



City of
Peterborough

To: **Members of the Committee of the Whole**

From: **Ken Doherty, Director of Community Services**

Meeting Date: **February 27, 2017**

Subject: **Report CSD17-004**
Amendment to the Agreement for the Temporary Library
Location at Peterborough Square

Purpose

A report to recommend the amendment of the agreement for the Peterborough Public Library temporary library location.

Recommendation

That Council approve the recommendation outlined in Report CSD17-004 dated February 27, 2017, of the Director of Community Services, as follows:

That the current agreement with Peterborough Square for the temporary library location lease and site improvements be increased by \$200,000 from \$700,000 to \$900,000.

Budget and Financial Implications

The total cost of the Library renovations and expansion project is \$12,026,800 (Budget Reference Number 6-4.01). This includes \$1.0 million to relocate the library during the renovations to the Aylmer Street main branch. Approval of the recommendation would bring the temporary location budget to \$1,200,000 and can be accommodated within the approved 2017 capital project costs for the Library Renovations and Expansion.

Financial Update on Renovation and Expansion Project

The expenditure on the total project as of January 2017 is \$3,600,000. Current contractor costs for the construction of the renovation and expansion are \$2,200,000 with Contract Change Orders for the construction project currently approved at \$320,000 equal to 4.2% of the contract value.

Background

Council approved Report CSD16-001 on January 18, 2016 with the following recommendations:

That Council approves the recommendation outlined in Report CSD16-001 dated January 11, 2016, of the Director of Community Services, as follows:

That Peterborough Square be approved for the temporary site of the Peterborough Public Library commencing Spring 2016 at an upset limit of \$700,000 for lease and site improvement costs.

The total estimated cost for leasing was \$450,000 and the renovations required to the temporary site were estimated at \$250,000.

Update on Renovation and Expansion Project

The main branch of the Peterborough Public Library Renovation and Expansion project has been under construction since late June 2016. The project is progressing with some challenges as typically anticipated with a renovation project of this size and complexity.

Progress on the project has been hindered by several factors:

1. Extensive requirement for dewatering requiring drilling of monitoring wells and MOE applications for Permission to Take Water. Continuous monitoring and dewatering during excavation and construction of the elevator pits was undertaken. Elevator pit #2 was particularly difficult to excavate and maintain due to the continuous water and also the nature of the soil type. Elevator #2 pit required hydrovac excavation methods as opposed to typical machine excavation.
2. Discovery of old fire hall foundations at the location of the new addition that required removal and deeper than anticipated sub-excavation. In some areas an additional removal up to 1.5m below the proposed founding level was required. These additional areas required reinstatement with placement of engineered fill.

3. Interferences; the as built drawings of the library were not wholly accurate and mechanical and electrical interferences were unable to be fully checked during design process due to the originally installed ceiling type. Interferences for placement of new mechanical and electrical services have caused an ongoing issue and required many hours of meetings and drawing coordination prior to site installation.

Impact on Temporary Library Location

The request for additional funds for Peterborough Square is the result of two issues.

During construction of the temporary site location several unknown site factors resulted in the estimated construction budget of \$250,000 being increased to \$350,000. These additional costs were related to the requirement of additional sprinkler heads, additional fire dampers, new entry door, fire strobes, fire alarm bells and additional remote heads, IT and electrical upgrades, flooring changes required due to site conditions.

Then, as a result of the delays to date on the renovation and expansion project, it is anticipated that the library will need to continue to operate in the temporary location for an additional three months. The current lease agreement contains an option to extend the lease for a period of three additional months. Staff recommend the lease agreement be extended. The additional lease costs for three months will total \$91,206.51 plus HST. The originally estimated total lease cost of \$450,000 will increase to \$550,000.

Summary

The Peterborough Public Library project is an important community project. The project teams are working collaboratively to overcome some unanticipated challenges which have resulted in a need to extend the time that the Library will be located at its temporary site. The team is working within the allotted budget and monitoring this on a bi-weekly basis.

Submitted by,

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