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EXHIBITION PLACE

Date September 6, 2006

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: Agreement for Preventative Maintenance, Repairs & Servicing to CCTV & Security Systems

Purpose:

To submit for approval the terms and conditions for an agreement to provide a preventative maintenance program, on demand repairs and servicing to the various closed circuit television (CCTV) and security systems at Exhibition Place and the Direct Energy Centre.

Financial Implications:

The projected annual expenditure for services related to security systems is \$35,000 and provided for in the 2006 Operating Budget. The 2007 proposed Capital Works Program Budget makes provisions for an additional \$150,000 for grounds wide enhancements to the security systems.

Recommendation:

It is recommended that the Board enter into agreement with AC Technical Systems Ltd. ("AC Technical") for the provision of a preventative maintenance program, on demand repairs and servicing to the various CCTV and security systems at Exhibition Place on such terms and conditions as contained in this report, the Request for Quotations or as required by the General Manager & CEO and the City Solicitor.

Background:

In July, 2003, a request for quotation (RFQ) was awarded by the Board to AC Technical for the provision of a preventative maintenance program, on demand repairs and servicing to the various CCTV and security systems at the National Trade Centre for a term of three years ending June 30, 2006.

Comments:

In June 2006, staff reviewed the terms of the agreement and because of expansion and upgrades to the security systems outside of the Direct Energy Centre, revised the Board's requirements for the level of service called for and broadened the scope of requirements to meet current and future security needs.

THE BOARD OF GOVERNORS OF EXHIBITION PLACE

In July 2006, Exhibition Place through the City of Toronto Finance Department, Purchasing and Materials Management Division (PMMD) issued an RFQ for the provision a preventative maintenance program, on demand repairs and servicing to the various CCTV and security systems at Exhibition Place in accordance with the City of Toronto's procurement processes to forty-one listed venders.

The RFQ was structured in a manner that required bidders to submit pricing for annual preventative maintenance programs, hourly rates for call-in repairs and servicing, and discounts off published list prices for equipment. As well, given that the security systems are controlled by proprietary software, bidders were required to be authorized dealers of "C-Cure" system products and have achieved a Software House "Certified Integrator" status.

The RFQ closed on July 26, 2006, with six responses. Of these the only bid accepted was from AC Technical, with two bids rejected by PMMD due to non-compliance with the bonding requirements and three "no bids".

Staff interviewed the bidder, discussed the levels of service required and concluded that the bid submitted was acceptable. During these discussions, staff revised the preventative maintenance component in order to meet budget constraints.

AC Technical was founded in 1991, and is headquartered in Whitby Ontario. References include Queens Park, Commerce Court and the Air Canada Centre. The City of Toronto Fair Wage and Labour Trades Office confirms that AC Technical Systems Ltd is in compliance with the Fair Wage and Labour Trades requirements for this work.

The substantial terms of the agreement will be as follows:

- (a) Term: One year commencing upon award until August 31, 2007, with the option to extend for an additional two one-year periods subject to satisfactory performance review and budget availability.
- (b) Pricing: Pricing be fixed during the term of the Agreement.
- (c) Bonding: AC Technical shall provide a performance bond for the due and proper performance of the preventative maintenance program work, including guaranteed maintenance for a period of one year after final completion of work in the amount of 100% of the quoted price.
- (d) Union Agreements: AC Technical 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 AC Technical shall not be assigned without the consent of the Board.
- (f) Insurance/Indemnity: AC Technical shall provide proof of insurance in a form and amount satisfactory to the Board and containing provisions including the Board, CNEA, Acturus-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. United shall indemnify the Board, the CNEA, Acturus 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 AC Technical Systems Ltd., 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 AC Technical for a preventative maintenance program, on demand repairs and servicing to the various closed circuit television and security systems in accordance with this report, the terms of the RFQ and such other terms and conditions required by the General Manager & CEO and the City Solicitor. Ms. Arlene Campbell, General Manager, Direct Energy Centre is in agreement with the terms and conditions outlined in this report.

Contact:

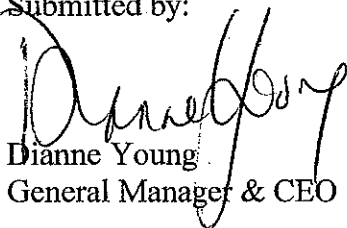
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Submitted by:



Dianne Young
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