

Lighting Upgrade at the Princes' Gates and Automotive Building

Date: September 8, 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 Rogul Electric Company Limited ("Rogul") for the Lighting Upgrade at Princes' Gates and Automotive Building. The tender for this contract was issued on July 4, 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 to meet stakeholders and operational requirements, the lighting equipment is becoming obsolete, lead times for new lighting equipment is extensive, the existing system is only partially functional, and the scope of work must be completed between events.

The Chair of the Board in consultation with the Chief Executive Officer of Exhibition Place approve this contract award on August 6, 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 August 6, 2025 in approving the award of Contract No. 25-085-58552 (RFT No. EP110-2025) to Rogul Electric Company Limited for the Lighting Upgrade at Princes' Gates and Automotive Building in the amount of \$341,419.00 which includes a cash allowance of \$30,000.00 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 will be funded from both 2025 Operating and Capital Works State of Good Repair Program.

DECISION HISTORY

The Exhibition Place 2022-2026 Strategic Plan has identified Protecting and Spotighting 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 proposed coloured LED lighting upgrade project at the Automotive Building and Princes' Gates aims to revitalize and modernize the exterior lighting, addressing both functional and aesthetic needs. The project will replace all existing LED up lighting around the perimeter of the Automotive Building's façade, as well as the archway lighting at Princes' Gates. Currently, numerous lighting fixtures at the Automotive Building are either missing or at the end of their useful service life, while the existing lighting at Princes' Gates is obsolete and does not support a full colour spectrum for various lighting needs.

The upgrade will involve installing new LED fixtures capable of delivering a full range of colours. This will allow for dynamic lighting displays that can be customized for different events, seasons, or occasions, enhancing the visual appeal and vibrancy of both landmarks. The new lighting will improve the overall aesthetic experience, showcasing the buildings in a modern, eye-catching manner while highlighting their historical significance.

Additionally, the project includes the installation of advanced lighting controls that will enable more flexible and precise management of the lighting system. The new controls will allow for features such as colour-changing effects, dimming, scheduling, and remote operation, offering greater versatility in how the lighting is used for various events or public celebrations.

By replacing the outdated fixtures with modern energy-efficient fixtures, the project will also reduce energy consumption and lower maintenance costs. The proposed fixtures

have a longer lifespan and require less frequent replacement, making them a sustainable and cost-effective solution.

Overall, this lighting upgrade will enhance the visual impact and functionality of the Automotive Building and Princes' Gates while contributing to sustainability goals through reduced energy usage and lower operational costs.

Tender Process

The tender for this contract was issued on July 4, 2025, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on July 24, 2025. Seven (7) bidders attended the mandatory site tour meeting, and three (3) submissions were received, three (3) 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
Rogul Electric Company Limited	\$341,419.00	\$341,419.00
CMS Electrical Group LTD.	\$407,369.00	
Trade Electrical Contractors	\$419,680.89	

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

Rogul has been in business for 64 years and has completed several similar time-sensitive projects in the past three years for clients such as Orlando Corporation, Exhibition Place, and The City of Toronto, meeting all tender requirements including those of qualification and experience.

The recommended construction price of \$341,419.00 will be funded from both 2025 Operating and 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 to approve this tender report under the authority provided for under the Board Financial By-law 2-18, Article X.

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