



STAFF REPORT ACTION REQUIRED

13.

Bayview Branch – Approval to Increase Award for Architect's Fees

Date:	January 25, 2016
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to request that the Toronto Public Library Board approve an increase in the award for architectural services to MacLennan Jaunkalns Miller Architect. (MJMA) by an approximate amount of \$450,000 for the Bayview Branch relocation to the Bessarian Community Centre, for a total commitment of approximately \$650,000.

In 2013, the award for architectural services for the entire community centre was made by Parks, Forestry and Recreation to MJMA following a competitive process. The Library agreed to pay a portion of the architectural fees for the building shell of the branch in accordance with its share of the community centre, including the common areas.

In addition, MJMA will now provide architectural services for the interior design of the branch, including furniture, fixtures and equipment. The increase in fees is estimated to be \$450,000 and is based on the interior design of a 13,000 square foot facility and common areas, including a portion of the cost for the design of an underground parking garage. Because the total commitment for architectural services is now \$650,000, this requires Board approval.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves the increase in the award for architectural services to MacLennan Jaunkalns Miller Architect Ltd. by an amount of approximately \$450,000, for a total commitment of approximately \$650,000 (excluding HST), for the interior design of the branch, including furniture, fixtures and equipment, additional common areas and a portion of the cost for the design of an underground parking garage; and
2. authorizes and directs the appropriate Library staff to take the necessary action to give effect thereto.

FINANCIAL IMPACT

The capital budget for the relocation of the Bayview library, with a value of \$12.622 million gross (\$5.412 million net), is included in the 2016-2025 Capital Budget and Plan and is expected to be approved by Council in mid-February. The \$650,000 (excluding HST) cost for architectural services is based on a percentage of the Library's estimated share of the construction costs for the entire community centre project, including completing the interior of the branch, and a parking garage. These fees are included in the budget for the capital project.

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

BACKGROUND

The Bayview library relocation project provides for the design and construction of the library's space within a new multi-use Bessarian Community Centre and the library's share of the common spaces within the new building. The new library will be approximately 13,000 sq. ft. The existing Bayview library in the Bayview Shopping Mall will remain open during the course of the construction of the new branch.

A Request for Proposal (RFP) for architectural services for the entire community centre was issued in 2013 by Parks, Forestry and Recreation and was awarded to MJMA. The Library's portion of the initial fees, mainly for the shell for the library and a share of common areas, was approximately \$193,000, and the initial award was made under the City Librarian's authority.

COMMENTS

The interior design of the library, including furniture, fixtures & equipment was not included in the project architect's original scope of work. At the outset of a joint-use project the Library engages the project architect to design the branch building shell only. Following an assessment of the architect's initial design work and their fees, library staff make a recommendation whether to award the architect the additional interior design work. Following the initial work performed by MJMA on the design of the main portion of the community centre, a positive assessment of their work was made. Furthermore, the interior design work on the community centre is proceeding quickly, and it is important that work on the library interior move forward quickly so that work on the library can keep pace with the overall project. It was also recognized that it will be more cost effective if MJMA is assigned the contract for the interior design of the library.

MJMA will also be responsible for the design of the underground parking garage.

The increased scope of work for architectural services is expected to cost an additional \$450,000 bringing the estimated cost of the design of the project to \$650,000. In accordance with the Library's Financial Control Policy, Board approval is required for awards over \$500,000.

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SIGNATURE

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