

REPORT FOR ACTION

Structural, IT Infrastructure, and Electrical Upgrades at the Administration Building

Date: January 26, 2026
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 Ritestart Limited ("Ritestart") of Burlington, Ontario for the structural, IT infrastructure and electrical upgrades at the Administration Building (formerly Press Building). The tender for this contract was issued on November 28, 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 existing IT systems are at their end of the service life and the condition of the main floor structural framing is deficient posing a potential safety concern.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 25-092-59263 (RFT No. EP105-2025) to Ritestart Limited for the structural, IT infrastructure, and electrical upgrades at the Administration Building in the amount of \$649,900.00 which includes a cash allowance of \$10,000.00 but excludes HST; this being the sole 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 2026 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 31, 2025, the Board approved the 2026 Capital Works Program budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EP19.3>

COMMENTS

Background

This report seeks approval for essential capital upgrades at the Administration Building to address critical lifecycle deficiencies and structural risks.

The facility's current IT infrastructure managed by Exhibition Place including servers, switches, and network cabling has significantly exceeded its useful service life. To support these technological upgrades and electrical requirements, the project includes necessary electrical system improvements. Furthermore, while the IT room currently lacks dedicated environmental controls, this project will install a new, supplemental A/C unit to maintain temperature and humidity levels required to protect new hardware from thermal damage and ensure operational uptime.

In addition to the technology overhaul, the project addresses urgent building structural issues on the ground floor, where existing joists are sagging and no longer meet design capacity. The proposed works include structural reinforcement of these joists to restore building integrity and ensure compliance with safety standards.

Executing the structural repairs alongside the IT and electrical upgrades is a highly efficient approach, as it allows for coordinated access to building cavities. This integrated strategy minimizes overall project costs, reduces staff displacement, and secures the Administration Building as a functional, safe hub for the Canadian National Exhibition operations.

Tender Process

The tender for this contract was issued on November 28, 2025, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on January 22, 2026. Seven (7) 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 Table 1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Bid Price Received	Recommended Contract Price
Ritestart Limited	\$649,900.00	\$649,900.00

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

Ritestart is a privately owned, COR-certified General Contractor, Design-Builder, and Construction Manager, incorporated in 2015. They specialize in the delivery of complex construction and renovation projects across the Institutional, Commercial, and Industrial (ICI) sectors. Ritestart employs over 50 full-time professionals, including project managers, site superintendents, and dedicated Health & Safety personnel. Since incorporation, they have successfully delivered over 100 projects with a combined value exceeding \$100 million for municipal, post-secondary, cultural, justice, and healthcare clients across Ontario. Some of their latest projects were completed for clients such as University of Toronto, Ministry of Attorney General and Goderich Courthouse. Based on its experience with similar projects, staff recommends awarding the contract to the lowest compliant bidder.

The recommended construction price of \$649,900.00 excluding HST will be funded from the approved 2026 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