

Albert Campbell Branch – Award of Tender

Date:	September 23, 2019
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library (TPL) Board approval to employ the services of a General Contractor for the major renovation of the Albert Campbell branch, as per TPL's drawings and specification.

Funding for the commitment is available in TPL's overall capital budget, and a budget adjustment will be made to increase the value of the Albert Campbell capital project.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with Pre Eng Contracting Ltd. for the renovation of the Albert Campbell branch, with a total value of \$17,237,000, excluding Harmonized Sales Tax (HST), comprised of:
 - a. an award of construction tender, being the lowest bid, at a cost of \$15,670,000; and
 - b. a contingency of \$1,567,000.

FINANCIAL IMPACT

The total value of the commitment is \$17,237,000, which is comprised of the tender amount of \$15,670,000 plus a contingency of \$1,567,000 (excluding HST). The commitment will be funded by the Albert Campbell capital project, with an approved budget of \$15,539,000, and by available funding of approximately \$2.4 million in the

multi-branch renovation program, which has approved funding in 2019 and 2020. The budget adjustment will be made to increase the value of the Albert Campbell capital project to \$17.9 million as part of the 2020-2029 Capital Budget Submission, which is a separate report to the Board.

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

ALIGNMENT WITH STRATEGIC PLAN

The renovation of Albert Campbell branch helps to achieve various strategic plan priorities and goals including:

- Increasing access to in-branch services and spaces through responsive service hours and new options to expand public and community space;
- Advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public space;
- Creating in-branch environments that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation;
- Building capacity to deliver eLearning, and interactive distance learning services.

EQUITY IMPACT STATEMENT

Albert Campbell is a busy district branch, serving a current population of approximately 50,849 (2016 census data) in southwest Scarborough near the corner of Birchmount and Danforth Road. The branch's catchment area is immediately adjacent to the Oakridge and Kennedy Park Neighbourhood Improvement Areas. The renovation of this branch will greatly improve the ability of the Library to provide existing and new services to all equity seeking groups within the catchment of this branch.

In addition, the Albert Campbell tender award has some social procurement provisions, including hiring at least one worker from the local community, and the requirement that a certain percentage of trades employ apprentices from equity-seeking communities.

DECISION HISTORY

At the June 27, 2016 Board meeting, the [architectural contract](#) was awarded for the Albert Campbell library renovation project to LGA Architectural Partners.

At the June 17, 2019 meeting, the Board endorsed a [lease agreement](#) for 1,345 sq. ft. of space in Birchmount Plaza at 462 Birchmount Road for 24 months to provide alternate service to the community during the closure of the branch.

At the June 17, 2019 meeting, the Board approved the [closure of the branch](#) for approximately 24 months for construction.

ISSUE BACKGROUND

The branch is part of the 2019–2028 capital budget, with an approved budget of \$15.739 million, the majority of which is construction costs. As noted earlier, the plan is to increase the capital budget to \$17.9 million as part of the 2020-2029 capital budget and plan submission. The project kicked off in the summer of 2017; design was completed in the fall of 2018 and construction documents prepared. The Library issued a Request for Prequalification of general contractors for this project in July 2019.

Albert Campbell branch is a busy district library, to minimize the impact of the closure on the community, space is being leased at 462 Birchmount Road, to provide alternate library service. The Library will be able to continue to provide access to some library services, including computers, wifi, library collections, holds, and material returns.

The project is a complete renovation of the branch, including all state of good repair items, AODA requirements, mechanical, electrical and communications infrastructure. The existing library building was constructed in 1971 and has never been substantially renovated.

COMMENTS

Construction Tender Award

For the construction tender award to Pre-Eng Contracting Ltd. the following requirements have been met:

1. Pre-Eng Contracting Ltd. is the lowest bidder, meeting all tender requirements, and was the lowest bid received.
2. Library staff have reviewed the submission and found the price to be reasonable in relation to the complexity of the project.
3. The tender process was conducted in accordance with the Board's Purchasing Policy, including a public call for pre-qualification of General Contractors, a tender process in accordance with instructions to the bidders. Bids were received electronically, using Bonfire.
4. Written acceptance was received that the General Contractor and all their sub-contractors will comply with the City of Toronto's Fair Wage Policy.

The recommended bidder has successfully completed a number of Toronto Public Library projects, including the construction of Morningside branch, the renovation and expansion of Bloor/Gladstone branch, the second floor renovation of Richview branch and most recently the construction of St. Clair/Silverthorn branch. The references were checked by the architect and were deemed to be satisfactory.

Branch Closure

Albert Campbell branch will be closing in October/November 2019. The estimated closure will be for approximately 24 months. The local Councillor has been informed of the closure and alternate service plan. Closure information is currently posted in the branch and will be posted on the Toronto Public Library website. Customers with Albert Campbell branch as a home location will be notified of the temporary branch closure and alternate location through e-mail blasts or automated telephone calls.

CONTACT

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SIGNATURE

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