

Dawes Road Branch – Architect – Award of Contract

Date:	November 16, 2020
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library (TPL) Board approval to award the contract for architectural services for the Dawes Road branch capital project to Perkins + Will Canada Inc., the highest scoring proponent in response to the Request for Proposal.

This project also presents an important opportunity to incorporate Indigenous place-making elements into the design and building program. As such, proponents were asked for proposals that included Indigenous community consultation and to incorporate design elements that would respect and honour Indigenous communities and the Indigenous history of the land and surrounding environment on which the library is being constructed. Perkins + Will has partnered with Smoke Architecture, Anishinaabeg owned and operated, to co-create the design and to also ensure that the stakeholder and public engagement process includes Indigenous community engagement and consultation.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. awards the contract to Perkins + Will Canada Inc. for architectural services for the Dawes Road branch capital project, with a total commitment value of approximately \$1,444,892, excluding Harmonized Sales Tax (HST), comprised as follows:
 - \$1,247,386 representing 7.68% of \$16,242,000 estimated construction budget; and
 - \$197,500 fixed fees for interior design, energy modelling and massing studies.

FINANCIAL IMPACT

The 2021 capital budget and plan submission, expected to be approved in February 2021, includes the Dawes Road branch project with a total budget of \$24,593,000, which includes an estimated construction portion of \$16,242,000 as well as funding for architectural services. The total contract for architectural services of \$1,444,892, excluding HST, is comprised of:

- \$1,247,386 based on a fee of 7.68% applied to the estimated construction budget of \$16,242,000; and
- \$197,506 fixed fees comprised of:
 - \$37,500 for interior design;
 - \$70,000 cash allowance to demonstrate how the project could achieve net zero carbon energy/emissions building; and
 - \$90,000 for a massing study for potential partners.

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

DECISION HISTORY

Dawes Road branch has been included in TPL's 10-year capital plan since 2010, and over the years, the scope of the project has undergone significant changes, including Council's decision to acquire the eight condominium units above the library and the property next door at 82 Chapman Avenue, which would allow for the demolition of the building and the construction of a new and larger branch capable of delivering modern library service to this Neighbourhood Improvement Area, which lacks access to city and community services.

The approved [2020-2029 capital budget and plan](#) included Dawes Road branch as a project with a budget of \$19.824 million.

An update of the costing revealed that project was underfunded by approximately \$4.7 million and the [2021-2030 Capital Budget and Plan Submission](#) includes Dawes Road branch as a project with a revised budget of \$24,593,000, including a revised estimated construction budget of \$16,242,000.

BACKGROUND

Dawes Road branch is a one storey, 6,500 square feet neighbourhood branch library. The branch is well used and serves a high-needs, multi-cultural community of 30,139 residents. In 2019, the branch had over 88,000 visits and circulated over 151,000 items.

It is located in the City of Toronto's Taylor-Massey and Oakridge Neighbourhood Improvement Area. The catchment population has grown by 3.6% from 2006 to 2016. The neighbourhood surrounding the Dawes Road branch is the sixth most densely populated catchment area in Toronto, having the second highest proportion of families with young children outside of the downtown core.

In accordance with the Council's direction to maximize the use of City-owned real estate, a commitment has been received from Social Development, Finance and Administration (SDFA) division to co-locate a 2,000 square feet Community Hub, funded by \$1.2 million from the City's Partnership Opportunities Legacy (POL) Fund. In addition, TPL is continuing to work with CreateTO to seek other partners to improve services offered in this community.

On April 18, 2017, the Library Board endorsed the [Strategies for Indigenous Initiatives](#) as part of the Library's response to the Truth and Reconciliation Commission's (TRC's) 94 Calls to Action. The Library has an important role to play in the Reconciliation process by bringing together Indigenous and non-Indigenous communities in a culturally safe and relevant space, and helping to facilitate public education and awareness on Truth and Reconciliation, residential schools and treaty relationships. One of the strategies endorsed by the Library Board was to adopt and implement the CFLA-FCAB's Truth & Reconciliation Committee's recommendation that "Renovations or new construction projects engage with Indigenous architects and stakeholders so as to incorporate authentic Indigenous designs". As a key component of this project, the Library will incorporate Indigenous perspectives through Indigenous community consultation to ensure that the new building includes design, signage and architecture that honours and respects the Indigenous land on which it is situated.

COMMENTS

Expanding the Dawes Road branch to 20,000 square feet, in line with the Service Delivery Model, will increase space for collections, access to technology, studying, programming, and browsing and leisure reading to meet customer needs. It will also support the need for increased meeting room space for both library programs as well as providing a valuable community resource. Both the teens and children's areas will be expanded and improved. The addition of the services provided by the Community Hub within the library are much needed resources in this under-served community.

The Dawes Road branch project also represents an important opportunity for the Library to conduct Indigenous community consultations, engage with and learn about the natural and Indigenous cultural history of the area and to incorporate Indigenous place-making elements in both the design and building program for the library. This project will aim to restore an Indigenous presence near the Taylor Creek at the library site on Dawes Road. The architect, informed by Indigenous community consultations,

will develop and implement a design that is relevant to both Indigenous and non-Indigenous communities in Toronto.

The Library intends to demolish the existing Dawes Road branch, including the eight residential units above, and reconstruct a new multi-storey library and Community Hub with the library portion being approximately 20,000 square feet and the Community Hub of 2,000 square feet. In addition to the current Library site, the property to the west of the library at 82 Chapman Avenue has also been acquired and the two properties will be merged for the new construction. The Library will be partnering with SDFA on this project with the Library taking the lead role in design and construction.

As part of the massing, feasibility, and design stages of the project with the architect, the Library will consider an additional 16,000 square feet be added to the upper floors of the new building, subject to a successful agreement with another partner for the site. If this additional construction proceeds, then the project and construction budget will increase, as well as the associated architect contract, to be funded by the partner, and this would be brought back to the Board for approval.

Procurement Process and Results

A Request for Proposal (RFP) TPL-008-2020 for Architectural Services was issued in June 2020 and a total of 13 submissions was received.

The RFP process was a two-phased process as the nature and complexity of the work that is required warrants the establishment of a short list of qualified architects in Phase 1, followed by interviewing the short-listed firms in Phase 2. Architects who responded to the RFP included the following documentation in their responses:

- Price Detail Form
- Firm's experience with at least three projects of a similar nature, scope and scale in the last seven years
- Architect's ability to meet project schedule and supervise contract
- Person(s) in firm responsible for this project and on the project team, including relevant experience, expertise and role
- Sub-consultants' firms proposed to be used, including expertise and experience;
- Budget and financial controls
- Understanding of the project
- Experience with public consultation, including experience engaging with the Indigenous community
- Experience with design of interiors
- Experience with Toronto Green Development Standard and sustainability
- Experience with AODA (Accessibility for Ontarians with Disabilities Act)
- Experience with Indigenous building and landscape design

- Experience with Net Zero energy/emissions building.

A short list of the six highest scoring firms was established based on the evaluation of the submissions in Phase 1. The short-listed proponents were invited to attend a confidential interview and make a presentation in accordance with the provisions of the RFP. Each firm was required to address the following in their presentation:

- Identify the personnel who will be involved with the project, their roles and responsibility
- Describe how the firm proposes to integrate their work with the Indigenous requirements and how this will be worked into the design process and public consultation
- Inform the panel on the vision for this neighbourhood branch project
- Inform the panel on how to reach the local community, as well as the geographically and culturally diverse Indigenous communities across the City during these challenging times. Describe how the firm will ensure the building design will meet the needs of the various project stakeholders
- Inform the panel on how the firm will ensure that projected schedules and budget will be met.

Perkins + Will Canada Inc. achieved the highest total score with a fee of 7.68% of the estimated construction budget which is now estimated at \$16,242,000. There was also separate pricing of \$197,506 for interior design, energy modelling, and massing studies for potential partners. Eladia Smoke, who is Anishinaabekwe from Obishikokaang, of [Smoke Architecture](#), will join the Perkins+Will Canada design team in co-creating the design and crafting the stakeholder and public engagement process.

CONCLUSION

With the selection of Perkins + Will Canada Inc., work on the Dawes Road branch capital project can begin immediately, starting with the massing feasibility and the energy modelling, public consultations, detailed building and site assessment and design development. This project will be a multi-year project, with the branch being closed during the construction period. The schematic design will be complete by the summer of 2021, with construction expected to start in 2023.

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SIGNATURE

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