

## **Albert Campbell Branch – Increase to Architect Contract**

<b>Date:</b>	September 21, 2020
<b>To:</b>	Toronto Public Library Board
<b>From:</b>	City Librarian

### **SUMMARY**

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The purpose of this report is to request Toronto Public Library (TPL) Board approval for an increase to the contract value for architectural services with LGA Architectural Partners for the Albert Campbell Renovation capital project. The contract is being increased by \$516,603 for a total value of \$1,189,353 [excluding Harmonized Sales Tax (HST)] to apply the contracted percentage fee for architectural services to the approved construction budget for the project.

Funding for the increase to the contract is available in TPL’s overall capital budget and an adjustment will be made to the Albert Campbell capital project as part of the 2021 capital budget submission.

### **RECOMMENDATIONS**

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

1. approves an increase to the contract, with LGA Architectural Partners for the Albert Campbell renovation, of \$516,603 for a total value of \$1,189,353 [excluding Harmonized Sales Tax (HST) which is based on a fee of 6.9% of the construction budget.

### **FINANCIAL IMPACT**

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The value of the architect contract with LGA Architectural Partners is approximately \$1,189,353 that is arrived at by applying the 6.9% fee against the approved construction budget commitment of \$17,237,000, which includes a contingency of \$1,567,000. This represents an increase of \$516,603 to the current architect contract

and is funded by the capital budget for the Albert Campbell Renovation project, with a value of \$17,939,000, and by available funding of approximately \$1 million in the 2020 and 2021 Multi-branch Renovation Program. Required budget adjustments to the capital projects will be addressed as part of the 2021 capital submission.

Board approval is required because the increase in the contract value exceeds the City Librarian's authority of \$500,000.

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

## **DECISION HISTORY**

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On June 27, 2016 the Board considered [Albert Campbell Branch – Architect – Award of Contract](#) approved the award of contract to LGA Architectural Partners for architectural services for the renovation of the Albert Campbell Branch. The award was based on fees of 6.9% of the estimated construction budget of \$9,750,000, resulting in a cost of \$672,750.

The value of the Albert Campbell capital project has increased from \$12,165,000 in 2016 to \$17,939,000 in 2019, as the costing evolved during the design work and resulting procurement process, resulting in a Board award of the construction tender.

On September 23, 2019 the Board considered [Albert Campbell Branch – Award of Tender](#) and approved an award of tender for Albert Campbell renovation project to the lowest bidder, Pre-Eng Contracting, at a total commitment value of \$17,237,000, which includes a contingency of \$1,567,000 [excluding Harmonized Sales Tax (HST)]. The project is a complete renovation of the branch, including all state of good repair items, AODA requirements, mechanical, electrical and communications infrastructure.

This report addresses the increased fee for architectural services that is based on 6.9% on the construction budget.

## **COMMENTS**

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The Albert Campbell Branch project provides for the architectural design and major renovation of the branch. Albert Campbell is a multi-story 26,100 square-foot facility, which opened in 1971. The primary focus of the renovation will be the revitalization of the facility interior and reprogramming of space to support the delivery of new services to meet the changing needs and expectations of library users. The branch has been heavily used over the last 49 years and has not had a major renovation during that time.

The project will complete a retrofit and upgrade to building systems and infrastructure to address: energy efficiency; AODA needs; state of good repair needs identified in the 2018/19 Property Condition Assessment; and interior renovation of all floors to reconfigure public service, stacks and administrative space to meet new service demands and uses. Future flexibility will be ensured by incorporating adaptable and easily convertible space that supports progressive library service and offers the opportunity to build community capacity such as incubation and business development spaces, newcomer services, co-sponsored programs and partnerships.

Construction to date is progressing on schedule. The project is scheduled to be completed in the Fall of 2021.

## **CONTACT**

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## **SIGNATURE**

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City Librarian