

Mount Pleasant Branch - Award of Tender

Date:	October 25, 2021
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval for the award of construction contract to Struct-Con Construction Ltd. for the renovation of the Mount Pleasant branch; and for the closure of the branch for approximately one year during construction.

The total value of the commitment is \$2,000,055.66, excluding Harmonized Sale Tax (HST), which will be funded by the Multi-Branch Renovation Program (SOGR).

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with Struct-Con Construction Ltd. for the renovation of the Mount Pleasant branch, with a total value of \$2,000,055.66, excluding HST, comprised of:
 - a. an award of construction tender, being the lowest bid, at a cost of \$1,818,232.42; and
 - b. a contingency of \$181,823.24;
2. approves the closure of the Mount Pleasant branch for approximately one year during construction.

FINANCIAL IMPACT

The total value of the commitment is \$17,237,000, which is comprised of the tender amount of \$1,818,232.42 plus a 10% contingency of \$181,823.24 (excluding HST). Funding for the award is available from the Multi-Branch Renovation Program (SOGR) capital budget.

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

ALIGNMENT WITH STRATEGIC PLAN

The renovation of Mount Pleasant 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

The renovation of this branch will improve the ability of the Library to provide existing and new services to equity seeking groups within the catchment of this branch.

DECISION HISTORY

Planning for the renovation started in 2020 and a virtual town hall presented the redesigned library space to the community in April 2021.

ISSUE BACKGROUND

Mount Pleasant branch is located in Ward 15 and the branch has a total size of 5,829 square feet. The branch was constructed and opened in 1992 and no renovations have taken place since that time. Mount Pleasant branch is located in a storefront on Mount Pleasant Road, between Eglinton Ave. and Davisville Road.

The branch serves a population of 28,235, which increased 4.6% from the 2011 to the 2016 Census Data. It is a well-used neighbourhood library in the Mount Pleasant Village/Davisville/Bayview neighbourhood. In 2019, the branch had 61,718 visits and a circulation of 155,612.

In 2019, TPL approved a Facilities Master Plan. This plan guides the development of new and existing libraries. Mount Pleasant has a current Facilities Condition Index (FCI) score of 23% and is situated in an area experiencing significant growth. A major capital investment in the branch is warranted.

Mount Pleasant library branch has been closed since the start of the pandemic in March 2020. When branches began to reopen in 2020, Mount Pleasant remained closed because physical distancing could not be achieved in the small square footage and interior layout at this branch.

COMMENTS

The scope of the renovation project will include repurposing the lower level of the building as a program room for use by the community and the relocation and expansion of the Children's Department on the second floor. These changes will allow staff to deliver the full range of children's, teen, adult, and seniors' programming on all three levels of the existing building. The project will also implement the new Toronto Public Library (TPL) brand standard.

This project will resolve all outstanding accessibility issues as outlined in the *Accessibility for Ontarians with Disabilities Act* (AODA), the Toronto Accessibility Standards and state of good repair issues for this branch identified in the 2019 Property Condition Assessment Report. Included are required upgrades to the existing elevator, replacement of all finishes, furniture and shelving as well as the replacement of end of life HVAC equipment, and improvements to the energy efficiency of the building.

Construction is scheduled to start in late 2021 and be completed in Q4 of 2022.

Construction Tender Award

For the award to Struct-Con Construction Ltd., the following requirements have been met:

1. An open procurement was issued on April 23, 2021 as a Request for Supplier Qualification for the Roster for General Contractors. 23 submissions were received and evaluated by the architectural consultant and library staff.
2. Eight shortlisted construction firms were invited to tender the project 241-21-TPL-RFT-Mount Pleasant Renovation on September 23, 2021.

3. Six compliant bids were received on October 13, 2021.
4. Struct-Con Construction Ltd. was the lowest bidder meeting all requirements and was the lowest bid received;
5. 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;
6. Written acceptance that the General Contractor and all their sub-contractors will comply with the City of Toronto's Fair Wage Policy; and
7. The procurement process was conducted in accordance with the Board's Purchasing Policy, with a request for tender process in accordance with instructions to the bidders and bids were received electronically.

The recommended bidder has successfully completed TPL construction projects, including Phase 1 (2016 – 2019) of the renovation of North York Central Library, and renovation of the Richview branch (2011) and Jane-Dundas branch (2008). The references provided by Struct-Con Construction Ltd. were checked by the consultant architect and TPL staff and were satisfactory.

CONTACT

Alyssa van Graft; Director of Transformational Projects; Tel: 416-395-5541;
Email: avangraft@tpl.ca

Gail Rankin; Senior Manager Facilities Management; Tel: 416-395-5881;
Email: grankin@tpl.ca

Larry Hughsam; Director, Finance & Treasurer; Tel: 416-397-5946;
Email: lhughsam@tpl.ca

SIGNATURE

Vickery Bowles
City Librarian