



To:                   Toronto Public Library Board – November 19, 2001

From:                City Librarian

Subject:             **Maria A. Shchuka District Library Reconstruction – Award of Tender**

Purpose:

To employ the services of a General Contractor to demolish the existing Maria A. Shchuka District Library, and construct a new library commencing March 2002.

Funding Implications and Impact Statement:

In 2001, the Toronto City Council approved a Capital budget of \$6,710,000 for the reconstruction of the Maria A. Shchuka District Library.

Recommendation:

It is recommended that the Toronto Public Library Board award a contract to the lowest bidder, Van Horne Construction, to demolish and reconstruct Maria A. Shchuka District Library at a cost of \$5,395,771 including taxes.

Background:

On February 2, 2001, an Expression of Interest and Prequalification advertisement was placed in the Daily Commercial News for General Contractors interested in bidding on the Maria A. Shchuka Library project. Upon completion of the bidders' submissions, seven (7) General Contractors were identified as best qualified for this project. Those firms were:

- Aquicon Construction Co. Ltd.
- The Atlas Corporation
- Canning Contracting Limited
- M. J. Dixon Construction Limited
- Richard and B.A. Ryan Limited
- Tasis Contractors Inc.
- Van Horne Construction Ltd.

The tender was originally issued on May 11, 2001, but upon receipt and review of General Contractors' bids, it was realized that the lowest bid exceeded TPL's budget for this project. As a result, General Contractors who had submitted bids were informed that the project would be redesigned in order to reduce the cost of construction. The contractors were further informed

that upon completion of redesign, the project would be re-tendered, and those prequalified contractors who had submitted bids would be invited to resubmit.

On August 16, 2001, tender packages containing a redesign for the construction of Maria A. Shchuka Library were issued to prequalified contractors. On September 13, 2001, TPL received quotes from:

Bidder	Price (Exluding GST)
➤ Van Horne Construction	\$ 5,583,277
➤ M. J. Dixon Construction Limited	\$ 5,600,000
➤ Aquicon Construction Co. Ltd.	\$ 5,746,000
➤ Canning Contracting Limited	\$ 5,878,500
➤ The Atlas Corporation	\$ 5,885,000
➤ Richard and B.A. Ryan Limited	No Bid

Upon review of the resubmitted bids, it was determined that the lowest bid of \$5,583,277 supplied by Van Horne Construction was approximately \$600,000 in excess of the TPL's construction budget for this project.

At this time, it was determined that as covered by Section 5.16 – Requests for Clarification and Negotiation of the Request for Proposal procedure, and to accommodate the project within the approved budget, the architect, A. J. Diamond, Donald Schmitt and Company, and the General Contractor with the lowest bid, Van Horne Construction, would work with TPL to produce a design which would best accommodate the TPL Building Program and budget. As a result of the redesign process amongst the three team members, the construction bid price by Van Horne Construction was submitted at \$5,042,777 plus G.S.T of \$352,994 for a total of \$5,395,771.

Comments:

The tender documentation submitted by the recommended bidder has been reviewed by the firm of A. J. Diamond, Donald Schmitt and Company and TPL staff, and was found to be in conformance with tender requirements.

Conclusion:

This report requests authority to issue a contract for the reconstruction of Maria A. Shchuka District Library, in accordance with drawings and specifications, to Van Horne Construction, being the lowest tender received.

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List of Attachments:

Not applicable.