



**STAFF REPORT  
ACTION REQUIRED**

**11.**

**Northern District Branch – Construction Contract Increase**

<b>Date:</b>	May 25, 2015
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

**SUMMARY**

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The purpose of this report is to request Toronto Public Library Board to approve an increase to the construction contract resulting from an increase in the scope of work and value to the present construction contract with Brown Daniels & Associates, Exterior Improvements, Phase 1 at the Northern District Branch, as per Toronto Public Library’s (TPL’s) drawings and specifications. Toronto Public Library Board approval is required because the total value of the contract exceeds \$500,000.

**RECOMMENDATIONS**

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

1. increases the value and scope of the present Construction Contract at Northern District Branch, by \$174,000 to \$615,145. [excluding Harmonized Sales Tax (HST)]; and
2. authorizes and directs the appropriate library staff to take the necessary action to give effect thereto.

**FINANCIAL IMPACT**

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The total amount of \$615,145, which includes the \$174,000 increase, is part of the TPL’s approved capital budget for the Northern District Branch exterior improvements and is funded through the multi-branch projects capital budget.

The original tender of \$441,145 was awarded under the City Librarian’s award and commitment authority (Financial Control Policy clause 13.2.2) of up to \$500,000, but with the proposed additional scope changes totaling \$174,000, this brings the total award value to \$615,145, which now requires Board approval.

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

## **DECISION HISTORY**

At its March 23, 2015 meeting, the Toronto Public Library Board adopted the Council approved 2015 - 2024 capital budget.

<http://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2015/mar23/11.pdf> .

The plan included funds allocated to Northern District Branch exterior improvements as part of the multi-branch capital projects.

## **BACKGROUND**

In 2012 the Toronto Public Library was asked by the City to participate in community working groups to discuss neighbourhood improvements that would animate streetscapes in the Yonge/Eglinton community, including the areas around the Northern District Branch. Section 37 funds were provided for the neighbourhood improvements.

In 2012 Ken Fukushima Architecture was hired by the Toronto Public Library to develop a very preliminary vision of potential improvements to the Northern District public realm, and a number of enhancements were identified for the entrance and courtyard areas of the branch. Following extensive public consultations that included two open houses, a phased construction plan was developed. Phase 1 includes the resurfacing and re-grading of the main entrance ramp, replacement of the railings and the introduction of integral seating. Phase 2 includes the removal of the low brick wall along Orchard View Boulevard and the creation of an outdoor reading garden. Phase 3 involves the eastern edge of the property from north to south in conjunction with the major development at Yonge and Helendale. Phase 4 involves the northwest area of the Library property. The Library has received \$400,000 in Section 37 funds for Phase 1 and subsequent phases will be implemented providing Section 37 funds are made available.

In Phase 1 the scope of the construction work will address State of Good repairs and the AODA (Accessibility for Ontarians with Disabilities Act) requirements. It would require the demolition of existing brick walls and planters, removal of brick pavers and mortar bed to re-grade the ramp and add an additional landing. It also included for new ramp accessories, including metal guardrails, bike-locking posts and seating and planters. This phase will be funded from the accessibility portion of the multi-branch capital budget.

## **COMMENTS**

The present Construction Contract for the Exterior Improvements Renovation Project, Phase 1 at Northern District Branch was awarded to Brown Daniels & Associates on November 24, 2014, Toronto Public Library Purchase Order #0024540 for \$441,145. (Excluding Harmonized Sales Tax (HST)).

Four pre-qualified General Contractors were invited to bid on this project in November of 2014. All four General Contractor's submitted bids on November 15, 2014 and the Toronto Public Library awarded the project to the low compliant bidder, Brown Daniels & Associates.

Construction work on site began in December 2014. Upon demolition of the existing main library entrance ramp brick pavers and sub-surface layers, down to the structural concrete slab, it became apparent that the existing conditions were different from the 1974 construction drawings for the Northern District Branch, on which the current construction contract is based. In addition, upon inspection of the electric snow/ice melting cables, it was determined that they had been installed incorrectly and some sections were no longer functioning. A revised design was proposed, which includes for a revised sub-surface drainage system and all new electric snow/ice melting cables for the entrance ramp. A price to complete this additional work was prepared by Brown Daniels & Associates. Upon review by Toronto Public Library staff, it was concluded the price is fair and reasonable for the additional scope of construction services. The quote is \$147,500 for this scope of work that resulted from unknown site conditions.

Staff are recommending increasing the scope of work at this time because without the ramp heating system, costs for snow removal and salting will increase, and safety at this location is critical due to the slope of the ramp. The ramp also serves as the library main entrance and is the only one that is accessible. Furthermore, once the new pavers are installed, it would be costly to remove them to install a system at a later date.

In addition, staff propose to add two additional changes to the scope of work on this project:

1. The existing trench drain at the bottom of the ramp should be replaced at this time rather than during the next phase of the project; and
2. Modifications are required to an existing stairs that are adjacent to the area of work that do not meet the requirement of the Ontario Building Code. Changes to the stairs were proposed by the architect.

The cost for these items is \$26,500 and has been reviewed by Toronto Public Library staff. It was determined the price is fair and reasonable for the additional scope of construction services.

If these additional items are deferred until the next phase of this project, the stairs will be blocked off for a longer period of time and the cost of this work will be higher. Moreover, by completing the work in Phase 1, library customers will have access to the stairs when Phase 1 is completed.

## **CONCLUSION**

The additional funding for the repairs to ramp, trench drain and stairs as part of the Northern District Branch exterior improvements and the resulting changes in the scope of work require

increases to the award to the construction contract. Because of the increase of \$174,000, the project will now cost \$615,145, and Board approval is required. The additional costs will be paid from the multi-branch project capital budget.

## **CONTACT**

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## **SIGNATURE**

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Vickery Bowles  
City Librarian