



STAFF REPORT ACTION REQUIRED

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

Date:	March 24, 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 \$635,826.14, for architectural services and construction work, to undertake 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 \$41,040.23; and the award for construction associated with the streetscape improvements to Aquicon Construction Co. Ltd. would increase by an amount of \$594,785.91.

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 streetscape improvements to be undertaken in conjunction with the library construction project. 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 \$635,826.14 for the Scarborough Civic Centre Library project, funded from the City Planning division capital budget, 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 \$41,040.23, for a total award of up to \$541,540.23 [excluding the Harmonized Sales Tax (HST)]; and

- b. an increase to the award for construction to Aquicon Construction Co. Ltd. by an amount of \$594,785.91, for a total award of up to \$7,980,785.91[excluding HST]; and
2. authorizes and directs staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The \$41,040.23 increase to the architect fees and the \$594,785.91 increase to the construction contract, totalling \$635,826.14, 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 awarded the contract for architectural services for the Scarborough Civic Centre Branch to LGA/PCA in December 2009, following a competitive process. The original award was for \$376,000. The Board approved an increase to the award, to \$500,500 at its June 7, 2011 meeting.

The Board awarded the construction contract for Scarborough Civic Centre Branch to Aquicon, for \$7,386,000, at its February 25, 2013 meeting. At that time, the report included comments about enhancements to support the Scarborough Centre Public Space and Streetscape Master Plan that were under consideration and that would be presented if funding were to become available.

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 City Planning division has confirmed that funding of \$630,000 for streetscape enhancements has been approved as part of the Planning division 2014 capital budget.

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 \$1.154 million. This assumed that the work would be done as part of the library project, by the project architects and construction firm, as change orders.

The scope of the project has been reduced to match the funding approved in the Planning division capital budget. The reduced scope includes upgrading the walkway as the number one priority of the Planning division. The front of the library building would then remain as sod, as per the original approval, with the inclusion of the single row of trees. This will achieve some important objectives for the City, while staying within the funds that are available.

Work at the site of the new branch is proceeding on schedule. Approval to proceed with the streetscape improvements is required now in order to avoid delays or proceeding with work that will subsequently need to be demolished and replaced. This approach is also more cost effective and ensures that the library access will not be impacted by construction around the entrance and walkways after the branch opens. The reduced scope makes it possible to complete a first phase now within the approved budget and then complete the remainder of the work in the original plan at a later date when funding becomes available.

Increase to the construction contract

The original award of tender for the construction contract in 2013 was \$7,386,000. The streetscape enhancements will be carried out as part of the library project, as a change order to the original contract. The cost quotation for the reduced scope of work is \$594,785.91, including a construction contingency of \$28,323.14.

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. The architect's fees are based on 6.9% of the construction

costs. Based on the estimated construction cost of \$594,785.91, including a construction contingency of \$28,323.14, the increase to the architect's fees is \$41,040.23.

CONCLUSION

The additional funding for the 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.

CONTACT

Anne Bailey; Director, Branch Libraries; Tel: 416-397-5944;

E-mail: abailey@torontopubliclibrary.ca

Larry Hughsam; Director, Finance & Treasurer; Tel: 416-397-5946;

E-mail: lhughsam@torontopubliclibrary.ca

Ron Dyck; Director, Information Technology & Facilities Management; Tel: 416-393-7104;

E-mail: rdyck@torontopubliclibrary.ca

SIGNATURE

Jane Pyper
City Librarian