

Brentwood 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 Diamond Schmitt Architects for the Brentwood Branch by an amount of \$126,982, that includes a design contingency of up to \$52,622, for a total award of up to \$578,842.

The increase to the original award is due to several factors: the architect's services in support of the Library at the Committee of Adjustment and Ontario Municipal Board (OMB) hearings; additional technical consulting services not included in the original award and made necessary by site conditions; architectural services for furniture and furnishings and a provision for design contingencies that were not included in the original award.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves increasing the award for architectural services to Diamond Schmitt Architects by an amount of \$126,982, that includes a design contingency of up to \$52,622, for a total cost of up to \$578,842 [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 renovate and expand the Brentwood Branch is included in the approved capital budget for a total cost of \$8.123 million. The award for architect's fees of up to \$578,842 is included in the approved budget.

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

DECISION HISTORY

The Brentwood renovation and expansion project has a lengthy history. The Brentwood project was first approved as part of the Board's 2008 capital budget, but completion of the design and start of construction were delayed because of challenges to the OMB; the OMB decided in favour of the proposed renovations to the Brentwood Branch in February 2010. The award of tender for construction was made in August 2010 and the branch closed for renovations in October 2010.

ISSUE BACKGROUND

The Library began its planning with the selection of Diamond Schmitt Architects to provide architectural services for Brentwood, through a competitive process in 2006 that resulted in architect selection for Cedarbrae and Brentwood. The current value of the contract with Diamond Schmitt Architects is \$451,860. The Library anticipates increases that will take the value of the award beyond \$500,000 and that will require Board approval.

COMMENTS

The Library anticipates increases to architectural fees due to several factors: the architect's services in support of the Library at the OMB hearings (\$6,000); additional technical consulting services not included in the original award and made necessary by site conditions (\$41,060); architectural services for furniture and furnishings that were not included in the original award (\$27,300). 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 \$126,982, that includes a contingency for professional and architectural services of up to \$52,622, resulting in a total award of up to \$578,842 (excluding HST).

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