



STAFF REPORT ACTION REQUIRED

16.

Toronto Reference Library Capital Project – Construction Tenders Pre-Approvals #2

Date:	June 21, 2010
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

To request Toronto Public Library Board authorization to award the tenders for the second phase of construction on the Toronto Reference Library (TRL) capital project. The Library Board is asked to approve costs to a set dollar limit, which is within the available funds for the capital project. Library staff will report to the tender awards to the Board on a quarterly basis.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. authorizes appropriate Library staff to award tenders for the second phase of the Toronto Reference Library (TRL) capital project, for an additional \$6,000,000, bringing the total award envelope to \$12,560,000 [excluding Goods and Services Tax (GST)]; and
2. directs the Library staff to report to the Board all tender awards for the TRL capital project, on a quarterly basis.

Implementation Points

The report of tender awards for the TRL capital project will be made on a quarterly basis. The award of tenders will be made to the lowest price bidders.

FINANCIAL IMPACT

The dollar limit of \$12,560,000 (excluding GST) for construction tender awards is within the Library's available funds for the TRL capital project.

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

DECISION HISTORY

At the Library Board's September 21, 2009 meeting, the Board approved the award of tenders for the second phase of the TRL capital project, up to a \$6,560,000 total. This second phase includes renovation and expansion of the first floor along Yonge Street, construction of the new entrance, gallery and browsery.

ISSUE BACKGROUND

Given the complexity of the TRL renovation project and the phased approach, the Library determined that the best approach would be to manage the construction through a construction management contract, which is a change from the Library's standard practice, of a stipulated price contract. One of the benefits to the Library is that the construction management firm, Eastern Construction, is issuing tenders for work on a schedule that keeps the project moving as quickly as possible, keeping in mind the need to maintain public service. Tenders for the project are being issued as needed, not for the project as a whole at the outset. Authorizing Library staff to approve the tenders awards, to a total dollar limit, provides the ability to keep the project moving forward. The award of tenders is made to the lowest bidders.

COMMENTS

The Board has received two information reports of construction tender awards for the second phase of the TRL Capital Project under the initial pre-approval authorization of \$6,560,000, for tender awards made as of December 31, 2009 and March 31, 2010. As of March 31, 2010, the total amount awarded was \$3,468,523.

The tender awards since March 31, 2010 are \$693,295 and another \$1.2 million is projected to be awarded in June and July. Construction will move quickly during the summer and fall, with the expectation that the total amount of tenders awarded during the summer will exceed the first pre-approval amount. The Library Board is asked to authorize staff to approve tender awards for an additional \$6,000,000, for a cumulative total of \$12,560,000.

CONTACT

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SIGNATURE

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