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EXHIBITION PLACE

April 19, 2004

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **TENDER FOR AUTOMOTIVE BUILDING**
Replace Fire Alarm System and Retrofit Emergency Lighting
Contract No. 04-0049-44906

Recommendation:

It is recommended that the Board award Contract No. 04-0049-44906 to Ontario Electric Construction Company Ltd. of Scarborough, Ontario in the total amount of \$475,535.00 this being the lowest tender received.

Background:

The Board approved a budget of \$700,000 last year as part of the 2004 Capital Works Program for the replacement of the fire alarm system and the retrofitting the emergency lighting.

Discussion:

The Automotive Building fire alarm system, last upgraded in 1980 is an obsolete system that does not meet all of the current requirements of the Ontario Fire Code. The Ontario Fire Code (revised 1997) requires that any appliance, device or component that does not operate or does not appear to operate shall be repaired or replaced immediately. The existing system has many deficiencies that require repair and replacement including the lack of voice communication for evacuation, which is mandatory in public assembly buildings. The scope for this fire alarm work includes the removal of fire alarm equipment such as control panels, detectors, beacon alarms, modules, relays flow switches and supervisory switches and wiring; and replacing the same with equipment of the latest technology and capable of voice communication. The project received pre-approval to complete the design and tendering in March/April 2004 and construction in May to July.

The emergency lighting system is required by code to provide sufficient illumination during evacuation. The Board Consultant's report has identified a significant number of under-lit places under emergency lighting conditions within the Automotive Building. This work includes the adding and or replacing non-functional battery units, emergency light heads, flood lights, fluorescent fixtures, transfer switches, lighting panels, etc. together with wiring where applicable. This combined project is complex and time sensitive. Work must be completed, verified and audited by the Fire Marshall's office prior to decommissioning the existing system.

The tender for this combined contract was issued on March 22, 2004 and on April 13, 2004 Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Four (4) contractors were pre-qualified for this work and two (2) tenders were received. These price submissions, excluding GST, are as follows:

Tenderer	Submitted Tender Price	Recommended Contract Amt.
Ontario Electric Construction	475,535.00	475,535.00
Manning Electric Company Ltd.	648,640.00	

The low bidder, Ontario Electrical Construction was incorporated in 1929 and has successfully completed many projects for such in the Greater Toronto area such as Sunnybrook Health Science Centre, East General Hospital, North York General Hospital and University of Guelph.

The budget for this work under the main project of the Automotive Building, account no# 0049 (construction costs, engineering fees, project management and administration costs) is \$700,000. Contained in this figure is \$615,000 for this fire Alarm & Emergency Lighting Retrofit work. The recommended low tender at \$475,535.00, which includes a \$20,000 contingency is therefore, within budget.

This recommendation is contingent upon approval of the Toronto Commissioner of Finance and Treasurer for the Surety Company which will supply the bonding requirements and the Fair Wage Office to confirm that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements. The Treasurer has previously certified, at the time of project approval, that financing can be provided under the updated Debt and Financial Obligation Limit and that it falls within corporate debt guidelines.

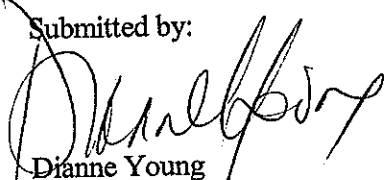
Conclusion:

This report recommends that the Board award Contract No. 04-0049-44906 to Ontario Electric Construction Company in the amount of \$475,535.00 for this fire alarm retrofit and replacement and the emergency lighting work at the Automotive Building.

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Submitted by:



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