

REPORT FOR ACTION

Upgrade Salons 103, 105, 109, and 110 at the Enercare Centre

Date: March 31, 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 Century Group Inc. ("CGI") of Mississauga, Ontario for upgrades to Salons 103, 105, 109 and 110 at the Enercare Centre. The tender for this contract was issued on January 6, 2026 through the 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.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 25-076-57632 (RFT No. EP101-2026) to Century Group Inc. for the upgrades to Salons 103, 105, 109, and 110 at the Enercare Centre in the amount of \$1,366,078.15 which includes a cash allowance of \$20,000.00 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

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 31, 2025, the Board approved the 2026 Capital Works Program budget. On February 10, 2026, City Council also approved the Exhibition Place 2026 Capital budget without amendment.

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

COMMENTS

Background

Over the years, various renovation programs have been undertaken in different areas of the Enercare Centre to ensure the building meets evolving event industry standards and guest expectations. Despite these ongoing improvements, Salons 103, 105, 109, and 110 have not undergone significant upgrades for many years. As a result, these spaces currently have outdated finishes, aging millwork, and obsolete lighting and audio-visual (AV) systems. Their current condition does not align with the standards of a modern convention facility and reduces the marketability and versatility of these event spaces.

The Salons are heavily used for seminars, meetings, breakout sessions, corporate functions, and special events that run concurrently with large shows. Their functionality and visual appeal directly impact client satisfaction, rental opportunities, and the overall competitiveness of the Enercare Centre within Toronto's convention/event hosting market. To maintain Enercare Centre's position as a venue of choice, it is essential that these spaces reflect contemporary design, technology, and operational efficiency.

The purpose of this project is to modernize Salons 103, 105, 109, and 110 through a comprehensive refresh of interior finishes and integrated systems. These upgrades will enhance the user experience, improve operational performance, and preserve the overall competitiveness of the Enercare Centre.

Tender Process

The tender for this contract was issued on January 6, 2026, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on February 19, 2026. Twenty-two (22) potential bidders attended the mandatory site tour meeting, and seven (7) submissions were received, four (4) of which were 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	Additional Prices Included	Recommended Contract Price
Century Group Inc.	\$1,174,470.00	\$191,608.16	\$1,366,078.15
Ritestart Limited	\$1,313,100.00	\$149,400.00	
Black & McDonald Limited	\$1,445,500.00	\$288,636.00	
Martinway Contracting Ltd.	\$1,963,920.00	\$278,403.00	
<i>Alliance Verdi Civil</i>	*Non-compliant		
<i>BDA Inc.</i>	*Non-compliant		
<i>Constenix</i>	*Non-compliant		

*Non-compliant - did not meet tender qualification and experience requirements.

The lowest compliant bidder, Century Group Inc. (CGI), meets all tender requirements including those of qualification and experience. Staff and the consultant have reviewed the bid and based on CGI's safety record and experience with similar projects, staff recommend awarding the contract to Century Group Inc.

The additional prices included are for the following items chosen from Appendix II of the bid documents:

The additional prices included are for the following items chosen from Appendix II of the bid documents:

- Carpet Replacement in Salons 103 and 105 - \$67,093.39
- Ceiling Tile Replacement in Salons 103, 105, 109 and 110 - \$82,826.17
- Enhanced Capacity Audio Processor - \$31,947
- Projector Mounting Solution - \$9,741.60

Century Group Inc. (also known as CGI Constructors or CGI) is a Canadian construction management and general contracting firm founded in 1988. CGI is headquartered in Toronto, with regional offices across Canada. They render construction projects in various sectors including commercial, community infrastructure, healthcare, education, hospitality, and institutional buildings. With over 100 team members, CGI has completed many projects in the last 5 years with approximately \$72 million worth of projects in 2024 alone. The firm has obtained various awards including prime contractor award in the last few years. Some of their latest projects include Toronto City Hall East Tower modernization, Indigenous Centre for Innovation and Entrepreneurship (ICIE) Office fit-out, and University of Toronto Lash Miller Computer Lab renovation. Based on its experience with similar projects, staff recommends awarding the contract to the lowest compliant bidder, Century Group Inc.

The recommended construction price of \$1,366,078.15 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