



STAFF REPORT ACTION REQUIRED

Toronto Reference Library - Award of Tender

Date:	September 17, 2007
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library Board approval to employ the services of a General contractor for the construction of the Event Space at the Toronto Reference Library, as per Toronto Public Library's (TPL's) drawings and specifications, commencing November 2007.

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 Event Space at the Toronto Reference Library, at a cost of \$4,737,140, including Goods and Services Tax (GST) of \$268,140; and
2. Authorizes and directs Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The tender amount of \$4,737,140, including GST of \$268,140, is part of the TPL's approved funding for the Toronto Reference Library Renovation and Retrofit capital budget.

When completed and established as a venue, the Events Space has the potential to generate significant rental revenue. Libraries with similar large event spaces report that they generate annual net revenue of up to \$500,000 through corporate and private rentals when the space is not in use for library purposes.

DECISION HISTORY

The Toronto Reference Library Renovation and Retrofit Project was approved as a capital project in 2007, with a total budget of \$6,000,000, excluding GST, for 2007 to 2009. Moriyama & Teshima Architects provided architectural design for the Event Space.

COMMENTS

On July 4, 2007 an advertisement was placed in the Daily Commercial News for General Contractor's interest in bidding on the Event Space construction project. Upon evaluation of the bidders' submissions, nine General contractors were identified as the best qualified for this project.

On August 23, 2007, the TPL received bids from seven of the pre-qualified General Contractors.

The tender documentation submitted by the recommended bidder, Ross Clair Contractors Inc., was reviewed by the firm of Moriyama & Teshima Architects and TPL staff, and was found to be in conformance with the tender requirements. The award of the contract will be subject to the contractor and sub-contractors being in compliance with the Fair Wage Office at the City of Toronto.

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SIGNATURE

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