



STAFF REPORT ACTION REQUIRED

Toronto Reference Library Re-Imagine Capital Program - Architect – Award of Contract

Date: March 27, 2023

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval for an award of contract for architectural services for the Toronto Reference Library (TRL) Re-Imagine capital program to IBI Group who achieved the highest score in response to the Request for Proposal (RFP).

The TRL Re-Imagine capital program, which is part of the overall TRL capital project, presents an important opportunity to address state of good repair (SOGR) issues, and redevelop and modernize public space at TRL for: individual and collaborative study; instruction and learning; experiencing cultural events; exhibiting and interacting with artifacts and materials; and displaying and working with physical collections. It will also address the surrounding public realm and the role TRL should play in the fast-changing cultural fabric of the city.

The award is for a one-year period, with the option for four additional one-year renewals, subject to satisfactory performance and at the sole discretion of the City

Librarian, with a total estimated value of \$1,376,000, excluding Harmonized Sales Tax (HST).

RECOMMENDATIONS

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

1. an award of contract to IBI Group, being the highest scoring proponent, for architectural services for the Toronto Reference Library Re-Imagine capital program with a total commitment value of approximately \$1,376,405, excluding Harmonized Sales Tax, comprised as follows:
 - a) a one-year commitment with a value of approximately \$275,281 for the period commencing about April 1, 2023, comprised of:
 - i) a one-year award to IBI Group with fees of \$239,375 on a construction budget of \$2,500,000;
 - ii) a contingency of \$35,906; and
 - b) four additional one-year renewals with the same \$275,281 annual commitment value as the first year, totalling \$1,101,124 over four years on a \$10,000,000 construction budget, subject to satisfactory performance and at the sole discretion of the City Librarian.

FINANCIAL IMPACT

The Toronto Public Library (TPL) 2023-2032 capital budget and plan shows the TRL capital project with annual funding totalling \$44.4 million over ten years to renovate, upgrade and revitalize the 426,000 square foot building. The TPL capital project will take place in phases and the current TRL Re-Imagine capital program is expected to span five years with a total construction budget of approximately \$12,500,000.

The contract for architectural services for the TRL Re-Imagine program being awarded to IBI Group is for one year, with the option for up to four additional years, for a total estimated commitment value of \$1,376,000, HST, and includes exterior urban design services, interior design and space planning services, and a design contingency as summarized below.

TRL Re-Imagine Capital Program - Architect

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total Years 2-5</u>	<u>Total Years 1-5</u>
Exterior urban design							
Construction budget	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 5,000,000	\$ 6,250,000
Architect Fee %	9.70%	9.70%	9.70%	9.70%	9.70%		
Architect fee \$	\$ 121,250	\$ 121,250	\$ 121,250	\$ 121,250	\$ 121,250	\$ 485,000	\$ 606,250
Interior Design and Space Planning							
Construction budget	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 5,000,000	\$ 6,250,000
Architect Fee %	9.45%	9.45%	9.45%	9.45%	9.45%		
Architect fee \$	\$ 118,125	\$ 118,125	\$ 118,125	\$ 118,125	\$ 118,125	\$ 472,500	\$ 590,625
Total Architect Fee	\$ 239,375	\$ 239,375	\$ 239,375	\$ 239,375	\$ 239,375	\$ 957,500	\$ 1,196,875
Contingency	35,906	35,906	35,906	35,906	35,906	143,625	179,531
Total commitment	\$ 275,281	\$ 275,281	\$ 275,281	\$ 275,281	\$ 275,281	\$ 1,101,125	\$ 1,376,406
Construction budget	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 10,000,000	\$ 12,500,000

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

BACKGROUND

TRL underwent a major revitalization from 2009 to 2014. This renovation focused on highlighting the unique special collections and introducing a premium event space (Appel Salon) for library programs, conferences and weddings. Two computer learning centres and the first Digital Innovation Space were added to TRL as part of the revitalization project. The extension of the library on the Yonge Street side resulted in space for a café and retail space, as well as the new entrance cube. The following link provides general public information about this \$30 million renovation project: <https://www.torontopubliclibrary.ca/renovations/toronto-reference-library-revitalization.jsp>.

Smaller scale upgrades to the Library's Boardroom, Beeton Hall and additional meeting spaces adjacent to the administrative area were undertaken between 2014 and 2019. In 2022, the [Jack Rabinovitch Reading Room](#) was completed.

Because of TRL's significant size (represents over 20% of total TPL space), age (opened in 1977), and special services provided, TRL will require an on-going annual capital renovation program to address many SOGR issues as well as changing service needs.

COMMENTS

The TRL Re-Imagine program will take place over multiple years during which time sub-projects will be implemented according to complexity and their varied timelines. It is anticipated that some sub-projects will be executed in phases to minimize operational impact and keep the building open for service.

Compliance with accessibility legislative requirements (Accessibility for Ontarians with Disabilities Act or AODA) and TPL policies governing inclusive and welcoming spaces are also addressed in this program.

The renovations to be considered in the TRL Re-Imagine program will to help achieve the following:

- a welcoming and efficient public space through reconfiguration of the TRL ground floor, including a customer friendly main entrance, the TD Gallery, enhanced security and a more prominent main service desk;
- compliance with AODA legislated requirements and TPL policies for washrooms and other spaces;
- reconfiguration of the learning commons area to offer a more efficient and creative space in response to the different ways people learn and the unique needs of TRL users;
- re-configuration of the check-out and self check-out desks to enhance the customer experience, and account for new and innovative ways to interface with the public;
- creation of an environmentally minded, resilient and energy efficient exterior streetscape and landscaping;
- integration of the exterior pedestrian views into the Library main floor and interaction between outside and inside spaces with potential exterior spaces for library programming and/or small events; and
- design of exterior spaces for public/library users to gather, read and play.

A Request for Proposals (RFP) for Architectural Services was issued, which was divided into two separate categories: Category 1 - Urban Design, Streetscaping & Open Space; and Category 2 - Interior Design & Space Planning. Five firms submitted proposals and two firms were shortlisted. IBI Group achieved the highest total score in the evaluation in both categories. References were checked by the Library and were satisfactory.

[IBI Group](#) is a company member with the Netherlands-based Arcadis Group. With over 250 locations across the world, Arcadis is a world leading company delivering sustainable design, engineering in natural and built assets in over 70 countries. As part of the Arcadis Group, IBI has extensive architectural experience in the institutional sector. IBI Group presents a solid architectural and interior design partner for TRL.

Each sub-project of the TRL Re-Imagine capital program is at an early stage, and as work proceeds on the consultation, planning and scoping, each sub-project will be further refined, informed by TRL customers and the ambitious surrounding projects such as the Bloor-Yonge subway station expansion.

Sub-projects of considerable size and complexity like the ground floor reconfiguration and the revitalization of the public realm will be reported to the Board for information or approval, as appropriate.

CONCLUSION

With the selection of IBI Group, work on the TRL Re-Imagine capital program can begin immediately, starting with stakeholder consultations, detailed building, site assessments, due diligence and design development. IBI Group's extensive expertise in the design of public spaces will translate into a responsive modernization of the public spaces within TRL, to improve and enhance the customer experience, create and animate accessible, inclusive public spaces that are flexible and sustainable to inspire Torontonians.

The work will also involve the public realm surrounding TRL, for an integrated urban open space and streetscaping environment that reflects the changing fabric of the City.

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SIGNATURE

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