



Exhibition Place

Item No. 8

ACTION REQUIRED

June 19, 2013

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Subject: **Tender Report – Salon 108 Renovation at
Direct Energy Centre (DEC) -Contract No. 13-076-37612**

Summary:

This report recommends approving a contract with Brown Daniels Associates Ltd. for the interior renovations, including new AV equipment, for Salon 108 at DEC. The tender call for this contract was issued on May 24, 2013 through the City of Toronto Purchasing Department and the recommendation is to award the contract to the lowest tender within the available budget.

Recommendations:

It is recommended that the Board award Contract No. 13-076-37612 to Brown Daniels Associates Ltd. for the renovation of Salon 108 at DEC in the amount of \$127,100, which includes a contingency of \$7,500, but excludes HST; this being the lowest tender received following the public tendering of the contract through the City of Toronto Purchasing Department.

Financial Impact:

The financing for this project is included within the approved Exhibition Place 2013 Capital Works Program under Direct Energy Centre as identified in the progress report.

Decision History:

The Exhibition Place 2009 – 2012 Strategic Plan had an Infrastructure Goal to *Sustain our public assets and rolling equipment* and as a Strategy to support this Goal we *worked with the City of Toronto to increase our state-of-good repair capital budget to address backlog.*

At its meeting of July 27, 2012, the Board approved of the 2013 Capital Works Program which was subsequently adopted by City Council at its meeting of January 14, 15 and 16, 2013.

Issue Background:

The 2006 Building Assessment of DEC along with the staff recommendations for the use and functional aspect of the building, proposed that the electrical and AV equipment in the salons needed to be replaced and/or upgraded as soon as possible in keeping with industry standards. Meeting rooms of all sizes suitable for varying number of people are in high demand for trade and consumer shows and better equipped meeting rooms will drive more sales/use.

Comments:

During the period of 2009-2011, under the assistance of Infrastructure Stimulus Fund Program major renovations were completed for Salons 105, 107 and 109. Salon 103 was completed last year under the regular Capital Program. Five (5) other salons (#101, 102, 106, 108 & 110) are left to be done. Design for Salons 108 and 110 was completed in 2012 and only funding for Salon 108 is the subject matter of this report.

The tender for this contract was issued on May 24, 2013 through the City of Toronto Purchasing Department and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on June 17, 2013. Six (6) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Base Tender Price	Recommended Contract Price
Brown Daniels Associates Ltd.	\$ 127,100.00	\$ 127,100.00
R-Chad General Contracting Inc.	\$ 140,500.00	
R.O.M. Contracting Inc. (o/a Ross Clair Contractor)	\$ 146,609.00	
Hart-Well Electric Company Ltd.	\$ 147,000.00	
M. J. Dixon Construction Ltd.	\$ 159,000.00	
Martinway Contracting Inc.	\$ 173,300.00	

The Budget for this project (construction costs, engineering fees and administration costs) is under the 2013 Capital Works Program under the main account #13-076 of DEC. The construction budget is estimated at \$118,500. The submission of the lowest tender by Brown Daniels Associates Ltd. of \$127,100 which contains a contingency of \$7,500 is therefore slightly above the construction budget of \$118,500 (by \$8,600). However, under the DEC budget of last year (#12-076) there is an \$11,000 surplus carried forward to 2013 from “Replace Damaged Sections of Movable Huffcore Wall”. Therefore, it is recommended that this surplus be used for the shortfall of \$8,600 of this salon renovation.

Under this contract for Salon 108, the main scope of work includes the addition of all audio and video presentation systems including high powered projection, audio voice lift with wireless microphone and interface for portable mixer as well as assistive listening for the hard-of-hearing. All systems are accessed via a control system with wall mounted touch panels together with any AV accessories and related electrical and architectural modifications. Due to the fact that Salon 108 has a partition in the middle that can separate the room into two for use by different clients at the same time; therefore, the AV equipment and projector costs are double compared to Salon 103. New carpet flooring is also included in this renovation work of Salon 108.

Brown Daniels Associates Ltd. has over 16 years of renovation experience in the primarily industrial, commercial and institutional construction. Its annual value of project ranges from \$17 million to \$25 million in the last five years. Its clients include York University, The Toronto Public Library, The Toronto Catholic School Board, Ontario Realty Corporations, and other levels of various governments and municipalities including City of Toronto. Brown Daniels Associates Ltd. is the prime contractor which completed Salon 103 renovation last year.

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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Submitted by:

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