



STAFF REPORT ACTION REQUIRED

Dawes Road branch - Increase to Architect Contract

Date: May 26, 2025

To: Toronto Public Library Board

From: City Librarian

SUMMARY

The purpose of this report is to request Toronto Public Library (TPL) Board approval to increase the contract value for architectural services with Perkins & Will Canada Inc. for the Dawes Road Reconstruction and Expansion capital project.

The contract was awarded for \$1,444,886, excluding Harmonized Sales Tax (HST). There have been several scope and estimate changes, most notably revised construction cost estimates throughout the design phase, that have resulted in a need to revise the scope and value of the architectural services contract with Perkins & Will. These changes have resulted in contract amendments totalling \$748,171, for a revised contract value of \$2,193,057, excluding HST. These changes were approved under the City Librarian's delegated authority as per TPL's procurement policies.

The project is now at the construction stage, with the construction contract to be awarded. Based on the construction contract award value and additional service requests expected to the end of the project, an additional contract amendment totalling \$739,386 is required, bringing the revised contract value

to \$2,932,443 (excluding HST). Approval of this amendment will ensure third party architectural services continue to be provided throughout the construction phase of the Dawes Road project, including contract administration and other design services.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves an increase to the contract with Perkins & Will Canada Inc. for architectural services for the Dawes Road Reconstruction and Expansion project in the amount of \$739,386 excluding HST, increasing the contract value to \$2,932,443, excluding HST.

FINANCIAL IMPACT

The current approved contract value with Perkins & Will Canada Inc. totals \$2,193,057. As the Dawes Road projects proceeds to the construction phase there is a need to revise the architectural contract to align with the award value of the construction contract as well as any additional services that may be required through the construction phase. This has resulted in a need to amend the current contract by a total of \$739,386, bringing the total contract value to \$2,932,443, excluding HST.

Funding for this increase is available in the updated project budget for the Dawes Road Reconstruction and Expansion project within the TPL 2025 – 2034 Capital Budget and Plan.

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

DECISION HISTORY

On November 16, 2020, the Board considered [Dawes Road Branch – Architect – Award of Contract](#) and approved the award of contract to Perkins & Will for architectural services for the demolition and construction of a new Dawes Road branch. The award was based on a percentage fee of an estimated construction

budget and a fixed fee for FFE interior design, energy modeling, and massing study for a total of \$1,444,892 (excluding HST).

COMMENTS

The Dawes Road Reconstruction and Expansion project provides for the architectural design, demolition and new construction of the branch.

The existing Dawes Road branch is a one storey, 6,500 sq. ft. branch that is well-used and serves a high-needs, multi-cultural community of over 30,000 residents. To meet the growth of the community, the new Dawes Road branch consists of an increased gross area of 25,500 sq. ft. at three storeys high with a basement. The new Library and City-run Community Hub will serve as a much-needed community space for the neighbourhood.

The design of the new library celebrates and acknowledges Indigenous placemaking with the Indigenous Community via multiple details and features, such as the Indigenous-inspired star blanket façade and cedar-clad round house. Many consultation sessions with both Indigenous and non-Indigenous community members were held to shape the current design.

The contract between Toronto Public Library and Perkins & Will Canada Inc., approved in November 2020, includes base architectural fee adjustments at key milestones including design development, bid, and at the end of construction if required. It also allows for changes to account for change orders or additional service requests that are outside the original scope of work.

Fee adjustments and other changes approved to date have resulted in approved changes to the original award value in the amount of \$748,171, resulting in a revised contract value of \$2,193,057, excluding HST. These changes are primarily driven by the increased estimated value of the project from the time of the architectural contract award to the completion of design development.

This report is requesting additional amendments to the contract to account for architectural fee adjustments allowed for under the contract at the bid stage (based on the construction tender award) as well as known and anticipated changes that could arise throughout the construction phase. These

adjustments result in a requested contract amendment of \$739,386, for a total revised contract value of \$2,932,443, excluding HST. Approval of these additional amendments will ensure TPL retains Perkins & Will throughout the construction phase, allowing for continued design services and contract administration, and supporting the Dawes Road project in realizing the benefits it brings to both TPL's services and the surrounding community.

CONTACT

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SIGNATURE

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