



## STAFF REPORT ACTION REQUIRED

### Malvern Branch Renovation – Increase to Construction Contract

**Date:** March 24, 2025

**To:** Toronto Public Library Board

**From:** City Librarian

#### SUMMARY

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The purpose of this report is to seek Toronto Public Library Board approval to increase the contract with Direct Construction Company Limited for construction services for the Malvern branch renovation.

After a competitive procurement process, the value of the original contract with Direct Construction Company Limited was \$675,931 excluding Harmonized Sales Tax (HST), and this was awarded under the City Librarian’s delegated authority as per Toronto Public Library’s (TPL’s) procurement policies. Scope changes have resulted in a need to increase the value of the contract by \$219,096, bringing the total contract value to \$895,000 excluding HST.

With the branch closed for renovation, the opportunity was taken to advance other state of good repair needs and improve branch services, avoiding future disruptions and efficiently addressing branch needs. The additional scope includes ceiling, drywall, cabling and electrical elements; staff workroom; public computing area; additional power and data requirements in the new Digital

Innovation Hub and Learning Centre; and patching and painting work in the main branch space.

## RECOMMENDATIONS

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### **The City Librarian recommends that the Toronto Public Library Board:**

1. approves an increase to the commitment with Direct Construction Company Limited for additional construction services at Malvern branch, estimated at \$219,069, bringing the total value of the contract commitment to \$895,000 excluding HST.

## FINANCIAL IMPACT

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The current value of the contract with Direct Construction Company Limited is \$675,931 excluding HST. Scope adjustments have resulted in a need to increase the value of the contract by \$219,096, bringing the total contract value to \$895,000 excluding HST. Funding for this increase, and total contract value, is available in TPL's 2025 approved capital budget within the Multi-Branch Renovation Program capital project.

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

## ALIGNMENT WITH STRATEGIC PLAN

The renovation at Malvern branch supports many strategic priorities and goals including:

- Advancing State of Good Repair projects to provide welcoming, well-maintained and efficient public spaces;
- Creating branch improvements that connect neighbourhoods and communities, offering opportunities for partnerships, civic engagement and resident participation;
- Increasing access to public and community spaces;
- Increasing programs such as a Digital Innovation Hub (DIH); and
- Improving the Youth Hub to meet program needs for teens in the community.

## DECISION HISTORY

At its meeting on September 23, 2024, the Library Board considered the [Malvern Branch – Closure for Renovation](#) report and approved closing the branch for approximately five months for renovation. As noted in the report, the renovation integrates the former Youth Hub space into the main library and delivers a brand-new Youth Hub and Programming Space, an expanded Digital Innovation Hub, an updated Learning Centre, two new Virtual Interview Spaces, refreshes three serveries and removes a service desk to increase customer seating and study areas.

## ISSUE BACKGROUND

After a competitive procurement process, an award of construction tender for Malvern branch was made to Direct Construction Company Limited with a value of \$675,931 excluding HST, and this was awarded under the City Librarian's delegated authority as per TPL's procurement policies.

## COMMENTS

With the branch closed for renovation, the opportunity was taken to advance other state of good repair needs and improve branch services, to avoid future disruptions and efficiently address branch needs. The additional scope includes:

- Added Staff Breakroom renovation, including replacement of existing and deteriorating kitchenette, new electrical work, new flooring, painting of walls, and built-in staff closet;
- Remove and make safe exposed and loose electrical lines above the drywall ceiling;
- Additional partitions, furring, and ceiling drywall work;
- Replacement of worn-out carpets;
- Security data cabling work in the Youth Hub to install digital cameras;
- Additional data cabling work for the new study pods;
- Additional power and data work, floor boxes to relocate Public Computers, new DIH, and Learning Centre;
- Patch and paint additional walls in the main library areas;
- Structural and material change of framing in the relocated Learning Centre; and
- Demolition and removal of study carrels.

Also, the project scope has expanded to include the public computing area, additional power and data requirements in the new Digital Innovation Hub and Learning Centre, and patching and painting work in the main library space.

These scope changes have resulted in a proposed contract increase totalling \$219,096, bringing the total commitment to \$895,000 excluding HST. This increase will allow for these additional elements to be addressed within the branch, improving the overall customer and staff experience upon completion of this work and when the Malvern branch reopens.

## CONTACT

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## SIGNATURE

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Vickery Bowles  
City Librarian