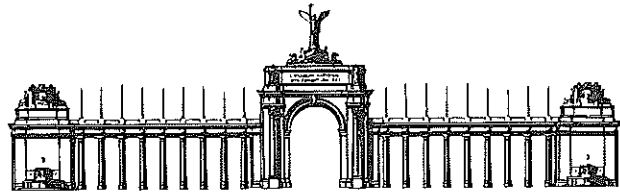


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April 5, 2006



EXHIBITION PLACE

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Maintenance Services to Elevators & Escalators**

Purpose:

To submit for approval the terms and conditions for an agreement to provide elevator and escalator maintenance services to Exhibition Place including the National Trade Centre.

Financial Implications:

The projected annual expenditure for elevator and escalator maintenance services is approximately \$115,000 and provided for in the 2006 Operating Budget.

Recommendation:

It is recommended that the Board enter into an agreement with CNIM Canada Ltd. ("CNIM") for the supply of all labour, materials and equipment necessary to provide elevator and escalator maintenance services, on such terms and conditions as contained in this report, the Request for Quotations and as required by the General Manager & CEO and the City Solicitor.

Background:

On May 30, 2003, a request for quotation (RFQ) was awarded by the Board to CNIM Canada Ltd. for the provision of elevator and escalator maintenance services for a term of three years ending May 31, 2006.

Comments:

In February 2006, Exhibition Place through the City of Toronto Finance Department's Purchasing and Materials Management Division issued an RFQ for provision of elevator and escalator maintenance services to listed suppliers. Seven firms were invited to bid.

The RFQ specified the Board's requirements for the maintenance and repair service of 33 elevators and escalators. The RFQ was structured in a manner that required bidders to submit preventative maintenance pricing on a per month per installation basis along with hourly rates for various personnel for repair and call-in services outside of the preventative maintenance coverage. The maintenance contract will provide sufficient coverage to comply with the regulations set by the Government of Ontario, Ministry of Consumer and Commercial Relations, Elevating Devices Act.

The RFQ closed on March 13, 2006, and three quotations were received from the following bidders: CNIM Canada Inc., Schindler Elevator Corporation and Thyssenkrupp Elevator. The Three Year Lump Sum prices excluding GST were as follows:

CNIM Canada Inc.	\$281,581.20
Schindler Elevator Corporation	\$364,367.52
Thyssenkrupp Elevator	\$518,556.24

The CNIM Group of companies is a multi-national company headquartered in Paris, France with worldwide activities ranging from the building and maintenance of power plants, bridges, and missile defense and passenger conveyance systems to transportation and waste management. Located in Concord, Ontario CNIM Canada Inc. has provided elevator and escalator maintenance and repair services since 1996. References include Ontario Power Generations, the Toronto Housing Community and A&P Supermarkets. Staff report favorably on CNIM's past performance at Exhibition Place including The National Trade Centre. The City of Toronto Fair Wage and Labour Trades Office confirms that CNIM is in compliance with the Fair Wage and Labour Trades requirements for this work.

The substantial terms of the agreement between the Board and CNIM will be as follows:

- (a) Term: Three years commencing June 1, 2006 and expiring May 31, 2009.
- (b) Pricing: Rates quoted be fixed during the term of the Agreement in accordance with the terms of the RFQ.
- (c) Bonding: Provision of a 100% Performance Bond as per the RFQ.
- (d) Union Agreements: CNIM shall comply with all agreements in force between the Board and any union or association with respect to Exhibition Place.
- (e) Assignment: The agreement between the Board and CNIM shall not be assigned by CNIM without the consent of the Board.
- (f) Insurance/Indemnity: CNIM shall provide proof of insurance in a form and amount satisfactory to the Board and containing provisions including the Board, Canadian National Exhibition Association, O&Y-SMG Canada and the City of Toronto as additional insured with a cross liability/severability of interest clause of standard wording. Insurance shall be primary before any insurance held by the additional insured and the Board shall be entitled to thirty days notice of any intention to cancel or not to renew the policy. CNIM shall indemnify the Board, the Canadian National Exhibition Association, O&Y-SMG Canada and the City of Toronto with respect to any and all liability arising from any damage or injury as a

result of the negligent acts or omissions of CNIM, or its employees or any other person for whom it is in law responsible, in the supply and quality of the equipment.

- (g) Other Terms: Such other terms and conditions as contained in the Request for Quotations or as required by the General Manager & CEO and the City Solicitor.

Conclusions:

This report recommends the Board enter into agreement with CNIM Canada Inc for elevator and escalator maintenance services to Exhibition Place, including The National Trade Centre. Ms Arlene Campbell has reviewed this RFQ and report, and agrees with its content and recommendation.

Contact:

Paul Egli, Director of Finance

Telephone: 416 263-3612

Fax: 416 263-3690

e-mail: PEgli@Explace.on.ca

Submitted by:



Dianne Young
General Manager & CEO

