



City of  
**Peterborough**

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**To:** Members of the Administrative Staff Committee

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

**Meeting Date:** February 1, 2017

**Subject:** Report CSD17-002 - Renovation and Expansion of the Peterborough Public Library Progress Report #1

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## **Purpose**

A report to update the Administrative Staff Committee on the progress of the Renovation and Expansion of the Peterborough Public Library.

## **Recommendations**

That the Administrative Staff Committee approve the recommendations outlined in Report CSD17-002 dated February 1, 2017 of the Director of Community Services as follows:

- a) That Report CSD17-002 be received for information and;
- b) That the Change Order expenditure of \$285,024.56 plus HST of \$37,053.16 for a total value of \$322,077.75 be approved.

## **Budget and Financial Implications**

The Change Order costs of \$285,024.56 can be accommodated within the previously awarded contract contingency of \$500,000 leaving a general contingency balance of \$214,975.44.

## Background

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.

### Construction Progress to date

- Demolition Complete
- Two new elevator pits installed with masonry wall at elevator #2 underway
- Foundation walls at the front of the library for the new 9300 sq ft addition are 90% complete
- Stair #3 structural opening in concrete slab cut and removed
- Structural openings for seven large new windows at rear of library underway
- Steel studs for walls at lower level new tech area and offices along lower level north wall underway
- Mechanical HVAC rough in for new ductwork is 40% complete
- Mechanical plumbing rough in for washrooms in lower level is complete
- Mechanical plumbing rough in for washrooms upper level is complete
- Electrical conduits on lower level 80% complete
- Conduits and boxes for lower level OPAC installed
- Communications conduits are 75% complete
- Communications Basket tray installed
- Speaker conduits 75% complete on lower level
- Fire Alarm rough in underway
- Sprinkler work underway

### Progress on the project has been hindered by several factors

1. The General Contractor, Buttcon Ltd, experienced a delay with their demolition sub contractor in the secondary structural stage of demolition. They resolved this issue by hiring an alternate sub contractor to complete the work.
2. Extensive requirement for dewatering requiring drilling of monitoring wells and MOE applications for PTTW. 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.
3. 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.
4. 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.

## Project Cost

The capital budget for the Library renovations and expansion project is \$12,026,800 (capital project #6-4.01). The Accessibility Committee approved \$53,302 from the City's Access Fund for a snow melting system on walkways. This brings the total capital budget for the project to \$12,080,102.

Table 1 outlines the project budget.

**Table 1**  
**Project Budget for Renovation and Expansion of the Peterborough Public Library**

Ref #	Item	Description	Project Budget
1	Feasibility, Design & Contract Administration	+VG Architects The Ventin Group (plus Lundholm's earlier feasibility study)	\$660,000
2	Construction	General Contractor (includes \$1.5 mil contingency)	\$ 8,694,374
3	Project Contingency	Miscellaneous needs	\$419,728
4	FFE	Furniture, fixtures, equipment	\$1,000,000
5	Miscellaneous	Survey, building permit, promotions, opening, etc.	\$205,000
6	Testing and Inspection	Roof, envelope, concrete, environment, commissioning	\$80,000
7	Environmental and Abatement	OHE and Contractor for design and removal - asbestos	\$10,000
8	Library Temp Site /Move	Design, permits, construction, move, lease, utilities	\$1,011,000
9	<b>TOTALS</b>		<b>\$12,080,102</b>

The project team has dealt with 70 Requests for Information, 22 Site Instructions, 35 Contemplated Change Notices and 31 Change Orders to date.

Table 2 below summarizes the Change Orders that have been approved to date on the project. These changes are accommodated within the project contingency of \$500,000 within the awarded contract value.

**Table 2**  
**Change Orders for Renovation and Expansion of the Peterborough Public Library**

<b>Item Description</b>	<b>Reason for Change</b>	<b>Value</b>
Cost for Builder's Risk Coverage	Client Request	\$30,000.00
Gas Meter Clarification	Unforeseen Site Conditions	\$2,921.49
Delete Supply of Bikeracks	Client Request	(\$2,475.00)
Humidifier Clarification	Omissions and discrepancies	\$12,970.16
Elevator Pumps Discharge Relocation	Omissions and discrepancies	\$2,391.47
Vestibule Ceiling Heaters	Coordination	\$153.04
Fibre Entrance Cable Routing	Unforeseen Site Conditions	\$1,417.82
Revise Drinking Fountain Water Bottle Filling Station	Client Request	(\$1,181.40)
Mechanical Openings in Block walls	Unforeseen Site Conditions	\$3,717.14
Fabric Removal and Furring Installation	Unforeseen Site Conditions	\$1,571.98
Brick Removal - Extend S3 to Floor	Unforeseen Site Conditions/Client Request	\$15,252.01
Humidifier Removal	Omissions and discrepancies	\$1,545.39
Plumbing Floor Drains	Omissions and discrepancies	\$ 9,467.29
Revise Check-in and Circulation Area	Client Request	\$8,320.98
Lighting Revisions	Coordination	\$1,331.60
Dewatering	Unforeseen Site Conditions	\$143,764.55
Clarificaion of North Wall of Stair No. 2	Omissions and discrepancies	\$2,194.33
Finishes Clarification	Client Request	\$308.70
Elevators No. 01 and No. 2 - Pit Exterior Waterproofing	Unforeseen Site Conditions	\$13,518.75
Remove Existing Frost Slab at Grid F and 1x	Unforeseen Site Conditions	\$5,250.00
Relocation Column at Grid line F & 1x	Omissions and discrepancies	\$589.05
Stair No. 3 Revisions	Omissions and discrepancies	\$11,207.05
Delete Sidewall Sprinklers at Canopy	Coordination	(\$1,917.93)
Relocate Existing Water Service at East Addition	Unforeseen Site Conditions	\$ 25,370.75

Provide Automatic Voice Annunciator at Elevators	Client Request	\$3,780.00
Washroom Accessory Revisions	Client Request	(\$2,638.00)
Existing Incoming Sanitary	Unforeseen Site Conditions	\$1,370.45
Security Camera Revisions	Client Request	\$3,578.19
Replace Existing Water Heater	Unforeseen Site Conditions	\$4,021.71
<b>Total Draw on Contract Contingency to January 27, 2017</b>		<b>\$285,024.56</b>
<b>Balance of Tender Contingency to January 27, 2017</b>		<b>\$214,975.44</b>

### Potential Additional Project Costs

Currently there are several Contemplated Change Notices that await quotation from the General Contractor or are in cost negotiation:

- Relocation of existing Bell Line
- Excavation and Lean Fill at addition
- Door Revisions
- Millwork Revisions
- Stair No. 11 and Existing Storm Pipe Revisions
- PVC Covers on Existing Storm Water Piping
- Electrical Revisions to Coordinate with Elevator Shop Drawings
- Mechanical and Electrical Revisions to Coordinate with Interference Shop Drawings

Additional to those shown above there will be a cost to extend the lease at the temporary site, one month for the FFE and relocation move back to the main library location that was not previously factored into the length of the lease agreement and two additional months lease extension that is a result of unforeseen site delays. Additional rental costs for three months will total \$91,206.51 plus HST.

### Project Schedule

The original Substantial Performance of Work date for the project was June 30<sup>th</sup>, 2017. Following this date a two week period for total completion and a four to six week period of FFE fit up was anticipated prior to moving back into the space from the temporary library location at Peterborough Square. Recent review of project milestones and schedule impact events indicate a revised Substantial Performance date as August 18<sup>th</sup>, 2017. Currently the project is six weeks behind schedule but remains within the allotted budget.

## Summary

The Peterborough Public Library project is an important community project, the project teams are working collaboratively together to try and achieve the culmination of a project that has been many years in the planning. Currently despite the challenges presented we are currently working within the allotted budget and monitoring this on a bi-weekly basis.

Submitted by,

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