



Exhibition Place

Item No. 7

ACTION REQUIRED

February 12, 2015

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **2015 Capital Works Program – Tender Report
Salon 106 Renovations at Direct Energy Centre
Extension of Contract No. 14-096-49615-1-AB**

Summary:

This report recommends approving an extension of the existing contract with Brown Daniels Associates Ltd. (BDA) for the interior renovations including new AV and audio equipment for Salon 106 at Direct Energy Centre (DEC). The existing tender call for this contract was issued last year on February 24, 2014 through the City of Toronto's Purchasing and Material Management Division (PMMD) with the base price for Salon 110 and additional price for Salon 106. Contract was awarded for Salon 110 only due to 2014 budget limitations and this the extension of that contract now includes Salon 106 work within the 2015 capital program.

Recommendation:

It is recommended that the Board extend the existing Contract No. 14-096-49615-1-AB to Brown Daniels Associates Ltd. for the renovation of Salon 106 at DEC in the amount of \$206,235.00, which includes a contingency of \$25,000.00, but excludes HST; this being the lowest tender for additional Salon 106 price received last year following the public tendering of the contract through the City of Toronto Purchasing Department; and

Financial Impact:

The financing for this project is included within the approved Exhibition Place 2015 Capital Works Program approved by the Board on September 11, 2014.

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*.

At its meeting of September 11, 2014, the Board approved of the 2015 Capital Works Program which went through all City approval process and to be approved by City Council in early March.

Issue Background:

The 2006 Building Assessment of Direct Energy Centre proposed that it's electrical and AV equipment within the salons need to be replaced and/or upgraded to meet industry trends. Meeting rooms of all sizes suitable for varying number of people are in high demand for trade and consumer shows. 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 in 2012, Salon 108 in 2013, and Salon 110 in 2014 under our Pan Am budget of the Capital Works Program. Three (3) other remaining salons (101, 102 and 106) are left to be done. Design for Salon 106 was done in the summer of 2012 and was tendered as an additional price along with Salon 110 in 2014 subject to funding availability. Its construction is the subject matter of this report.

Comments:

The tender for this work of Salon 106 was issued as additional price last year on February 24, 2014, through the PMMD. However, only Salon 110 was approved due to funding envelop limit. Along with that tender, pricing for Salon 106 was requested from all tenderers to submit as additional price listed on Appendix IV. This intention was fully understood by all bidders and was reinforced during the mandatory site tour. The price submissions, excluding HST, are as shown in the following table:

Tenderer	Additional Tender Price Received for Salon 106	Recommended Contract Price
Brown Daniels Associates Ltd.	\$206,235.00	\$206,235.00
ROM Contracting Inc. (Ross Clair)	\$234,000.82	
Citycore Construction	\$280,540.00	
R-Chad General Contracting Inc.*	N/A	

The budget for this project cost of Salon 106 is under the 2015 Capital Works program under the Direct Energy Centre main account #076 of \$235,000, which includes construction budget of \$206,000. Again, the additional price for Salon 106 submission in Appendix IV by all bidders were received and the lowest tender submitted by Brown Daniels Associate Ltd. of \$206,235 which contains a contingency of \$25,000 and that the contingency will be able to cover the shortfall of \$235.

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. The architectural scope consists of doors and baseboard refinishing, modifications to the existing bulkheads over the projection screens to accommodate the specified short-throw projectors.

The lowest bidder, Brown Daniels Associates (DBA) is known to Exhibition Place from work in Salons 103, 108 and 110 completed in the last three years. The projects were completed to the full satisfaction of Exhibition Place's staff and are functioning as intended. Brown Daniels has a large portfolio of public work for the City of Toronto, City of Brampton, City of Mississauga, Peel Regional Police, Halton Region, and the Ministry of Transportation etc.

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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Exhibition Place

March 26, 2014

Appendix A

To: The Board of Governors of Exhibition Place

ACTION ROUIRED

From: Dianne Young
Chief Executive Officer

Subject: **2014 Capital Works Program – Tender Report
Salon 110 Renovations at Direct Energy Centre
Contract No. 14-096-49615-1-AB**

Summary:

This report recommends approving a contract with Brown Daniels Associates Ltd (BDA) for the interior renovations including new AV and audio equipment for Salon 110 at Direct Energy Centre (DEC). The tender call for this contract was issued on February 24, 2014 through the City of Toronto, Finance Department, Purchasing and Material Management Division (PMMD) 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. 14-096-49615-1-AB to Brown Daniels Associates Ltd. for the renovation of Salon 110 at DEC in the adjusted amount of \$193,970.00, which includes a reduced contingency from \$25,000.00 to \$10,000.00, 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 PanAm 2015 Program under Infrastructure Budget 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 July 5, 2013, the Board approved of the 2014 Capital Works Program along with the additional funding for this PanAm 2015 Budget, which was adopted and approved by City Council at its meeting of January 29-30, 2014.

Issue Background:

The 2006 Building Assessment of Direct Energy Centre with the staff recommendations for the use and functional aspect of the building, proposed that it's electrical and AV equipment are due to be replaced and/or upgraded as soon as possible to keep up with the industry trend. 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 renovations were completed for Salons 105, 107 and 109. Salon 103 & 108 were completed in 2012 and 2013 respectively under our regular Capital Program. Four (4) other remaining salons (#101, 102, 106 & 110) are left to be done. Design for Salon 110 was done in the summer of 2012, and its construction is the subject matter of this report.

Comments:

The tender for this contract was issued on February 24, 2014 through PMMD and Ms. Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on March 19, 2014. Ten (10) bidders came to the 2nd mandatory site tour meeting on March 6th and three (3) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Tender Price Received	Reduced contingency by \$15,000	Recommended Contract Price
Drown Daniels Associates Ltd	\$208,970.00	\$193,970.00	\$193,970.00
ROM Contracting Inc (Ross Clair)	\$218,560.82	\$203,560.82	
Citycore Construction	\$265,000.00	\$250,000.00	
R-Chad General Contracting Inc.*	NA	NA	

*The submission by R-Chad General Contracting Inc. was not opened and was later returned to the sender on March 24, 2014. See Explanation below.

The Budget for this project (construction costs and engineering fees) is under the Additional PanAm 2015 Budget of \$1,500,000. The submission of the lowest acceptable tender by Brown Daniels Associates Ltd. of \$193,970.00, which contains a reduced contingency of \$10,000, is recommended.

There were two separate mandatory site tour meetings for this tender. The first meeting was held on March 3rd and the second on March 6th. On the day of the first mandatory site tour meeting, a traffic accident in the early morning near the Jameson Exit on the Gardiner Expressway rendered the entire expressway, both east and west bound traffic, closed for the morning and it did not get reopen until well into 10 am. Traffic around Exhibition Place was totally clogged into the late noon hour. An unknown number of tenderer(s) was/were not able to attend the first mandatory meeting.

After consultation with City PMMD staff, it was decided that a second mandatory site tour was required. An addendum was issued (Addendum No. 1) by the City advising all attendees who came to the first site tour, were required to attend the second site tour to be eligible to bid, and were still required to attend the second site tour on March 6th. From attendance records, it was noted that four (4) new tenderers attended the second site tour and three (3) out of nine (9) tenderers who came to the first site tour did not attend the second site tour; R-Chad was one of the three. At the tender opening meeting, attendees were informed that R-Chad's submission would not be opened and would be returned to the sender. The sealed submission of R-Chad was then returned by courier on Monday March 24, 2014 by our Corporate Secretary with an explanation letter.

Under this contract for Salon 110, 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. The architectural scope consists of doors and baseboard refinishing, modifications to the existing bulkheads over the projection screens to accommodate the specified short-throw projectors.

The lowest bidder, Brown Daniels Associates (DBA) is known to Exhibition Place and to our Board consultant group, James Bailey Architect, from work in Salon 103 and Salon 108 completed in the last two years. The projects were completed to the full satisfaction of Exhibition Place's staff and are functioning as intended. Brown Daniels has a large portfolio of public work for the City of Toronto, City of Brampton, City of Mississauga, Peel Regional Police, Halton Region, and the Ministry of Transportation etc. The annual value of work of the company varies between twenty to twenty five million Canadian Dollars.

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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