



STAFF REPORT ACTION REQUIRED

Toronto Reference Library Window Replacement - Award of Tender

Date: October 28, 2024

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to award a construction tender to Harbridge and Cross Limited for the replacement of the exterior windows and related work at the Toronto Reference Library.

The total value of the commitment is \$11,400,000 + 10% contingency of \$1,140,000 for a total of \$12,540,000 excluding Harmonized Sale Tax (HST), which will be funded by the capital budget.

The Toronto Reference Library will remain open and continue to operate during the construction period, with phased closures of specific public and staff areas within work-zones, over a three-year period.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with Harbridge and Cross Limited for the window replacement and related work at the Toronto Reference Library with a total value of \$12,540,000 excluding Harmonized Sale Tax (HST), comprised of:
 - a. an award of construction tender, being the lowest compliant bid, at a cost of \$11,400,000; and
 - b. a 10% contingency of \$1,140,000.

FINANCIAL IMPACT

The total value of the commitment with Harbridge and Cross Limited is \$12,540,000 which is comprised of the tender amount including cash allowances of \$11,400,000, plus a contingency of \$1,140,000, excluding HST.

Funding for the award is available in the multi-year Toronto Reference Library capital project.

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

ALIGNMENT WITH STRATEGIC PLAN

The renovation helps to achieve the "Opening Up our Public Space," strategic plan priority:

- Advancing State of Good Repair projects by replacing aging and weakening exterior windows to maintain the building and public space;
- Improving safety measures at the rooftop where facilities operations staff work; and
- Creating improvements that connect neighbourhoods and communities.

DECISION HISTORY

In February 2022, Toronto Public Library issued an RFP for Engineering Consulting Services for Toronto Reference Library Building Envelope Remediation. RJC was awarded the contract in May 2022 under the City Librarian's authority. RJC Engineering produced technical specifications and drawings for review in January 2023.

Subsequent feasibility studies examined the areas of work and approach to phasing in order to minimize impact on public and staff areas and ensure the library could remain open during the project.

ISSUE BACKGROUND

Toronto Reference Library serves the entire population of the City of Toronto, 2.8 million people. The Library was designed by Raymond Moriyama Architects, based in Toronto, and was completed in 1977. The building is five storeys and approximately 426,535 ft². This robust building has a large open atrium and is primarily cladded with a vented brick veneer masonry rain screen assembly. Its mass is scaled back by terracing the façade with multiple roof levels and varying sloped and vertical glazing systems.

Most of the windows and skylights and associated systems are original to 1976, as per the Building Envelope Remediation Pre-Design Brief prepared by RJC Engineering. These glazing systems include the northeast and southwest glazing walls, the vertical curtain-wall glazing at the central main roof, and the punched bay style pyramid windows at various locations. Issues such as cracked glazing, fogging between double panes on cold days, and leaks were reported. Replacement of the window includes both the glass and the frames. The areas of replacement are approximately 8,000 ft² of curtain-wall, 10,000 ft² of sloped glazing, and 2,600 ft² of punched windows.

For thermal performance, existing glazing U value (imperial) is approximately 0.44 whereas the new is 0.12. In other words, the new is approximately 3.7 times better in "R" value (from R2.3 to R8.3). The existing sloped glass has wired annealed glass, which makes it weaker than normal glass. It is not up to standard for overhead glazing and can break into large pieces. The new glass is tempered and laminated and is stronger than the existing annealed glass. New

framing is also designed to modern standards and is stronger and more resistant to loads (i.e. wind, snow from large storms).

The renovation work includes replacement of the windows, clerestories and skylights. Scaffolding and protection on the exterior and interior of the building will be provided through a phased process. While the scaffolding and protection may be unsightly, this will allow the Toronto Reference Library to remain operational during the construction period.

Construction work will be carried out in phases and move around the building as work is completed. Services and collections will be relocated whenever possible, and work will be completed as quickly as possible to reduce the impact of full closure or withdrawal of service in these areas. Toronto Public Library staff will work closely with the General Contractor and consulting engineers to develop a plan and phasing schedule that ensures service disruptions are minimized, including minimizing impacts to high-profile library and revenue-generating space rental events, and ensuring the health and safety of library customers and staff is maintained.

Library staff and customers will be informed of the changes/disruptions to service and the progress of the renovation through updates available on the library's website and through social media channels, as well as posted branch signage. The local Councillor will receive regular updates to share through their community newsletters. Local partner organizations will also be provided with updates through established networks.

Toronto Public Library's Service Delivery Model is a framework to envision the possibilities that result from an investment in library infrastructure and service delivery.

COMMENTS

Construction Tender Award

For the construction tender award to Harbridge & Cross Limited, the following requirements have been met:

1. Harbridge & Cross Ltd is the lowest compliant 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. A Class Estimate (Rev. 1) dated September 13, 2024 and as prepared by A. W. Hooker Quantity Surveyors was used as a benchmark for the construction costs.
3. The tender process was conducted in accordance with the Board's Purchasing Policy, including a public call for pre-qualification of General Contractors followed by a tender process in accordance with instructions to the bidders.
4. A total of four bids were received amongst a list of pre-qualified General Contractors.

CONTACT

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SIGNATURE

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