



## STAFF REPORT ACTION REQUIRED

### Northern District Branch Exterior Remediation - Award of Tender

**Date:** September 19, 2022

**To:** Toronto Public Library Board

**From:** City Librarian

#### **SUMMARY**

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The purpose of this report is to seek Toronto Public Library Board approval to award a construction tender to HN Construction Limited for the exterior site remediation of Northern District branch. The branch will remain open during the execution of this project.

The total value of the commitment is \$2,039,049.00, excluding Harmonized Sale Tax (HST), which will be funded by the capital budget.

## RECOMMENDATIONS

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### **The City Librarian recommends that the Toronto Public Library Board:**

1. approves a commitment with HN Construction Limited for the exterior remediation work at Northern District, with a total value of \$2,039,049, excluding HST, comprised of:
  - a. an award of construction tender, being the lowest bid, at a cost of \$1,853,681; and
  - b. a contingency allowance of \$185,368.

## FINANCIAL IMPACT

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The contract with HN Construction Limited for exterior remediation work at Northern District is for a value of \$1,853,681 and when combined with the contingency of \$185,368, this is a total commitment value of \$2,039,049.00, excluding HST. This is funded by Northern District – Streetscaping and Multi-Branch Renovation Program capital projects.

The Director, Finance & Treasurer has reviewed this financial impact statement and agrees with it.

## ALIGNMENT WITH STRATEGIC PLAN

The renovation of branches supports many strategic plan priorities and goals including:

- Advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public space; and
- Creating branch improvements that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation; and
- Increasing access to public and community spaces.

## EQUITY IMPACT STATEMENT

The exterior site remediation will improve the ability of the Library to provide existing and new services to all equity seeking groups within the catchment areas.

## ISSUE BACKGROUND

Northern District Library is a 48,000 sq. ft. branch located in Ward 8, at 40 Orchard View Blvd. In addition to a library branch, the building also has staff office spaces on the lower and third floors and library programming space and leased tenant space on the second floor. The site is also the home of the Stanley Knowles Housing Co-operative, which includes 103 residential units above the branch. The underground parking garage has 54 parking spaces used by the residents of Stanley Knowles, the building tenants and the Library staff.

The required repair work was identified in the 2019 Property Condition Assessment Report. The Library also received inquiries from tenants in the building and the local City Councillor. Planning for this work began in 2021 with the consulting engineering firm Read Jones Christoffersen Ltd. After the completion of a detailed site analysis and the development of options and designs for site remediation, a full set of tender drawings and specifications were prepared.

## COMMENTS

The scope of this project will include repair work to all components of the existing retaining walls, stairs, railings, pedestrian and vehicular garage ramps, and replacement of heating systems for entrance and garage ramps, including code required upgrades to building electrical system. This work is required to maintain the functional needs of the building for users and improve health and safety.

An invitational request for tender was issued to the Library's nine pre-qualified general contractors on June 28, 2022 and the closing date was September 7, 2022. Only one bid was received from HN Construction Limited

Construction is scheduled to start this fall and be completed in Q3 of 2023. There will be no branch closure during the execution of this project.

## **CONTACT**

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## **SIGNATURE**

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Vickery Bowles  
City Librarian