

Lillian H. Smith Branch – New Cooling Plant - Award of Tender

Date:	November 25, 2019
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library (TPL) Board approval to award the tender to employ the services of a Mechanical Contractor for the replacement of the existing cooling plant at Lillian H. Smith branch, as per TPL's drawings and specifications tendered for this project.

The existing cooling plant is at the end of its useful life and is required to be replaced before the 2020 cooling season.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. awards the contract to the lowest bidder, Ambient Mechanical Ltd. for the cooling plant replacement at Lillian H. Smith branch, at a cost of \$1,129,365.63, which is comprised of a 10% contingency of \$102,669.60 [excluding Harmonized Sales Tax (HST)].

FINANCIAL IMPACT

The contract award in the amount of \$1,129,365.63, is made up of the tender amount of \$1,026,696.03 plus a contingency of \$102,669.60 (excluding HST). The funding for this project is included in Toronto Public Library's approved 2019 and 2020 Multi-Branch Capital Renovation Program budget.

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

BACKGROUND

The Property Condition assessment, completed in 2014 by Stantec assessed the cooling plant at Lillian H. Smith branch needed to be replaced in 2020, based on age and current condition of the equipment.

TPL engaged Weinstein Taylor and Associates, a professional engineering consulting firm, to prepare drawings and specifications for this project, and to help prepare the RFP.

COMMENTS

The new cooling plant will be more energy efficient than the original cooling plant that is being replaced. The new cooling plant will provide cooling for both the library and Special Collection's in the branch for the next 25 to 30 years.

Award of Tender Recommendation

For the construction tender award to Ambient Mechanical Ltd., the following requirements have been met:

1. Ambient Mechanical Ltd. is the lowest bidder meeting all tender requirements;
2. Library staff have reviewed the submission and found the price to be reasonable in relation to the complexity of the project;
3. The tender process was conducted in accordance with the Board's Purchasing Policy,

The recommended bidder has successfully completed two similar cooling plant replacement projects in the last two years, which was a requirement of the tender submission. They were also the company that successfully completed the majority of TPL's Building Automation Systems (BAS) upgrades of the last two years.

The references were checked by the consultant engineer and were satisfactory.

Branch Closure

Due to the cooling plant being located on the fifth floor and north roof area of Lillian H. Smith branch, there is not expected to be any service disruption at the branch. The tender documents included the requirement for noisy work to take place outside of branch open hours. The contractor will be engaging the necessary subcontractors and ordering items with long delivery times, this year. The construction is scheduled to

begin on site in the first quarter of 2020. The project is scheduled to be completed for the 2020 cooling season.

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SIGNATURE

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