



**STAFF REPORT  
ACTION REQUIRED**

**Goldhawk Park Branch Grounds Construction – Award of Contract**

**Date:** December 02, 2024

**To:** Toronto Public Library Board

**From:** City Librarian

**SUMMARY**

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The purpose of this report is to seek Toronto Public Library Board approval to award a construction contract to Struct-Con Construction Limited for the rehabilitation and upgrade of the grounds at the Goldhawk Park branch.

The total value of the commitment is \$937,083 excluding Harmonized Sale Tax (HST) which is comprised of the tender amount of \$851,894 plus a 10% contingency of \$85,189 and will be funded by the Multi-Branch Renovation Program capital budget.

The current site conditions at Goldhawk Park branch are in a state of disrepair and requires redesign and restoration with deteriorated paving and interlocking brick causing drainage issues, water seepage into the branch, uneven pathways and sidewalks, obstructed sightlines due to current garden design and overgrowth and sparse illumination from the existing exterior lighting.

The scope of work for the Goldhawk Park branch grounds construction will eliminate the exterior state of good repair (SOGR) backlog and includes regrading, improving drainage, redesign and construction of pathways, sidewalks, seating and garden beds, plantings, upgrades to exterior lighting and provision for electric vehicle (EV) charging stations.

Work is scheduled to commence in the spring of 2025 and a temporary branch closure will be necessary during construction.

## **RECOMMENDATIONS**

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**The City Librarian recommends that the Toronto Public Library Board:**

1. approves a commitment with Struct-Con Construction Limited for rehabilitation and upgrade of the grounds at Goldhawk Park branch with a total value of \$937,083, excluding HST, comprised of the following:
  - a. an award of construction contract at a cost of \$851,894 based on being the lowest total compliant price; and
  - b. a 10% contingency of \$85,189.

## **FINANCIAL IMPACT**

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The total value of the commitment with Struct-Con Construction Limited for grounds construction at Goldhawk Park branch is \$937,083 excluding HST, which is comprised of the tender amount of \$851,894, plus a contingency of \$85,189.

The award will be funded from the Multi-Branch Renovation Program capital budget.

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

## ALIGNMENT WITH STRATEGIC PLAN

The redesign and restoration of the grounds at the Goldhawk Park branch helps to achieve the following strategic plan priorities:

- Advancing SOGR projects by replacing aging and deteriorating paving and interlocking stonework, seating, and planting beds, and insufficient exterior lighting;
- Addressing exterior Accessibility for Ontarians Disabilities Act (AODA) requirements;
- Improving safety measures through garden design and lighting; and
- Creating improvements that connect neighbourhoods and communities through greater use of exterior branch spaces.

## ISSUE BACKGROUND

Goldhawk Park branch is a busy 8,000-square-foot neighborhood library at 295 Alton Towers Circle, on the edge of Goldhawk Park in the Milliken neighborhood of Scarborough, Toronto. Serving as a vibrant community hub, the branch offers indoor and outdoor programming space, including space leased by City partners from Parks, Forestry, and Recreation, creating a welcoming environment for people of all ages.

This branch is a neighborhood gathering place. Inside, visitors of all ages come to study, work, learn, and connect. The branch hosts a variety of programs for children, youth, adults, and seniors, providing everything from story times and craft sessions to lifelong learning and skill-building classes.

In favourable weather, outdoor programming occurs on the green spaces around the library. Families enjoy children's storytimes and craft activities under the shade, while adults and seniors gather for various programs and clubs.

The current site conditions at Goldhawk Park branch are in a state of disrepair. Paving and interlocking brick have deteriorated and become uneven, causing drainage issues and water seepage into the branch. Exterior lights offer sparse illumination. Pathways, sidewalks and gardens are deteriorated and current garden design and growth limits sightlines, which poses physical security risks.

## COMMENTS

In May 2022, Toronto Public Library (TPL) issued an open, competitive Request for Proposal (RFP) for grounds design consulting services and Dillon Consulting was the successful proponent. Dillon Consulting produced the designs for the Goldhawk Park branch grounds project and this was used for the construction tender call. The scope of work for Goldhawk Park branch grounds construction includes: re-grading the landscape and drainage away from the building towards the catch basins; removal and replacement of interlocking brick, unit pavers, and asphalt; redesign of pathways, sidewalks, seating areas and garden beds; planting of perennials, trees and sod; and electrical upgrades to the exterior lighting and provisions for EV charging stations.

The construction tender award to Struct-Con Construction Limited has met the following requirements:

1. The procurement process was conducted in accordance with the Board's Purchasing Policy, with a Request for Tender (RFT) issued in accordance with the instructions to the bidders, and bids were received electronically using the TPL's e-procurement solution;
2. 13 prequalified construction firms from TPL's pre-established roster for general contractors were invited to submit tenders for project 228-24-TPL-RFT on July 17, 2024;
3. Seven bidders attended the mandatory site visit on July 24, 2024;
4. Six compliant bids were received on August 22, 2024;
5. Struct-Con Construction Ltd. was the lowest bidder meeting all requirements of the RFT; and
6. Library staff have reviewed the submission from Struct-Con Construction Ltd. and found the price to be reasonable in relation to the complexity of the project.

Work is scheduled to commence in the spring of 2025. A temporary branch closure will be necessary during paving and walkway construction. Library staff and customers will be informed of changes/disruptions to service through posted branch signage and flyers, updates to the Library's website and social media. Branch staff will also leverage relationships and partnerships in the

community through the local Councillor's newsletter, City partners and local community agencies and partners.

## **CONTACT**

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## **SIGNATURE**

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Vickery Bowles  
City Librarian