



BURLINGTON PUBLIC LIBRARY

Report Date: February 13, 2004

TO: Burlington Public Library Board

SUBJECT: TENDER AWARD FOR SITE WORKS, CENTRAL LIBRARY RENEWAL PROJECT

1.0 RECOMMENDATIONS

THAT the tender for the joint Central Library Site Works/Central Park Redevelopment project be awarded to Gateman Milloy Inc., 270 Shoemaker Street, Kitchener, Ontario, N2E 3E1, at a cost to the Library of \$824,600 (net GST Rebate), subject to approval by City Council of the Parks & Recreation Report regarding Central Park Redevelopment – Contract 04-04 (PR-19/04) and the Parks & Recreation 2004 and 2005 Capital Budgets and approval by the City Legal Department;

THAT additional project costs related to storm sewers, demolition, trash and recycle units, contingency, inspections, testing, and consulting totalling \$203,350 (net GST Rebate) be approved;

THAT the total of \$1,027,950 for site works be charged to the previously approved Capital Order LI0017-Central Library Expansion/Renewal;

THAT Community and Corporate Services be notified prior to their March 2, 2004 meeting of the recommendations approved by the Library Board; and

THAT subject to City Council's approval, the Chair of the Burlington Public Library Board and City Librarian be authorized to sign the contract and related documents jointly with the Mayor and City Clerk.

2.0 PURPOSE

The purpose of this report is to recommend to the Library Board the tender award and other costs for the site works associated with the expansion and renewal of Central Library. The report confirms that costs are in line with the project funding previously approved by the Library Board and City Council.

3.0 BACKGROUND

3.1 Central Park Improvement Plan

The Central Park Improvement Plan includes a long-term plan for the redevelopment of Central Park to be developed in phases over a period of approximately 10 years. Projects completed to date include the expansion of the Rotary Centre parking lot and development of a new replacement soccer field. The Library was a partner in the development of the Central Park plan.

Central Park Redevelopment, Contract 04-04 is a joint Library/City project divided into two stages. Stage 1 includes development of site works associated with the ongoing Central Library Expansion/Renewal Project. This includes expansion of the existing parking lot, development of a new east/west roadway along the south side of the library, paving at the entrances and around the library, site furnishings and landscape planting. Stage 1 is scheduled to begin in Spring 2004 with an anticipated completion date of Summer 2005.

Stage 2 includes the redevelopment of the park entrance at New Street and the parking lot east of the Curling Club; as well as the completion of the east/west roadway connecting to Teen Tour Way. Stage 2 is scheduled to begin in Spring 2005 with an anticipated completion date of Fall 2005. The tender clearly states that Stage 2 cannot proceed without approval of the 2005 Capital Budget.

Stage 1 and Stage 2 were tendered together to take advantage of savings in staff time, tendering costs, consulting fees and in anticipation of savings in tender prices. The tender prices do not indicate an escalation of costs for 2005 work, indicating that cost savings were realized.

3.2 Approved Project Funding

Pertinent Library Board Motion:

Funding for the Central Library Expansion/Renewal Project was approved by Library Board motion 03-47. The approved funding included \$1,027,950 for site works.

Motion 03-47 (July 23, 2003), Approval of the Tender for the Central Library Renewal Project

THAT the tender for the Central Library Renewal Project be awarded to Struct-Con Construction Ltd., 2051 Williams Pkwy. E., Unit 14, Brampton ON L6S 5T3, at the revised price of \$8,772,494 (with net GST); which includes three recommended extras described below totalling \$74,043 (with net GST), subject to the approval of the City Legal Department and the financing plan being revised with City staff; and

THAT the option to finish the lower level south-east below grade area (1876 sq. ft.) for future expansion be included in the tender award at a cost of \$67,451 (with net GST);

THAT the option to replace coloured concrete with stone tile in the entrance areas, resulting in the entire area being stone tile, be included in the tender award at a cost of \$6,592 (with net GST);

THAT the option to participate in the new carpet Manufacturer's existing carpet Reclamation process be included in the contract at no charge;

THAT the option to include stone facing on the exterior of the building be excluded from the tender award;

THAT the design include energy cost savings measures and a grant application be submitted to the Commercial Building Incentive Program (CBIP); and

THAT the Board approve the updated project costs in the amount of \$13,267,024 subject to the financing plan being revised with City staff; and

THAT subject to a financing plan being developed, this report be referred to Community and Corporate Services Committee, for consideration and approval by Committee and Council of the tender award, project costs and financing plan; and

THAT subject to City Council's approval, the Chair of the Burlington Public Library Board and City Librarian be authorized and directed to sign the contract and related documents.

Pertinent Council Resolution:

Funding for the Central Library Expansion/Renewal Project, including site works, was approved by City Council in August 2003. The total approved funding of \$13,197,024 included \$1,027,950 for site works.

**Council Resolution CC-191-03, August 11, 2003
Central Library Expansion/Renewal Project Update**

The Council of the Corporation of the City of Burlington at its regular meeting held on Monday, August 11, 2003, approved the following recommendation, being Item No. CC-191-03:

THAT the tender for the Central Library Expansion/Renewal Project be awarded to Struct-Con Construction Ltd., 2051 Williams Pkwy. E., Unit 14, Brampton ON L6S 5T3, at the tender price of \$9,113,155.60 (incl. GST), as approved by the Library Board at their meeting of July 23, 2003; and

THAT all contract agreements be subject to the satisfaction of the City Solicitor; and

THAT the Chair of the Burlington Public Library Board and City Librarian be authorized to sign the contract and related documents; and

THAT the Burlington Public Library Board be authorized to notify Struct-Con Construction Ltd. of the award of the contract by letter; and

THAT the revised total project cost for the Central Library Expansion/Renewal Project be approved in the amount of \$13,197,024 to be charged to Capital Order LI0017 and financing be provided as follows:

Special Circumstances Debt	\$8,693,000
Capital From Current (2001 Budget)	\$25,000
Fundraising	\$800,000
Library Development Charges Reserve Fund	\$3,460,000
Grant (CBIP)	\$40,000
Capital Purposes Reserve Fund	\$179,024

which is subject to Council approval of the 2004 Revised Capital Financing Strategy and Guidelines (F-51/03); and

THAT the City Clerk be directed to prepare the Special Circumstances Debenture By-law.

Table 1 below breaks down the approved project funding. Two cost elements, Construction and Site Costs, cover site works with funding totalling \$1,027,950.

TABLE 1
Project Funding Approved by Burlington City Council August 2003

Cost Element	Approved Funding Net GST Rebate	Notes
Construction and Site Costs		
Construction Tender	\$8,772,494	Includes \$35,020 for site costs
Post Contract Contingency	\$614,930	
Furnishings	\$928,860	
Fees	\$540,960	
Site Costs	\$992,930	
Miscellaneous Expenses	\$74,000	
Subtotal Construction and Site Costs	\$11,924,174	
Project Management/Staffing	\$233,000	
Services During Construction		
Moving	\$200,000	
Fees (Space Planning, Design, Contract, Contract Admin)	\$35,000	
Storage	\$22,500	
Room Rental for Services	\$6,000	
Contingency (excl. construction contingency)	\$26,350	
Subtotal Services During Construction	\$289,850	
Library Materials	\$750,000	
Total	\$13,197,024	

4.0 DISCUSSION

Tenders for the joint Central Library Site Works/Central Park Redevelopment project were opened on Wednesday February 4, 2004. The lowest of seven tenders was submitted by Gateman Milloy Inc. in the amount of \$1,564,273.21 (including GST). The results are shown below in Table 2. Additional landscape planting and enhanced paving at the Library entrances and patio were added to the base bid, in the amount of \$52,078.35 for a total cost of \$1,616,351.56 (including GST). Gateman Milloy Inc. remains the lowest bid with the addition of these items. Gateman Milloy Inc. has carried out works for the City of Burlington in the past, and staff believe they can complete the contract to the satisfaction of the Library Board and City of Burlington.

TABLE 2
Tender Results
Opening Date: February 4, 2004

	VENDOR	BASE BID (incl. GST)
1.	Gateman Milloy Inc. 270 Shoemaker Street, Kitchener, ON N2E 3E1	\$1,564,273.21
2.	Mopal Construction Ltd. 35 Cardico Drive, P.O. Box 547, Gormley, ON LOH 1G0	\$1,605,000.00
3.	King Paving & Materials Company 3385 Harvester Road, P.O. Box 6 Burlington, ON L7R 3Y5	\$1,667,673.11
4.	Strut-Con Construction Ltd. 2051 Williams Parkway East Brampton, ON L6S 5T3	\$1,811,144.06
5.	Aldershot Landscape Contractor 166 Flatt Road, Burlington, ON L7R 3X5	\$1,826,574.53
6.	Sona Construction Limited 926 Burlington Street E., Hamilton, ON L8L 4K5	\$1,861,851.36
7.	Associated Paving Co. Ltd. 7886 Winston Churchill Blvd. Hornby, ON LOP 1E0	\$1,869,454.25

5.0 FINANCIAL MATTERS

Stage 1 will be financed by the Central Library Expansion/Renewal Project (82%) and by the Parks & Recreation Department's Central Park Renewal Project (18%). Library costs respect the funding previously approved by Library Board Motion 03-47 and Council Resolution CC-191-03 as described in section 3.2 above. Parks & Recreation's funding for Central Park is subject to approval of the 2004 Capital Budget. The percentage breakdown was determined based on the number of parking spaces required to accommodate the library expansion versus the additional parking spaces that will be provided to help accommodate parking needs for the park.

Stage 2 will be financed by the City and is subject to approval of the 2005 Capital Budget.

Attached Table 3 Costing summarizes the combined City and Library costs which total \$2,948,994. Of this total staff is recommending that the Library Board approve the following costs associated with the Central Library Renewal project. These costs are net GST Rebate and are itemized in Table 3 in the column labelled LI0017.

Tender Award	\$824,600
Other Site Works	<u>\$203,350</u>
Total Costs	\$1,027,950

Attached Table 4 Financing indicates how the project is to be financed. The Library financing plan was approved by the Board and Council in 2003.

Both Library and City costs and financing are outlined in Tables 3 and 4 in order to provide a complete picture of this project. Library Board approval is being requested for the Library (LI0017) expenses only. The Parks & Recreation Report regarding Central Park Redevelopment – Contract 04-04 (PR-19/04) will be considered by Community and Corporate Services at their March 2, 2004 meeting and by Council on March 22, 2004. That report recommends approval of the tender award and Parks & Recreation's financing plan for this project. City staff's recommendations are subject to the Library Board approving the recommendations in this report.

6.0 CONCLUSION

This report updates the Library Board on the tender results for the joint Central Library Site Works/Central Park Redevelopment project and recommends awarding the contract to the lowest bidder: Gateman Milloy Inc., 270 Shoemaker Street, Kitchener, Ontario, N2E 3E1. Tender and other costs related to the site development are outlined with a recommendation that the total Library costs of \$1,027,950 be charged to the previously approved Capital Order LI0017-Central Library Expansion/Renewal.

This report was prepared with Ingrid Vanderbrug, Landscape Architect, Parks & Recreation with assistance from Joseph Hollick, City Engineering and David Wright, City Finance. As with other aspects of the renewal project, the site works are being done in partnership with the City of Burlington.

Library customers identify the park setting as one of the strengths of the Central Library. This tender award and related site works will enhance that setting and contribute significantly to the renewal of both the library and park.

Respectfully submitted,

Sonia Lewis
Director, Service Development