

May 25, 2010

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: Dianne Young
Chief Executive Officer

Subject: **Green Energy Initiative Program – Tender Report**
Outdoor Light Emitting Diode (LED) Pathway Lighting at Exhibition Place
Contract No. 09-090-99031

Summary:

This report recommends approving a contract with Stevens & Black Electrical Contractors Ltd. for the Outdoor LED Pathway Lighting at Exhibition Place. The tender for this contract was issued on April 27, 2010 and the recommendation is to award the contract to the low bidder.

Recommendation:

It is recommended that the Board approve Contract No. 09-090-99031 to Stevens & Black Electrical Contractors Ltd. of Markham, Ontario for the Outdoor LED Pathway Lighting at Exhibition Place, in the amount of \$347,940.00, which includes a contingency of \$25,000.00, but excludes GST/HST; this being the lowest tender received.

Financial Impact:

This project is funded by (a) \$345,000 grant from FCM; (b) \$300,000 20-year interest free loan with the Toronto Energy Efficient Office (EEO); and (c) \$44,000 from Exhibition Place Operating Budget. These funding sources were slightly modified from the report approved by the Board at its meeting of May, 2009. Energy savings and incentives from the project will be used to repay the loan.

Decision History:

As indicated in the May 28, 2009 report, construction of new green technologies at Exhibition Place must be funded from outside the State-of-Good Repair Capital Budget from third party funders and the City always encourages all city departments, agencies and boards to apply for the FCM Green Municipal Fund for such projects and field tests. FCM approved the grant to Exhibition Place last year and the Toronto EEO interest free loan was negotiated successfully early this spring.

Issue Background:

This project is to install an exterior LED pathway lighting system complete with the state-of-the-Art, intelligent lighting controls system. The existing outdoor bicycle/pedestrian pathway is about 1.24 km long stretching along the southern perimeter (top of the slope just north of the Lakeshore Boulevard West within the property line) of the site from the wind turbine to just west of the Ontario Place East Bridge. In keeping with the Exhibition Place 2004 Environmental Plan and in promoting sustainable development and environmental initiatives, this LED project would

be testing the viability of utilizing exterior LED lighting with an intelligent lighting control package on the pathway.

Comments:

The tender for this contract was issued on April 27, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on May 20, 2010. Five official tenders were received. Their price submissions, excluding GST/HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price (\$)
Stevens & Black Electrical Contractors Ltd.	347,940.00	347,940.00
Black & McDonald	382,045.00	382,045.00
B & B Electric Co.	407,716.50	407,716.50
Alpeza General Contracting Inc.	545,155.00	545,155.00
R-Chad General Contracting	559,000.00	559,000.00

The Budget for this project (construction costs, engineering fees, and project management and administration costs) is under the main 2009 Capital Works projects for the work of LED lighting at Exhibition Place (No. 090). The construction budget of the outdoor LED pathway lighting at Exhibition Place is estimated at \$670,000. The submission of the lowest base tender by Stevens & Black Electrical Contractors Ltd. of \$347,940.00, which contains a contingency of \$25,000.00, is therefore within the said budget with a surplus of \$322,000. Exhibition Place staff will be consulting with FCM to allow for an expansion of this project into Bandshell Park as the lighting levels in the north area of the park are very low.

The base tender price includes the lighting system that addresses the installation and retrofit of approximately 45 existing 'flagpole' light standards with new luminaire heads and mounting assemblies; the removal of 9 redundant area luminaires; the installation of 2 parking 'area' luminaire complete with 2 luminaire heads and mounting assemblies; the installation of 2 new 'flagpole' luminaires; the installation of 49 adaptive lighting controls assemblies to the lighting standards; the installation of the automated controls central controller; and the testing and commissioning of the assembled installation.

Stevens & Black Electrical Contractors Ltd. is the lowest bidder. Exhibition Place and the Board Consultant Architectural Lighting Design have not worked with Stevens and Black Electrical Contractors Ltd. before. According to its company profile, it was established in 1995 and employs 25 skilled electricians and professionals. The company have provided electrical services to major corporate and government clients such as Bayview Golf & Country Club, Canada Lands Company, Toronto District School Board, and Toronto Zoo. Their services include new construction, retrofit, energy management, electrical distribution, emergency power, critical power, fire, security and life safety installations.

This recommendation is contingent upon approval by the City's Insurance and Risk Management Division 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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