



STAFF REPORT ACTION REQUIRED

15.

Scarborough Centre Branch – Approval to Increase Award for Architect's Fees

Date:	June 7, 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 Levitt Goodman and Philip H. Carter Architects (in joint venture) (LGPCA) for the Scarborough Centre project by an amount of \$124,500, that includes a design contingency of up to \$45,500, for a total award of up to \$500,500.

The increase to the original award is due to the on-going work required to situate the library on the site in accordance with the Scarborough Centre Public Space and Streetscape Plan and a provision for design contingencies that were not included in the original award.

The report also comments on the status of plans for provision of a parking facility.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves increasing the award for architectural services to Levitt Goodman and Phillip H. Carter Architects (in joint venture) by an amount of \$124,500, that includes a design contingency of up to \$45,500, for a total cost of up to \$500,500 [excluding the Harmonized Sales Tax (HST)]; and
2. authorizes and directs Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The project to construct the new 15,000 square foot Scarborough Centre Branch is included in the approved capital budget for a total cost of \$8.797 million. The award for architect's fees of up to \$500,500 is included in the approved budget.

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

DECISION HISTORY

Planning has been underway for a number of years to locate a library in the Scarborough Centre area. At its meeting on March 25, 2008, the Library Board approved locating the branch at 150 Borough Drive subject to the completion of a satisfactory agreement with the City of Toronto. On January 19, 2009, the Board approved continuing the work toward securing this site. Scarborough Community Council endorsed the proposal to build a library branch at this site at its meeting held on February 9, 2009; its report was adopted by City Council on February 23, 24 and 25, 2009.

ISSUE BACKGROUND

The Library awarded the contract for architectural services for the Scarborough Centre branch to LGPCA in December 2009, following a competitive process. The original award was for an amount of \$376,000.

The original award did not anticipate the significant additional design and development work required 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 that is under development. Also, the original award did not include a provision for design contingencies. The Library anticipates increases that will take the value of the award beyond \$500,000 and that will require Board approval.

COMMENTS

The original award for architectural services was within the City Librarian's signing authority. The significant additional design and development work required 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 that is under development, will result in additional fees of \$79,000. The Library did not include a provision for design contingencies in the original award. The Library is changing its practice and will be including contingency fees in future awards.

The total additional fees are \$124,500, that includes a contingency for professional and architectural services of up to \$45,500, resulting in a total award to up to \$500,500 (excluding HST) that requires Board approval.

Parking facility

On April 20, 2009, the Board approved a request to the Toronto Parking Authority (TPA) to consider constructing a TPA parking lot, and directed Library staff to work with the TPA and the City of Toronto to facilitate the provision of a parking facility. Library staff have been in on-going discussions with the TPA regarding the construction of the parking facility, and undertook schematic designs, funded by the TPA. At the present time the joint venture between TPA and the Library is still under review. The TPA has advised that the budget for parking facility construction would be part of their 2012 capital budget submission. These factors will be the subject of further discussions between the City and the Library, and may have an impact on the viability of including parking under the Scarborough Centre Branch.

CONTACT

Ron Dyck; Director, Information Technology & Facilities; Tel: 416-393-7104;
Fax: 416-393-7083; Email: rdyck@torontopubliclibrary.ca

Anne Bailey; Director, Branch Libraries; Tel: 416-397-5944; Fax: 416-393-7083;
Email: abailey@torontopubliclibrary.ca

SIGNATURE

Jane Pyper
City Librarian