



# Exhibition Place

14

September 14, 2016

**ACTION REQUIRED**

To: The Board of Governors of Exhibition Place

From: Dianne Young  
Chief Executive Officer

Subject: **2016 Capital Works Program – Tender Report  
New Chiller Installation at Enercare Centre  
Project No. 16-076-67606 Tender Call No. 169-2016**

## Summary:

This report seeks the Board's approval of a contract with Bird Mechanical Ltd. in the amount of \$2,199,789.00. The tender call for this contract was issued on July 21, 2016, through the City of Toronto Purchasing and Material Management Division and the recommendation is to award the contract to the lowest bidder meeting specifications within the available and proposed budget.

A Request for Proposal (RFP) process was issued through the City of Toronto Purchasing and Materials Management Division (PMMD) on July 21, 2016 seeking Proposals from qualified firms to provide a New Chiller Installation for Exhibition Place.

## Recommendation:

**It is recommended that the Board award Contract No. 16-076-67606 to Bird Mechanical Ltd. of Newmarket, Ontario for the New Chiller Installation at Enercare Centre in the amount of \$2,199,789.00, which includes a contingency of \$37,000.00, but excludes HST; this being the lowest tender received, on the terms and conditions outlined in subject report, and other such terms and conditions satisfactory to the CEO and the City Solicitor.**

## Financial Impact:

The financing for this project is included within the approved the 2016 Capital Works Program for the ECC Chiller Replacement and Maintenance.

## Decision History:

The Exhibition Place 2014 – 2016 Strategic Plan had an Infrastructure Goal to *sustain our public assets and rolling equipment* and as a Strategy to support this Goal we *develop a 10-year program to maintain our Class 'A' event space and improve our Class 'B' event space*.

## Issue Background:

This project is essential to maintain the Enercare Centre as a major tradeshow facility. The chillers are integral to the HVAC system for the building. Without its proper functioning, the building cannot be rented out and will violate the building code and operation standard.

The chillers in the Enercare Centre are nearly 20 years old. In 2014 a building assessment audit was undertaken and it was recommended the chillers are required to be overhauled or replaced. The chiller plant is located in the basement below the parking garage level, at the west end of the Enercare Centre.

The chilled water system consists of three 1250 ton centrifugal chillers and one 400 ton chiller for district energy installed in 2015. Each chiller is provided with a dedicated circulation pump of its own. The existing piping arrangement is such that only one pump can operate with a designated chiller. In case of failure of one component of chiller (pump or piping set), the entire set has to be taken off-line.

It is recommended in this replacement program for the installation of a new 1250 ton chiller and to provide a common chilled water supply and return header between the pumps and chillers with all pumps connected to a common header. This new pipe arrangement will allow operating any chiller with any pump for added redundancy and flexibility of the system, in case one is down for repair.

Comments:

The tender for this contract was issued on July 21, 2016 through the City of Toronto Purchasing and Material Management Division and Ms. Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on August 22, 2016. Eleven (11) bidders came to the mandatory Pre-Bid site tour and meeting. Only the following three (3) price submissions were received, excluding HST, are as shown in the following table:

<b>Tenderer</b>	<b>Tender Price Received</b>	<b>Recommended Contract Price</b>
<b>Bird Mechanical Ltd.</b>	<b>2,199,789.00</b>	<b>2,199,789.00</b>
W.S. Nicholls Construction Inc.	2,394,400.00	2,394,400.00
Superior Boiler Works & Welding Ltd.	2,521,375.00	2,521,375.00

The construction budget for this project is under the 2016 Capital Works Program main account #076 –ECC Replace Chillers with a construction budget of \$ 1,525,000. Further to this 2016 budget, an additional net construction budget of \$725,000.00 is proposed in the 2017 Capital Works Program. Therefore, the total construction budget funding would be \$2,250,000. The original submission of the lowest tender by Bird Mechanical Ltd. at \$2,199,789.00, which contains a contingency of \$37,000.00, is therefore within the existing and proposed budget together.

The lowest bidder, Bird Mechanical, at \$2,199,789.00 plus HST, is well known to our consultant – SNC-Lavalin Inc. as they have worked on several of SNC's projects. Bird Mechanical's annual value of business is estimated at \$25 million. It has undertaken many chiller and cooling tower projects over the past 15 years, such as the installation of a 2200 tons chiller; cooling towers and new pumps for the University of Toronto; and replacement of three 300 ton chillers and cooling towers in a City of Toronto critical services building which was completed in a phased manner that always had two chillers and two cooling towers operable. Bird Mechanical Ltd. was also the contractor for the installation of the Tri-Generation Plant for Exhibition Place in 2005-06.

This recommendation is contingent upon approval by the Office of the Deputy City Manager and CFO of the Surety Company proposed by the successful bidder for the supply of the bonding requirements and is also subject to the Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

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