



## STAFF REPORT ACTION REQUIRED

### Centennial Branch - Increase to Architect Contract

**Date:** March 23, 2026  
**To:** Toronto Public Library Board  
**From:** City Librarian

#### SUMMARY

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The purpose of this report is to request Toronto Public Library (TPL) Board approval to increase the contract value for architectural services with McCallum Sather Architects Inc. jointly with Ken Fukushima Architecture for the Centennial branch capital project.

The current contract with McCallum Sather Architects Inc. and Ken Fukushima Architecture totals \$1,725,263 excluding Harmonized Sales Tax (HST). There have been several scope and estimate changes, most notably revised construction cost estimates that have resulted in a need to revise the value of the architectural services contract.

The construction contract was awarded in April 2024, and the project is in the construction stage. Based on the approved construction contract award value and additional service requests expected to the end of the project, a contract amendment totalling \$120,594 is required, bringing the revised contract value to \$1,845,857 (excluding HST). Approval of this amendment will ensure third party architectural services continue to be provided throughout the construction phase

of the Centennial capital project, including contract administration and other design services.

## RECOMMENDATIONS

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

1. approves an increase to the contract with McCallum Sather Architects Inc. jointly with Ken Fukushima Architecture for architectural services for the Centennial capital project in the amount of \$120,594 excluding HST, increasing the contract value to \$1,845,857, excluding HST.

## FINANCIAL IMPACT

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The current approved contract value with McCallum Sather Architects Inc. jointly with Ken Fukushima Architecture totals \$1,725,263. As the Centennial project construction phase advanced there was a need to revise the architectural contract to align with the award value of the construction contract as well as any additional services required through the construction phase. This has resulted in a need to amend the current contract by a total of \$120,594, bringing the total potential contract value to \$1,845,857, excluding HST.

Funding for this amendment is available in the approved TPL 2026-2035 Capital Budget and Plan within the project budget for the Centennial Branch Reconstruction and Expansion project.

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

## DECISION HISTORY

On April 29, 2024, the Board considered the report titled [Centennial Branch – Award of Construction Tender](#) and approved the award of contract to Chandos Construction LP for the demolition and construction of the Centennial branch for a total value of \$19,182,900 (excluding HST).

On December 16, 2019, the Board considered the report titled [Centennial Branch – Increase to Architect Contract for Net Zero Building](#) and approved the increase of contract to McCallum Sather Architects Inc. jointly with Ken Fukushima Architecture for architectural services for the demolition and construction of a new Centennial branch to include requirements for a net zero building. The increase of \$360,150.00 was based on additional consulting fees for the design, certification and commissioning of a net zero building for a revised total of \$980,662 (excluding HST).

On February 25, 2019, the Board considered the report titled [Centennial Branch – Architect – Award of Contract](#) and approved the award of contract to McCallum Sather Architects Inc. jointly with Ken Fukushima Architecture for architectural services for the demolition and construction of a new Centennial branch. The award was based on a percentage fee of an estimated construction budget and a fixed fee for interior design for a total of \$620,512 (excluding HST).

## **BACKGROUND**

The original Centennial branch was a one storey, 6,866 sq. ft. neighbourhood library in Ward 6 located at 578 Finch Avenue West. The branch originally opened in 1966 and services a community of over 47,381 residents. To meet the growth in the community, the new Centennial library will be a 15,000 sq. ft. one storey building.

Construction began in July 2024 and is scheduled to be completed in 2026. The architectural consultants continue to provide contract administration services for the duration of the project and during the warranty period.

## **COMMENTS**

The Centennial branch capital project provides for the architectural design, demolition and new construction of the branch.

The design of the new library will allow space to provide collections and services that meet the growing needs of the immediate community. In addition to being the first TPL building to achieve the net zero energy objective, the project will also include barrier free access for the public, options for study and seating

and functional programming space, and improved zoned areas for teens, children, adults and seniors. The project will also resolve all outstanding state of good repair issues for this branch identified in the 2019 Property Condition Assessment Report.

The contract between Toronto Public Library and McCallum Sather Architects Inc., jointly with Ken Fukushima Architecture was initially approved in February 2019, at a value of \$620,512, excluding HST. The contract included base architectural fee adjustments at key milestones including design development, bid, and at the end of construction, if required. It also allowed for changes to account for change orders or additional service requests that were outside the original scope of work.

The contract was subsequently increased in December 2019 to incorporate net zero requirements to align with the City of Toronto Green Standards, resulting in a revised contract value of \$980,662.

Since then, construction fee adjustments and other construction changes approved to date have resulted in changes to the revised award value in the amount of \$744,601, resulting in a revised architectural services contract value of \$1,725,263, excluding HST. These changes were approved under the City Librarian's delegated authority of up to \$750,000 for over expenditures on commitments previously approved by the Board as per TPL's financial control policies. The changes are primarily driven by the increased estimated value (or construction costs) of the project from the time of the architectural contract award to the award of the general contract for construction.

This report is requesting additional amendments to the contract to account for architectural fee adjustments allowed for under the contract for known and anticipated changes that could arise throughout the completion of the construction phase. These adjustments result in a requested contract amendment of \$120,594, for a total revised contract value of \$1,845,857, excluding HST. Approval of these additional amendments will ensure TPL retains McCallum Sather Architecture Inc. jointly with Ken Fukushima Architecture throughout the completion of the construction phase, allowing for continued design services and contract administration, and supporting the Centennial capital project in realizing the benefits it brings to both TPL's services and the surrounding community.

Per TPL's Financial Control Policy, any additional amendments to increase the value of the contract with McCallum Sather Architecture Inc. will require TPL Board approval. Additional increases related to the final construction value of the Centennial branch project will also exceed the City Librarian's authority for over-expenditures on commitments previously approved by the TPL Board and will be presented to the Board for approval.

## **CONTACT**

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## **SIGNATURE**

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Moe Hosseini-Ara  
City Librarian