



STAFF REPORT ACTION REQUIRED

Scarborough Civic Centre Branch – Approval to Increase Awards for Architect and Construction Contracts

Date:	April 28, 2014
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval for increased commitments totalling \$470,720.69, for architectural services and construction work, to undertake the second phase of streetscape improvements around the Scarborough Civic Centre Branch. These streetscape improvements are to be funded by the City Planning division capital budget. The award for architectural services associated with the streetscape improvements to LGA Partners & Phillip H Carter Architects in Joint Venture (LGA/PCA) would increase by an amount of \$24,197.31; and the award for construction associated with the streetscape improvements to Aquicon Construction Co. Ltd. would increase by an amount of \$446,523.38.

The streetscape enhancements support the Scarborough Centre Public Space and Streetscape Master Plan adopted by Council in July 11, 2012. The 2014-approved capital budget for the City Planning division includes funding in the amount of \$630,000 for the first phase of streetscape improvements to be undertaken in conjunction with the library construction project, and the related commitments for the first phase were approved by the Board at its March 24, 2014 meeting. The City Planning division has agreed to fund the second phase of the streetscape enhancements, through a re-allocation of funds within its capital budget. The re-allocation requires City Council approval, and approval of increased commitments is subject to the City Planning division receiving Council approval for the re-allocation of funds. The funding will remain in the City Planning capital budget and the Library will invoice City Planning for the design and construction costs.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves commitment increases totalling \$470,720.69 for the second phase of streetscape enhancements to support the Scarborough Centre Public Space and Streetscape Master Plan, funded from the City Planning division capital budget,

subject to City Planning division receiving Council approval of the re-allocation of capital project funds, comprised of:

- a. an increase to the award for architectural services to LGA Partners & Phillip H Carter Architects in Joint Venture by an amount of \$24,197.31, for a total award of up to \$565,737.54 [excluding the Harmonized Sales Tax (HST)]; and
 - b. an increase to the award for construction to Aquicon Construction Co. Ltd. by an amount of \$446,523.38, for a total award of up to \$8,427,309.29 [excluding HST]; and
2. authorizes and directs staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The \$24,197.31 increase to the architect fees and the \$446,523.38 increase to the construction contract, totalling \$470,720.69, will be managed by the Library and funded from the City Planning division capital budget.

There is no impact on the Library's capital budget.

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

DECISION HISTORY

The Library Board approved increased commitments to the architect fees of \$41,040.23 and to the construction contract of \$594,785.91, totalling \$635,826.14, to be funded from the City Planning division capital budget, for the first phase of streetscape enhancements to support the Scarborough Centre Public Space and Streetscape Master Plan, at its March 24, 2014 meeting.

ISSUE BACKGROUND

Enhancements to the Scarborough Civic Centre library project have been discussed with the City of Toronto's Planning Division during the planning stages of the project. The discussions included options to upgrade the landscape design along Borough Drive to support the Scarborough Centre Public Space and Streetscape Master Plan adopted by Council on July 11, 2012. The Statement of Approval, for the Site Plan Control Application for the library project, included a requirement for the landscape plan: "Alternative Landscape Plan to be completed by the library, subject to funding being provided by City Planning, Civic Design."

COMMENTS

Streetscape enhancements

The original scope of streetscape enhancements included upgrading the walkway from the Borough Drive sidewalk to the entrance to the Civic Centre building, along the west side of the library building, to unit pavers, and making the walkway barrier free and a fire access route. Landscaping in front of the library, along Borough Drive would include planting of trees in silva cells, relocating the existing fire hydrant, placement of a new lighting standard, construction of a retaining wall, concrete curbs around the trees, and circular benches along the walkway. The total cost for the design and construction work, including contingencies was quoted at \$1.2 million. This assumed that the work would be done as part of the library project, by the project architects and construction firm. .

At the March 24, 2014 Board meeting it was reported that the City Planning division had confirmed that funding of \$630,000 for streetscape enhancements had been approved as part of the Planning division 2014 capital budget. The scope of the project was reduced to match the funding approved in the Planning division capital budget. The reduced scope included upgrading the connecting walkway and barrier free access between Borough Drive and Scarborough Civic Centre and the inclusion of a single row of trees on the street boulevard as the first phase.

Since the last Board meeting, the City Planning division has proposed the re-allocation of capital project funding, to make it possible to complete the second and remaining phase of the streetscape enhancements as part of the library project. The second phase of landscaping in front of the library, along Borough Drive, would include planting of additional trees in silva cells, relocating the existing fire hydrant, placement of a new streetlight standard, construction of a retaining wall, and concrete curbs around the trees. The total cost of the second phase is \$470,720.60 plus taxes. The local councillor supports proceeding with the second phase so that it will be completed before the new library opens. A letter was received, from City Planning, agreeing to fund the streetscape enhancements and outlining the sources of funding (Attachment 1).

Increase to the construction contract

The original award of tender for the construction contract in 2013 was \$7,386,000 and was increased to \$7,980,785.91 at the Board's March 24, 2014 meeting. The second phase streetscape enhancements will be carried out as part of the library project. The cost quotation for the second phase of streetscape enhancements scope of work is \$446,523.38, including a construction contingency of \$21,263.01.

Increase to the architect's fees

The original award for architect's fees in 2009 was \$376,000, to LGA Partners & Phillip H Carter Architects in Joint Venture (LGA/PCA). The original award did not anticipate the significant additional design and development work due to the complexity of the site and to situate the branch on the site in accordance with the Scarborough Centre Public Space and Streetscape Plan. The Board approved the increase to architect's fees at its June 7, 2011 meeting, to \$500,500 and a subsequent increase to \$541,540.23 at its March 24,

2014 meeting. The architect's fees are based on 6.9% of the construction costs. Based on the construction cost for the second phase of streetscape enhancements of \$446,523.38, including a construction contingency of \$21,263.01, the increase to the architect's fees is \$24,197.31.

Potential Further Enhancements – Civic Green

The City Planning division has approached the Library with a plan to incorporate the design and construction of the Civic Green into the Library project. The Civic Green would occupy a space immediately to the west of the Library, and incorporates accessible parking and an amphitheatre. The advantage to consolidating the Civic Green project with the Library project is greater efficiency in the design and construction process and minimizing disruption to library service in the future. Discussions are still underway with the City Planning division regarding the details, timing and project funding.

CONCLUSION

The additional funding for the second phase of streetscape enhancements and the resulting changes in the scope of work for design and construction require increases to the approved awards for the architect's fees and the construction contract. The funding has been provided in the City Planning division capital budget, through a re-allocation of funds within its capital budget. The re-allocation requires City Council approval, and approval of increased commitments would be subject to the City Planning division receiving Council approval for the re-allocation of funds.

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SIGNATURE

Jane Pyper
City Librarian

Attachment 1: Letter from Harold Madi, Director, Urban Design, City Planning, dated April 11, 2014.