safety record and experience with related projects, staff recommend awarding the contract to CEE.

CEE is a Canadian independent elevator and escalator company specializing in providing maintenance, repairs, modernization, and new construction services for all types of elevators and escalators since 1978. CEE completed elevator modernization projects for institutions such as Michael Garron Hospital and Toronto District School Board in the last two years. CEE has also completed modernization projects of various elevators at Enercare Centre and the Automotive Building in the last few years and presently has an elevator maintenance contract agreement with Exhibition Place. Staff and our project consultant have reviewed the sole bid submitted by CEE. Based on its experience with similar projects including at Exhibition Place, staff recommends awarding the contract to the lowest compliant bidder, CEE Elevator Service Ltd.

The recommended construction price of \$788,100.00 excluding HST will be funded from the approved 2025 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.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer