



## STAFF REPORT ACTION REQUIRED

### 2025 Roofing Construction – Award of Contracts

**Date:** March 24, 2025

**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 contracts to four roofing contractors for repair and replacement work under the 2025 annual State-of-Good Repair (SOGR) roofing program.

The total value of the commitment is \$877,070 excluding Harmonized Sales Tax (HST), which is comprised of the tender amounts from four roofing contractors for nine Toronto Public Library (TPL) branches totalling \$797,337 and a 10% contingency of \$79,733.

Work is expected to start in the spring of 2025 and temporary branch closures are expected during construction.

## RECOMMENDATIONS

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

1. approves the award of contracts to supply materials and labour to repair/replace nine branch roofs, for a total commitment of \$877,070, comprised of:
  - a. Proteck Roofing & Sheet Metal Inc. for one roof for \$27,104;
  - b. Viana Roofing & Sheet Metal Ltd. for two roofs for \$398,100;
  - c. Semple Gooder Roofing Corporation for four roofs for \$81,633;
  - d. Always Roofing Ltd. for two roofs for \$290,500; and
  - e. an overall contingency of 10% or \$79,733.

## FINANCIAL IMPACT

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The total value of the commitment for roofing repairs/replacement contracts for the four roofing contractors is \$877,070 excluding HST, which is comprised of nine roofing awards totalling \$797,337 and a 10% contingency of \$79,733. Funding for this award is available in the 2025 Multi-Branch Renovation Program capital budget.

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

## ISSUE BACKGROUND

TPL plans SOGR work over a three to five-year horizon, consolidates projects by type (e.g., roofing, HVAC systems, etc.), and bundles the procurements. This is an efficient and economical way to procure materials and services and execute capital projects.

## COMMENTS

Roofs at nine TPL branches are showing signs of failure due to age and are due for replacement or repair. This is consistent with the Property Condition Assessments for these nine branches. TPL's roofing consultant, Tri-

Tech Pinnacle Group Inc., assessed these nine roofs and confirmed replacement and/or repairs are required.

TPL's roofing consultant produced specifications for the required work at each location for TPL to issue for tender. The lowest compliant bidders are as follows:

Proteck Roofing & Sheet Metal Inc. for:

Annette	27,104
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Viana Roofing & Sheet Metal Ltd. for:

Downsview	182,400
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Spadina	215,700
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398,100
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Semple Gooder Roofing Corporation for:

Daniel G. Hill	29,295
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Main Street	36,456
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S. Walter Stewart	7,072
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Davenport	8,810
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81,633
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\Always Roofing Ltd. for:

Elmbrook Park	43,250
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Taylor Memorial and	247,250
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290,500
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797,337
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Below outlines the procurement process followed and requirements met in coming to a recommendation to award these roofing contracts to the vendors noted above.:

1. The procurement process was conducted in accordance with the Board's Purchasing Policy with respect to issuing Request for Tenders (RFT);
2. Prequalified roofing contractors from Ontario Education Collaborative Marketplace's (OECM's) pre-established roster for roofing contractors were invited to submit tenders for project 127-24-OECM-RFT;
3. 13 compliant bids were received electronically using TPL's e-procurement solution;
4. Proteck Roofing & Sheet Metal Inc., Viana Roofing & Sheet Metal Ltd., Semple Gooder Roofing Corporation and Always Roofing Ltd. were the lowest bidders for the nine branches included in the RFT as identified above, meeting all requirements of the RFT; and
5. Library staff have reviewed the submissions recommended for award and found the prices to be reasonable in relation to the complexity of the projects. Awarding to multiple bidders results in the lowest total overall cost and best value for TPL.

Work is scheduled to start in the spring of 2025 and temporary branch closures are expected during construction to ensure the safety of customers and staff due to the hazards associated with overhead work.

## CONTACT

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## SIGNATURE

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Vickery Bowles  
City Librarian