

North York Central Library – Phase 2 – 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 Phase 2 of the renovation of North York Central Library, as per TPL's drawings and specification.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a commitment with ROSSCLAIR Contracting Ltd. for Phase 2 of the renovation of North York Central Library, with a total value of \$7,469,000, excluding Harmonized Sales Tax (HST), comprised of:
 - a. an award of construction tender, being the lowest bidder, at a cost of \$6,790,000; and
 - b. a contingency of \$679,000.

FINANCIAL IMPACT

The total value of the commitment is \$7,469,000, which is comprised of the tender amount of \$6,790,000 plus a contingency of \$679,000 (excluding HST). The commitment is funded by the approved Phase 2 North York Central Library capital project with a budget of \$10,880,000.

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

ALIGNMENT WITH STRATEGIC PLAN

The Phase 2 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 space;
- Creating in-branch environments that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation.

DECISION HISTORY

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

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

ISSUE BACKGROUND

The North York Central Library revitalization is a multi-year project that is 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 requirements.

The North York Central Library received additional funding for Phase 2 as part of the approved capital budget. This phase will complete a retrofit and upgrade to building systems and infrastructure, interior renovation on the concourse level and the sixth floor to reconfigure public service, stacks and administrative space to meet new service demands and uses. Future flexibility will be 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.

COMMENTS

Construction Tender Award

For the construction tender award to ROSSCLAIR Contracting Ltd. the following requirements have been met:

1. ROSSCLAIR 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, followed by a tender process in accordance with instructions to the bidders. Bids were received electronically, using Bonfire.
4. Written acceptance 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 Jane/Sheppard branch, S. Walter Stewart branch, and the Bram and Bluma Appel Salon at the Toronto Reference Library. The references were checked by the architect and were deemed to be satisfactory.

There are no plans to close the branch during the construction, but rather the work will be phased to maintain service at the branch.

CONTACT

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SIGNATURE

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