



Exhibition Place

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May 7, 2015

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young
Chief Executive Officer

Subject: **2015 Capital Works Program – Tender Report**
LED Lighting at Direct Energy Centre
Contract No. 15-076-57615

Summary:

This report recommends approving a contract with Robertson Bright Inc. for replacement of the existing lighting at Direct Energy Centre (DEC) with new Light Emitting Diode (LED) lighting. The tender call for this contract was issued on April 1, 2015, 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 budget.

Recommendation:

It is recommended that the Board award Contract No. 15-076-57615 to Robertson Bright Inc. of Mississauga, Ontario for the LED Lighting at Direct Energy Centre project in the amount of \$613,420.07, which includes a contingency of \$10,000, but excludes HST; this being the lowest tender received.

Financial Impact:

The financing for this project is included within the approved Exhibition Place Capital Works Program 2015 for Direct Energy Centre of \$0.172M together with the Green Energy Initiatives program of \$0.610M as part of the LED Lighting and Conservation/Demand Management project. The \$0.610M is sponsored by the Energy Efficiency Office of the City through recoverable debt agreement with Exhibition Place.

Decision History:

The Exhibition Place 2014 – 2016 Strategic Plan had an Environmental Goal *to reduce the impact of our operations and our business on all aspects of the environment* and as a Strategy to support this Goal *we will reduce grid supplied electricity use.*

At its meeting of September 11, 2014, the Board approved of the 2015 Capital Works Program and the City Council approved it at its meeting of March 11, 2015.

Issue Background:

DEC hosts over 180 events annually and is Canada's largest trade show facility at over one million square feet. The DEC new Halls A, B, C, D, Heritage Court and Swing Space have a combined size of over 650,000 square feet.

Light emitting diode (LED) is an electrical component with two terminals which conduct the electricity only in one direction. With an electrical current, the diode emits a bright light around

the small bulb. It has proven to be the most efficient bulb available. This advanced and powerful energy efficient LED light fixture also has dimming capability. Coupled with the proposed energy control system (Encelium) which is rated for both normal and emergency lighting control, the new lighting system will provide greater productivity and effectiveness for in-house staff servicing events, as well as the flexibility to tailor the lighting, by individual fixture, to the requirement of show managers, exhibitors and any other clients' needs.

This project is to retrofit all 695 existing 450W high bay Metal Halide Lights in this 650,000 square feet areas with 150W LED Lights combined with intelligent lighting control and the necessary associated electrical modifications. This retrofit will reduce the DEC's annual hydro consumption by approximately eight percent (8%).

Comments:

The tender for this contract was issued on April 1, 2015 through the City of Toronto Purchasing and Material Management Division and Mr. Hardat Persaud, CFO of the Board, supervised the tender opening on May 5, 2015. Thirty-one (31) bidders came to the mandatory site tour meeting and Seven (7) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Tender Price Received	Recommended Contract Price
Robertson Bright Inc.	\$613,420.07	\$613,420.07
Smith and Long Limited	\$615,000.00 *\$645,000.00	
E. S. Fox Limited	\$661,834.00	
The State Group Inc.	\$663,566.33 *\$663,566.32	
Platinum Electrical Contractors Inc.	\$686,847.94 *\$696,847.94	
Kudlak-Baird (1982) Limited	\$784,198.00	
Zerem Electrical Services Limited	\$797,800.00	

* Identifies the revised tender price after correcting the mathematical error(s);

The construction budget for this project is under the main account of #090 – Green Energy Initiatives, funded by City's Energy Efficiency Office of \$610,000; supplemented by the Capital Works Program main account #076 construction budget of \$112,000. The original submission of the lowest tender by Robertson Bright Inc. at \$613,420.07, which contains a contingency of \$10,000, is, therefore, within budget.

Robertson Bright Inc. (RBI) is a privately held electrical contractor with over 60 years of successful business history in the industrial, commercial and institutional marketplace. Construction, design-build services, preventative maintenance, process control and emergency services are some of the expanding range of services that RBI offers. RBI was the electrical subcontractor of our East Annex solar panel installation under the ISF program in 2010. The average value of work performed by the company in the last five years is \$33.3 million annually.

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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