



STAFF REPORT ACTION REQUIRED

11.

Jane / Sheppard Branch – Award of Tender

Date:	December 10, 2007
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

To request Toronto Public Library Board approval to employ the services of a general contractor for the construction of the new Jane / Sheppard Branch.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. Awards the contract to the lowest bidder, Ross Clair Contractors Inc., for the construction of the new Jane / Sheppard Branch, at a cost not to exceed \$2,423,800 (excluding GST); and
2. Authorizes and directs the appropriate Library officials to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The tender amount of \$2,423,800, (excluding GST) is part of the TPL's approved capital funding.

The Director, Finance and Treasurer has reviewed this Financial Impact statement and is in agreement with it.

DECISION HISTORY

The new Jane / Sheppard Branch was approved as a capital project in 2002. The Library has a capital budget of \$2,633,185 for the Jane / Sheppard Library project. In addition, \$100,000 is included in the 2008 recommended Parks, Forestry and Recreation budget for the reading garden. Cannon Design was hired to provide architectural services for the new Jane / Sheppard Branch.

COMMENTS

On September 11, 2007 an advertisement was placed in the Daily Commercial News for general contractors interested in bidding on TPL's new Jane / Sheppard branch. Upon evaluation of the bidders' submissions, eight (8) general contractors were identified as the best qualified for the project.

On November 1, 2007, the TPL received bids from seven (7) of the pre-qualified general contractors. All bids were over budget.

In order to bring this project within the scope of the Library's budget, Cannon Design and TPL made several changes to the scope of the project:

- elimination of the roof projection;
- re-design of the reading garden;
- reduction of the building size by 450 sq.ft. to the original program of 7,000 sq.ft.;
- elimination of the sprinkler system since it is not required by the building code for a one storey building with a travel distance to emergency exits of less than 30 meters.

An additional fire exit was added to meet this requirement.

These changes were reviewed with the local councillor.

The Library then submitted a re-tender to the pre-qualified general contractors on November 20, 2007. On December 3, 2007, the TPL received bids from seven (7) of the pre-qualified general contractors.

The tender documentation submitted by the recommended bidder, Ross Clair Contractors Inc., was reviewed by the Toronto Public Library and the firm of Cannon Design, and was found to be in conformance with the tender requirements.

While successful in reducing costs by \$469,200 over the original tender low bid, there are still budget pressures after the re-design and re-tender. The higher costs for construction are related primarily to poor soil conditions.

Library staff will negotiate a contract with Ross Clair Contractors Inc., being the lowest tender received, to complete the construction of the new Jane / Sheppard Branch. As part of this process, staff will work with the recommended bidder to find further savings.

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SIGNATURE

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