

North York Central Library Renovation - Award of Tender

Date:	December 6, 2021
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library (TPL) Board approval for the award of the construction contract to ROSSCLAIR Contractors Inc. for the final phase of the renovation of North York Central Library.

The total value of the commitment is \$2,175,470, excluding Harmonized Sale Tax (HST).

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with ROSSCLAIR Contractors Inc. for the final phase of the renovation of North York Central Library, with a total value of \$2,175,470, excluding HST, comprised of:
 - a. an award of construction tender, being the lowest bid, at a cost of \$1,977,700; and
 - b. a contingency of \$197,770.

FINANCIAL IMPACT

The total value of the commitment is \$2,175,470, which is comprised of the tender amount of \$1,977,700 plus a 10% contingency of \$197,770 (excluding HST).

Funding for the award is available from the North York Central Library capital project and the Multi-Branch Renovation Program budget.

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

ALIGNMENT WITH STRATEGIC PLAN

The renovation of North York Central Library 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 spaces;
- creating in-branch environments that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation; and
- 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 deserving groups within the catchment of this branch.

DECISION HISTORY

In March 2015, the Library Board approved an award of contract for architectural services to Diamond and Schmitt Architects for North York Central Library renovation.

<http://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2015/apr20/04.pdf>

In September 2019, the Library Board approved an award of contract for construction services to ROSSCLAIR Contractors Inc. for the first portion of phase 2 for the renovation of NYCL. That contract was complete in June 2021.

<https://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2019/sep23/18-nycl-phase-2-award-of-tender.pdf>

ISSUE BACKGROUND

The North York Central Library revitalization is a multi-year project that was estimated to cost approximately \$27 million. The project was divided into two phases, with the initial phase receiving approval in 2015, at a cost of \$15.974 million. The scope of phase 1 included the renovation of the first through fifth floors, including state of good repair elements.

Phase 2 of the project was planned and funded as part of the approved 2017- 2026 Capital Budget. Phase 2 is split into two pieces of work, 2a and 2b.

Phase 2a completed a retrofit and upgrade to building systems and infrastructure, reconfigure public service points, stacks and administrative spaces on the concourse level and the sixth floor to meet new service demands and uses. Future flexibility is ensured by incorporating adaptable and easily convertible spaces that support progressive library service and offers the opportunity to build community capacity such as incubation and business development spaces.

Phase 2b, the final work, which this commitment pertains to, is for the renovation of public washrooms throughout the building, installation of business centres in public areas, and upgrades to HVAC and humidification systems.

COMMENTS

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

Construction Tender Award

For the award to ROSSCLAIR Contractors Inc., the following requirements have been met:

1. An open call was issued in May 2019 as a Request for Supplier Qualification (RFSQ) for the Roster for General Contractors for Phase 2 of the NYCL Project. Twenty-three submissions were received and evaluated by the architectural consultant and library staff.
2. Eight shortlisted construction firms from the RFSQ were invited to tender the final phase of the project in October 20, 2021.
3. Six firms attended the mandatory site visit on October 25, 2021.
4. Four compliant bids were received on November 19, 2021.
5. ROSSCLAIR Contractors Inc. was the lowest bidder meeting all requirements and was the lowest bid received.

6. Library staff have reviewed the submission from ROSSCLAIR Contractors Inc. and found the price to be reasonable in relation to the complexity of the project.
7. Written acceptance that the General Contractor and all their sub-contractors will comply with the City of Toronto's Fair Wage Policy.
8. The procurement process was conducted in accordance with the Board's Purchasing Policy.

The recommended contractor has successfully completed TPL construction projects, including Phase 2a (2020 - 2021) of the renovation of North York Central Library, and the Jane/Sheppard branch (2009), S. Walter Stewart branch (2008), and the Bram and Bluma Appel Salon at the Toronto Reference Library (2009). The references provided by ROSSCLAIR Contractors Inc. were checked by the consultant architect and TPL staff and were satisfactory.

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SIGNATURE

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