



## STAFF REPORT INFORMATION ONLY

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### Toronto Reference Library Capital Project – Award of Construction Tenders under Pre-Approval Authorization – for the Quarter ending September 30, 2012

<b>Date:</b>	October 22, 2012
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

#### **SUMMARY**

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The purpose of this report is to update the Toronto Public Library Board of construction tender awards for the Toronto Reference Library (TRL) capital project for the quarter ending September 30, 2012. The awards were made through the competitive tender process, as authorized by the Board, up to a total limit of \$18,560,000 [excluding the Goods and Services Tax (GST) or the Harmonized Sales Tax (HST)].

The construction tender awards for the quarter ending September 30, 2012, totalled \$1,705,646.00 (excluding HST). This is the twelfth update report since Board authorization at its September 21, 2009 meeting.

#### **FINANCIAL IMPACT**

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The Board has approved awarding construction tenders up to a total dollar limit of \$18,560,000 (excluding GST or HST) for the TRL capital project. The tenders awarded over the July 1 to September 30, 2012 quarter total \$1,705,646.00 (excluding HST). The tenders awarded since September 21, 2009 total \$16,988,331.83, which leaves a balance of \$1,571,668.17 remaining to be awarded under the pre-approval authorization by the Board.

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

#### **DECISION HISTORY**

At the Library Board's October 20, 2008 meeting, staff presented a report, [Toronto Reference Library Capital Project – Construction Management Process](#), describing the Board's construction management contract process that the Library would be using for the TRL construction project. The report outlined how this process differs from the general construction contract (stipulated price contract) used in most of the Library's construction projects and what

the benefits are to the Library Board. Construction Management contracts are frequently used in the construction industry to manage large, multi-phased, complex projects. The report noted that the Library Board would be asked to approve costs to a set dollar limit, based on availability of funds. Multiple approvals are expected in this project, over the life of the project.

The Board, at its September 21, 2009 meeting, authorized the award tenders for the TRL capital project, up to a \$6,560,000 total of all awarded tenders (excluding GST). Given that the TRL capital project was a multi-year project and that not all funding was available in the initial year, the intent was to increase the approved award limit in keeping with capital funding availability and construction progress. At its June 21, 2010 meeting the Board authorized increasing the award limit to \$12,560,000. At its October 17, 2011 meeting the Board authorized increasing the limit to \$18,560,000. The Board directed Library staff to report to the Board all tender awards for the TRL capital project, on a quarterly basis.

The Board at its April 30, 2012 meeting requested that in future reports, staff provide both the new tender awards and a cumulative total award figure for any vendors who have had previous tenders awarded.

## COMMENTS

Eastern Construction was selected as the construction management firm using a competitive procurement process. One of the benefits to the Library is that Eastern Construction is issuing tenders for work on a schedule that keeps the project moving as quickly as possible, with several construction phases in different areas overlapping, keeping in mind the need to maintain public services. Tenders for the project are being issued as needed, not for the project as a whole at the outset. Eastern follows the Library's procurement process for issuing competitive bids. The tenders are awarded to the lowest bidders, within the pre-approved award limit as authorized by the Library Board at its meeting of October 17, 2011.

The following tenders were issued by Eastern Construction and awarded to the lowest bidders. Library staff have reviewed the tender documentation and process and found it to be in conformance with Library requirements. These awards are for work on floors 3, 4 and 5, which is defined as phase 3.

Tenders awarded for the quarter July 1 to September 30, 2012:

Tender description	Awarded to	Value	Date awarded	Cumulative value awarded to date
Interior Glazing – Phase 3	Albion Glass Company Ltd.	\$252,458.00	July 6, 2012	\$252,458.00
Interior Millwork – Phase 3	Art Magic Carpentry	\$1,015,600.00	July 11, 2012	\$1,015,600.00
Painting – Phase 3	Inter-Provincial Painting Ltd.	\$104,450.00	July 24, 2012	\$183,900.00
Joint Sealants and Firestopping – Phase 3	Pro Firestop – 2926253 Canada Ltd.	\$5,800.00	July 25, 2012	\$13,600.00

Sprayed Fireproofing & Intumescent – Phase 3	FJ Construction	\$12,500.00	July 25, 2012	\$12,500.00
Scaffold Platform – Phase 3	Tower Scaffold	\$36,246.00	July 25, 2012	\$36,246.00
Metal Fabrications – Phase 3	Darlington Steel	\$207,992.00	August 8, 2012	\$207,992.00
Door Hardware – Phase 3	Citywide Door and Hardware Inc.	\$70,600.00	Sept. 10, 2012	\$251,840.00
TOTAL July 1 to Sept. 30		\$1,705,646.00		

The total value of the tenders awarded to date under the Board authorization is \$16,988,331.83, which leaves a balance of \$1,571,668.17 remaining to be awarded under the pre-approval authorization by the Board.

## CONTACT

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## SIGNATURE

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City Librarian