



STAFF REPORT ACTION REQUIRED

Centennial Branch - Award of Construction Tender

Date: April 29, 2024

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to award a construction tender to Chandos Construction LP for the Centennial Branch capital project.

The total value of the commitment is \$19,182,900, excluding Harmonized Sale Tax (HST), which will be funded by the capital budget.

Construction is scheduled to start in June 2024 and is estimated to be completed in approximately 24 months. The Centennial branch closed on February 18, 2024 and will remain closed for the duration of the project. A temporary pop-up location will open later this year to provide service to the community.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with Chandos Construction LP, for the demolition and construction of the Centennial Branch with a total value of \$19,182,900 [excluding Harmonized Sales Tax (HST)], comprised of:
 - a. an award of construction tender, being the lowest bid, at a cost of \$17,439,000; and
 - b. a contingency of \$1,743,900.

FINANCIAL IMPACT

The total value of the commitment with Chandos Construction LP is \$19,182,900, which is comprised of the tender amount of \$17,439,000, plus a contingency of \$1,743,900, excluding HST.

Funding for the award is available from the Centennial Capital Project in the approved 2024-2032 Capital Budget and Plan.

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

ALIGNMENT WITH STRATEGIC PLAN

The construction of the new Centennial branch supports many strategic plan priorities and goals including:

- Advancing State of Good Repair projects to provide welcoming, well-maintained and architecturally beautiful and functional public spaces;
- Creating branch improvements that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation; and
- Increasing access to public and community spaces.

DECISION HISTORY

On February 25, 2019, the Board approved the [contract for architectural services](#) for the Centennial branch be awarded to Ken Fukushima Architecture jointly with McCallum Sather Architects Inc. These firms were selected through a competitive request for proposal (RFP) process.

On December 16, 2019 the Board approved an [increase to contract value](#) for architectural services with Ken Fukushima Architecture jointly with McCallum Sather Architects Inc. to include requirements for a Net Zero building.

ISSUE BACKGROUND

Centennial branch has been on the Library's 10-year Capital Budget since 2013. TPL's Facilities Master Plan identified the branch as a candidate for reconstruction in 2019 in the Horizon A timeline of 2019 – 2029. The branch has a significant backlog of capital expenditures including accessibility deficiencies of more than \$1M, and building envelope deficiencies which include the building foundation, structural and roofing issues. All finishes, shelving and fixtures are also in need of replacement.

The City has directed that agencies, corporations and divisions should aim to achieve a net zero energy/emissions target for all new buildings greater than 100 square meters where technically practical and financially feasible, commencing in 2018. The Centennial branch reconstruction will be the first TPL building to achieve the net zero objective.

COMMENTS

Centennial Branch is a well-used, 6,866 square foot neighbourhood library in Ward 6. Located at 578 Finch Avenue West, the branch sits in front of the Herbert H Carnegie Centennial Centre Arena, and is accessible by TTC. There are 18 dedicated parking spaces, including one space for accessible parking.

Centennial was opened in 1966 by the North York Public Library Board and underwent a renovation and expansion in 1997. The 2021 census reports Centennials' catchment area population as 47,381, an increase of 3.6% from 2011. The population density in the catchment area is 5,294 people per square km.

Centennial delivers public service on one floor. It offers a full range of children's, youth, and adult programming. The branch has one auditorium located on the lower lever. The auditorium is wheel chair accessible and heavily used for a wide variety of programs including Youth Hub, children and adult programming, and class visits.

Centennial serves four elementary schools and two secondary schools. There are three elementary schools within walking distance: Charles H. Best Middle School, St. Antione Daniel Catholic School, and Wilmington Public School. These schools often visit the library for programs and use library resources. The Youth Hub service and Youth Advisory Group also attract many youths from Northview High School, which is adjacent to the library.

The branch's resources, which include physical space, computer workstations, study space and collections, are well used by the community. It acts as a warming centre in the winter and as a cooling centre in the summer. Branch staff are very active within the community and have developed relationships with local schools, daycares, residents' groups, community organizations, and social service agencies. The branch benefits from a number of strong partnerships, enabling it to offer a wide breadth of cultural and skill-building programming to customers.

TPL's [Service Delivery Model](#) is a framework to envision the possibilities that result from an investment in library infrastructure and service delivery. Neighbourhood branches provide collections and services that meet many of the needs of the immediate community. The Service Delivery Model identifies 10,000–20,000 square feet as the optimum size for a neighbourhood branch. At its current size of 6,866 square feet, Centennial Library does not meet the minimum standard size of 10,000 sq. ft.

In addition to being the first TPL building to achieve the net zero energy objective, the proposed new Centennial Library will include:

- A single floor 15,000 square foot flexible design that will provide barrier free access for the public, options for study and seating, and functional programming space for branch and community use;
- Improved zoned areas for teens, as well as areas for children, adults and seniors, including an interactive early literacy centre for children aged 0-5 and their caregivers;
- Accessible Public washrooms and a universal washroom;

- More access to technology through an increase in desktop computers, improved access to Wi-Fi connectivity and device charging in furniture throughout the branch;
- An outdoor plaza and an enclosed reading garden;
- Redesigned service delivery space, staff work areas and lunch room; and
- Library signage with new brand identity will be installed on the building.

This project will also resolve all outstanding accessibility issues as outlined in the Access for Ontarians with Disabilities Act (AODA) and state of good repair issues for this branch identified in the 2019 Property Condition Assessment Report.

Construction Tender Award

The construction tender award to Chandos Construction LP is the result of a procurement process that was conducted in accordance with the Board's Purchasing Policy. All bids were received electronically using Bonfire. Details were as follows:

1. An open Request for Supplier Qualification (RFSQ) was issued on June 5, 2023 and closed on June 30, 2023;
2. Sixteen General Contractors submitted proposals and five firms were prequalified for the next step of the process following an evaluation and scoring of the proposals as per criteria described in the RFSQ;
3. The five shortlisted firms were invited to tender the project 105-24-TPL_RFT on February 2, 2024;
4. All five firms attended the mandatory site walk through on February 8, 2024;
5. All five firms submitted compliant bids by the deadline of March 27, 2024;
6. Chandos Construction LP was the lowest bidder meeting all requirements and was also the lowest bid received;
7. Library staff and consultants have reviewed the submission from Chandos and found the price to be reasonable in relation to the complexity of the project; and
8. Written acceptance was received that the General Contractor and all their sub-contractors will comply with the City of Toronto's Fair Wage Policy.

Chandos Construction LP is a new General Contractor to TPL. They have successfully completed university buildings, schools, and community centres across Canada and references provided were checked by TPL staff and were satisfactory.

CONTACT

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SIGNATURE

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