

2022 HVAC Construction Program – Award of Contract

Date:	May 24, 2022
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 contract to Ambient Mechanical to provide consultation, design, material and labour for new HVAC Package units for 11 Toronto Public Library (TPL) locations. Proposals were solicited via an open market request for proposal process where design / build deliverables were documented.

The total value of the commitment with Ambient Mechanical is \$4,064,700.77 excluding Harmonized Sale Tax (HST).

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves an award of contract to Ambient Mechanical for the provision of consultation, design, material and labour to provide new HVAC systems for 11 locations, for a value of \$4,064,700.77, excluding HST.

FINANCIAL IMPACT

The total cost of the contract with Ambient Mechanical is \$4,064,700.77, excluding HST, for HVAC projects at 11 TPL locations. The budget for the HVAC replacements program is part of the Multi Branch Renovation Program (SOGR) capital budget.

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

ALIGNMENT WITH STRATEGIC PLAN

The provision of consultation, design, material and labour to provide new HVAC systems for a number of branches supports the strategic priority Opening Up Public Space.

Maintaining branches and their physical assets enables TPL to provide welcoming, and efficient public spaces that connect neighbourhoods and communities, and provide opportunities for partnerships and civic engagement.

EQUITY IMPACT STATEMENT

The provision of design and build deliverables for new HVAC units for a number of branches will improve the ability of the Library to offer safe and comfortable environments with proper ventilated and conditioned air free of the associated hazards commonly found with poorly maintained HVAC units

COMMENTS

HVAC replacements are required as the existing units are at the end of their life cycle and are showing signs of failure due to age. The end of life status for the HVAC units at the 11 locations is also supported by Property Condition Assessment reports, and field reports from the HVAC maintenance service provider and facilities managers.

TPL has carried out an open market request for proposal process where design / build deliverables were documented. Ambient Mechanical was the winning proposal for the provision of consultation, design, material and labour to provide new HVAC units for 11 locations:

1. Annette Street branch
2. Davenport branch
3. Downsview branch
4. 1076 Ellesmere (processing centre)
5. Jane / Dundas branch
6. Locke branch
7. Main Street branch
8. S. Walter Stewart branch
9. Sanderson branch
10. Spadina Road branch
11. Deer Park branch

TPL has implemented additional planning processes around the State of Good Repair program, including taking a longer-term view and consolidating procurement opportunities, with the objective of improving project delivery and achieving financial efficiencies.

CONTACT

Alyssa van Graft; Director of Transformational Projects; Tel: 416-395-5541; Email: avangraft@tpl.ca

Milton Safos; Manager, Planning and Portfolio Management, Facilities Management; Tel: 416-435-4185; Email: msafos@tpl.ca

Larry Hughsam; Director, Finance & Treasurer; Tel: 416-397-5946; Email: lhughsam@tpl.ca

SIGNATURE

Vickery Bowles
City Librarian