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## STAFF REPORT INFORMATION ONLY

### Extended Authority – Award of Tender – TRL Cooling Tower Replacement

<b>Date:</b>	September 21, 2015
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

#### **SUMMARY**

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The purpose of this report is to inform the Toronto Public Library Board of an award of tender made during the summer when the Board did not meet, to employ the services of Bird Mechanical for the replacement of the cooling tower located at Toronto Reference Library (TRL) in accordance with Toronto Public Library's (TPL's) specifications.

#### **FINANCIAL IMPACT**

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The tender amount for the replacement of the cooling tower at TRL is \$796,868, excluding Harmonized Sales Tax, and is part of TPL's approved 2015 capital budget for the Multi-Branch Renovation Program (SOGR).

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

#### **ISSUE BACKGROUND**

TPL's Financial Control Policy authorizes the City Librarian to exercise the power of the Board to make an award to the lowest compliant bidder during the months that the Board does not meet. The City Librarian is required to report the award to the Board at the next scheduled meeting.

The existing cooling tower at TRL was installed when the library was built in 1977 and has never been replaced. Industry standards indicate that the expected lifespan of such equipment is approximately 30 years. The existing tower is made of wood and is leaking water and while some repairs have been made, it is not possible to completely stop the leakage. The existing tower is now well beyond its expected life span and, as such, it is essential that it be replaced as soon as possible. The installation of the new tower is required during the fall months in order for the work to be completed when the system is not

functioning. The procurement process was timed to occur over the summer months in order to ensure that the system could be installed in the fall of 2015.

## **COMMENTS**

TPL's engineering consultant for this project, ENSO Systems, issued a notice to the open market in early March 2015 indicating that TPL was seeking to prequalify mechanical contractors for the replacement of TRL's existing cooling tower. Seven mechanical contractors responded and were evaluated by ENSO. The three highest scoring contractors – Bird Mechanical, Gimco Limited and Van Mechanical – were prequalified to bid on the forthcoming request for tender to supply and install the new cooling tower.

In late July ENSO issued a request for tender to the three prequalified mechanical contractors requesting bids for the supply and installation of the new tower. In August 2015, bids were submitted by Bird Mechanical and Gimco Limited. ENSO, along with TPL staff, reviewed the submissions and determined that Bird Mechanical's bid met TPL's tender specifications and was the low bid, which made them the successful proponent for replacing the cooling tower.

## **CONTACT**

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## **SIGNATURE**

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Vickery Bowles  
City Librarian