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April 19, 2004

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: **TENDER FOR QUEEN ELIZABETH BUILDING**  
**Replace Fire Alarm System with Two Stage & Voice Evacuation**  
**Contract No. 04-0048-44803**

**Recommendation:**

**It is recommended that the Board award Contract No. 04-0048-44803 to Manning Electric Company of Toronto, Ontario in the total amount of \$532,740.00 this being the lowest acceptable tender received.**

**Background:**

The Board approved a budget of \$450,000 last year as part of the 2004 Capital Works Program for the replacement of the existing fire alarm system with two stage system & voice evacuation.

**Discussion:**

The Queen Elizabeth Building (QEB) Fire Alarm Panel is the oldest system on the grounds and was last updated in 1980. It is obsolete and does not meet all the current requirements of the Ontario Fire Code.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 2002 inspection report for the building highlighted many deficiencies in the system that required repair or replacement. Examples include faulty links between voice and fire panel, strobe lights that voice evacuation systems do not operate on back-up power, wiring faults caused by insulation cracks and battery back-up system is unstable. False alarms (3-5) per week have been occurring during the past three years.

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 with same equipment of the latest technology and capable of voice communication. The project required pre-approval to complete the design and tendering before March/April 2004 to allow construction in May and June. This project is complex and sensitive. Work must be completed, verified and audited by the Fire Marshall's office prior to decommissioning the existing system. Special building security must be provided during the transition from the old system to the new.

The tender for this 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:

<b>Tenderer</b>	<b>Submitted Tender Price</b>	<b>Recommended Contract Amt.</b>
<b>Manning Electric Company Ltd.</b>	<b>532,740.00</b>	<b>532,740.00</b>
Ontario Electric Construction Company Ltd.	567,434.00	

Manning Electric Company Ltd. was formed in 1988 and has successfully completed over 20 projects known to the Board's Consultant such as the Horticulture Building in Exhibition Place, several GTA seniors residences, apartment towers, and the Colonnade Complex on Bloor Street.

The budget for this work under the main project of Queen Elizabeth Building, Account No# 0048 (construction costs, engineering fees, project management and administration costs) is \$450,000.

The construction budget component was originally estimated at \$415,000. During the design stage, it was discovered that the area of attic space at the QEB Dining Room, which was required by code to be covered, was not included in the original estimate. A shortfall of over \$100,000 was expected.

Exhibition Place has issued a RFP for Building Energy Efficient Initiative in which the QE Building is one of the five (5) buildings named in the document. This RFP invited private partnership to invest in converting these buildings into more efficient buildings in their various building systems (building envelope, HVAC, windows, doors, etc.) including retrofit of the air-conditioning system for the QE Building. With this building being part of the RFP, \$100,000 of the original approved budget of \$225,000 for retrofitting the air-conditioning system could be used to fund the shortfall of the fire-panel sub-project. Given the importance of upgrading the fire system in the QE Building, it is recommended that the shortfall of \$117,740.00 be funded from the QE Building air-conditioning sub-project 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 Manning Electric Company Ltd. in the amount of \$532,740.00 for this replacement of the fire alarm system in the Queen Elizabeth Building.

Contact:

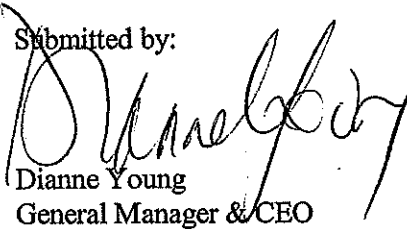
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Submitted by:

A handwritten signature in black ink, appearing to read "Dianne Young", is written over the printed name and title.

Dianne Young

General Manager & CEO

