



STAFF REPORT ACTION REQUIRED

13.

Fort York/Bathurst Branch – Approval to Increase Award for Architect's Fees

Date:	September 13, 2011
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library Board approval to increase the award for architectural services to Kuwabara Payne McKenna Blumberg Architects (KPMB) for the Fort/York Bathurst Branch by an amount of \$232,070, which includes a design contingency of up to \$54,500.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves increasing the award for architectural services to Kuwabara Payne McKenna Blumberg Architects (KPMB) by an amount of \$232,070, which includes a design contingency of up to \$54,500, for a total cost of up to \$652,070. [excluding Harmonized Sales Tax (HST)]; and
2. authorizes and directs appropriate Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The project to build a new neighbourhood branch in the Railway Lands area is included in the approved capital budget for a total cost of \$8.697 million. The award for architect's fees of up to \$652,070 is included in the approved budget.

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

DECISION HISTORY

In October 2006, the Board approved the location for the new Waterfront Branch in Block 36 at the corner of Fort York and Bathurst Street and Fort York Blvd. to be built in partnership with Toronto Community Housing (TCHC).

In 2009, a developer for Block 36, Context, was selected by TCHC and the Library participated in the selection process. At the same time, TCHC began working on the development of the adjacent Block 32 and hired the architectural firm of Kuwabara Payne McKenna Blumberg Architects (KPMB) through a competitive process.

In May 2010, the Board approved the appointment of KPMB for architectural services for the new branch.

COMMENTS

At the time of the appointment of KPMB, the Library and TCHC agreed that KPMB was to provide design and construction phase services for the residential and exterior Library components of the project. The construction budget upon which the fee amount was estimated was for the building shell only. The architect's fees were originally based on the \$4 million construction budget for the building shell. The decision regarding architect services for the interior was to be made at a later date. Now that a successful design process is underway and public consultation has been completed, integration of the entire project is needed, to incorporate architectural design and contract management of the interior construction. With the addition of interior construction, the construction budget will be \$5.987 million. The architect's fee needs to be increased by up to \$232,070, which includes a design contingency of \$54,500 for the entire project, for a total award of up to \$652,070. The resulting increase in architect's fees will increase the value of the award by more than ten percent, which requires Board approval.

CONTACT

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SIGNATURE

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