



City of  
**Peterborough**

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

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

**Meeting Date:** **June 19, 2017**

**Subject:** **Report CSD17-018**  
**Amendment to Agreement with The Ventin Group for Library Project**

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## **Purpose**

A report to seek approval on an amendment to an agreement with The Ventin Group for the design and contract administration of the renovations and expansion of the Peterborough Public Library.

## **Recommendations**

That Council approve the recommendations outlined in Report CSD17-018 dated June 19, 2017, of the Director of Community Services, as follows:

- a) That the contract with The Ventin Group for the design and contract administration for the renovation and expansion of the Peterborough Public Library be increased by \$43,000 from \$576,000 to \$619,000 plus HST of \$80,340 for a total cost of \$698,340.
- b) That a provisional additional agreement value of \$24,000 be approved and that Administrative Staff Committee be provided the authority to adjust the agreement with the Ventin Group to an upset limit of \$726,590 including HST as necessary to complete the project.

## **Budget and Financial Implications**

A net increase of \$42,739 to the contract of The Ventin Group can be accommodated within the uncommitted balance of the Library renovations and expansion capital budget. (Budget reference number 6-4.01).

The additional provisional net of \$24,422 can be set aside and accommodated within the uncommitted balance of the miscellaneous contingency budget if it is required for disbursement.

## **Background**

Council awarded P-08-14 to The Ventin Group for the design and contract administration of the main branch of the Peterborough Public Library in Report CSD14-015 dated June 23, 2014 at a net cost of \$534,240.

Administrative Staff Committee approved a net increase of \$51,898 to the agreement in report CSD16-017 dated May 4, 2016. Section 17.4.5 (c) of Purchasing By-law 14-127 delegates authority to the Administrative Staff Committee to approve amendments to agreements provided that the original award was approved by Council and the value of the proposed amendment is less than 10% of the original agreement. This increase covered changes in the architect's scope of work, prior to the project being tendered for construction, which went beyond the requirements of the original terms of reference for the project and resulted in new work.

The current agreement with the Ventin Group is a net value of \$586,138.

## **Current Project Status**

Currently the project has been under construction for the last 12 months. In that time, there have been several occurrences with unknown site conditions that have been discovered during the course of construction and some additional re-design to the scope of work.

The Ventin Group has requested additional fees to cover the additional scope undertaken by their firm. This includes the following:

1. Interferences – Following demolition, a review of existing site conditions was required to resolve interference issues primarily with the mechanical and electrical design in the ceiling spaces. A considerable amount of time was spent reviewing and issuing instructions to ensure all of the mechanical pipework, sprinkler system, HVAC ductwork and associated system parts, conduits and lighting would fit within the ceiling spaces. Furthermore, the existing Water

Service at the addition required re-design instruction as it interfered with the basement finished floor elevation and the rear stairs required design revisions due to the interference location of a storm pipe.

2. Redesign work - attributed to changes to the check in and circulation to ensure the library spaces would be fully able to support automation in the future, changes to the millwork to ensure that library staff work areas met ergonomic requirements and an increase in the design and scope of the library security.
3. Structural Steel – discrepancies between the "as-built" drawings from the original construction and the actual found site conditions of the existing steel structure have resulted in additional site visits, meetings and issue of several instructions.

Staff believes the increase of \$43,000 is fair given the additional time and effort required to undertake this work as well as the delays it caused to the overall schedule. The consultant team has been responsive to the ongoing issues that have occurred since construction began and continue to accommodate the Library staff and provide design solutions that will serve the facility over the long term.

The additional provisional request for \$24,000 would be available to deal with fees relating to additional and unexpected issues during the final stages of the project.

### **Council Approval Required**

Section 17.4.6 (a) of Purchasing By-law 14-127 delegates authority to Council to approve amendments to agreements where the original award was approved by Council, additional Council approval is required for expenditures that exceed the original price by more than 10% or \$100,000.

### **Summary**

The agreement increase requested exceeds 10% of the original price. Approval of the increase to The Ventin Group's agreement on a fee percentage of the construction costs is 7.5% which provides value in line with current consulting fees costs for the type of work provided.

The project teams are working collaboratively to overcome some unanticipated challenges. The team is working within the allotted budget and monitoring this on a bi-weekly basis.

Submitted by,

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Director of Community Services

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