



# Exhibition Place

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## Item No. 12

September 13, 2012

<b>ACTION REQUIRED</b>
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To: The Board of Governors of Exhibition Place

From: Dianne Young  
Chief Executive Officer

Subject: **Salons Renovation at Direct Energy Centre**  
**Salon 103 - Contract No. 12-076-27612**

### Summary:

This report recommends approving a contract with Brown Daniels Associates Ltd. for the interior renovations, including new AV equipment, of Salon 103 at Direct Energy Centre (DEC). The tender call for this contract was issued on August 3, 2012 through the City of Toronto Purchasing Department and the recommendation is to award the contract to the lowest acceptable tenderer within the available budget.

### Recommendation:

**It is recommended that the Board award Contract No. 12-076-27612 to Brown Daniels Associates Ltd. for the renovation of Salon 103 at DEC in the amount of \$102,300, which includes a contingency of \$15,000, but excludes HST; this being the lowest acceptable 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 2012 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 June 24, 2011, the Board approved of the 2012 Capital Works Program which was adopted by City Council at its meeting of January 17, 2012.

### Issue Background:

The 2006 Building Assessment of Direct Energy Centre and staff recommendation for the use and functional aspect of the building, some high demand meeting rooms including its electrical and AV equipment are due to be replaced and/or upgraded. Meeting rooms of all sizes suitable

for varying number of people are in high demand for trade and consumer shows. Better equipped meeting rooms will drive more sales/use. During the period of 2009-2011, under the assistance of Infrastructure Stimulus Fund Program of the Federal Government, major restorations were completed for Salons 105, 107 and 109. Seven (7) other salons are left to be done in the future. Design for Salon 103, 108 & 110 were done this summer but only funding for Salon 103 is the subject matter of this report.

Comments:

The tender for this contract was issued on August 3, 2012 through the City of Toronto Purchasing Department and Hardat Persaud, CFO of Exhibition Place, supervised the tender opening on September 4, 2012. Five (5) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

<b>Tenderer</b>	<b>Base Tender Price</b>	<b>Recommended Contract Price</b>
<b>Brown Daniels Associates Ltd.</b>	<b>\$ 102,300.00</b>	<b>\$ 102,300.00</b>
Alpeza General Contractors	\$ 113,791.00	
R-Chad General Contracting	\$ 118,000.00	
Morosons Construction	\$ 123,316.00	
MN Dynamic Construction	\$ 146,262.00	

The Budget for this project (construction costs, engineering fees and administration costs) is under the 2012 Capital Works Program under the main account #076. The submission of the lowest acceptable tender by Brown Daniels Associates Ltd. of \$102,300 which contains a contingency of \$15,000.00 is therefore slightly over the construction budget of \$85,200 (by \$17,100) under that line item of Direct Energy Centre budget. However, under a separate line item sub-project budget for "Replace Damaged Sections of Movable Huffcore Wall", it is predicted that this budget line will have a surplus of over \$50,000. Therefore, it is recommended by staff that this surplus be used for the shortfall of \$17,100 of this salon renovation.

Neither exhibition Place nor the Board's consultant, James Bailey Architect, has had any previous experience with Brown Daniels Associates Ltd., but their contract price appears to be reasonable. Based on information collected, it 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. The closest related experience to this project would be the York Centre for Film and Television of York University in 2008/2009.

Under this contract for Salon 103, the main scope of work includes 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.

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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