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STAFF REPORT ACTION REQUIRED

Richview Branch Waterproofing - Increase to Contract

Date: December 2, 2024

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to increase the contract with Restorex Contracting Limited for foundation waterproofing services at Richview branch.

The value of the original contract with Restorex Contracting Limited was \$439,000, excluding Harmonized Sales Tax (HST). There have been several change orders to date due to site conditions, which increased the contract to \$719,496. During recent excavation work, the main water supply system to the branch was found to require emergency repair, which is estimated at \$400,000. The revised total commitment value is approximately \$1,120,000, excluding HST, and this exceeds the City Librarian's spending authority of \$750,000.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves an increase to the commitment with Restorex Contracting Limited for repairing the main water supply system for Richview branch, estimated at \$400,000, bringing the total value of the contract commitment to approximately \$1,120,000, excluding HST.

FINANCIAL IMPACT

The \$1,120,000 contract commitment with Restorex Contracting Limited will be funded from the approved Richview Building Elements capital project.

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

ALIGNMENT WITH STRATEGIC PLAN

The foundation waterproofing and work on the water supply system at Richview branch supports many strategic priorities and goals including:

- Advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public spaces;
- 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.

ISSUE BACKGROUND

Richview branch is a two-storey, free-standing brick building constructed in 1966. The Property Condition Assessment Report, issued August 17, 2020, identified ongoing issues with water penetration to the lower level of the building, and the volume of water discharged to the city storm water management system. Toronto Public Library (TPL) engaged the engineering firm Egis Canada Ltd. (formerly McIntosh Perry Consulting Engineers Ltd.) through a competitive process to assess and recommend remediation action needed to address the ongoing identified building issues.

In November 2023, TPL publicly issued Request for Proposal (RFP) 258-23-TPL-RFP for Richview Library waterproofing services, and Restorex Contracting Limited achieved the highest score.

In January 2024, under the City Librarian's authority, a contract was awarded with a value of \$439,000. To date, seven change orders have been approved on this project, bringing the total commitment to \$719,496, for the following additional required work:

- hydrogeological testing to estimate volume of ground water to be removed;
- additional temporary fencing for public safety;
- dewatering to comply with the City of Toronto water regulations for discharging of contaminated underground water;
- removal of brick façade found below grade and replacement with cement parging;
- replace waterproof membrane;
- three courses of new brick masonry, metal wall flashing and removal of decommissioned transformer concrete duct to permit continuous application of waterproofing membrane; and
- relocation of below grade electrical conduit penetrations to comply with new electrical code standards.

COMMENTS

During recent excavation work by Restorex Contracting Limited, the main water supply system to the branch was found to be corroded from the street to the building. Half of the length of this water supply line has been excavated as part of this project and based on the condition observed, it has been determined that the entire line should be replaced as soon as possible. The cost of the emergency repair is estimated at \$400,000 which brings total commitment value to approximately \$1,120,000, excluding HST. As this value exceeds the City Librarian's delegated spending authority of up to \$750,000, Board approval is required.

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SIGNATURE

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