



To: Toronto Public Library Board – June 10, 2002

From: City Librarian

Subject: **Black Creek Neighbourhood Branch Relocation - Leasehold Improvements - Award of Tender**

Purpose:

To obtain Toronto Public Library Board approval for the award of contract, per the Library's Request for Quotations (RFQ), for renovations to Unit #63 at North York Sheridan Mall for the relocation of Black Creek Neighbourhood Branch Library.

Funding Implications and Impact Statement:

As part of the lease, the Landlord (Westdale Construction Co. Limited) has provided a Leasehold Allowance of \$200,000.00. The repayment of this allowance will be amortized over the term of the lease, payable monthly, as Additional Rent and is provided for in the Operating Budget.

In addition, as a result of the relocation, funds provided for scheduled capital multi-branch repairs and maintenance work at the existing location will now be applied to the renovations and to the on-going operating costs at North York Sheridan Mall.

The total expenditure for renovations and operating costs will be accommodated within existing approved budgets.

Recommendations:

It is recommended that the Toronto Public Library Board award a contract to the lowest bidder, Finspan Construction Limited, to renovate Unit #63 at North York Sheridan Mall, at a cost of \$468,236 (including GST).

Background:

At the meeting of January 21, 2002, the Toronto Public Library Board approved the relocation of the Black Creek branch to North York Sheridan Mall, and authorized staff to negotiate a lease agreement with Westdale Construction Co. Limited according to certain conditions.

Since the January meeting, staff have proceeded, with the assistance of City of Toronto Legal Department, to conclude the lease agreement. Design work for the renovations to the new location has been completed. The next step in the process is to award a contract for the

renovations. This will allow the project to remain on schedule, closing the existing branch at the end of August and re-opening in September at the new location.

Comments:

On May 7, 2002, an Expression of Interest and Prequalification advertisement was placed in the Daily Commercial News for General Contractors interested in bidding on the Black Creek Library project. Upon completion of the bidders' submissions, eight (8) General Contractors were identified as best qualified for this project.

On June 5, 2002, the Toronto Public Library received quotes from six (6) of the contractors who had been invited to submit bids.

The tender documentation submitted by the recommended bidder has been reviewed by the firm of G. Bruce Stratton Architect and Library staff, and was found to be in conformance with tender requirements.

Conclusion:

This report requests authority to issue a contract to renovate Unit #63 at North York Sheridan Mall, in accordance with drawings and specifications, to Finspan Construction Limited, being the lowest tender received.

Contact:

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City Librarian

List of Attachments:

Not applicable.