

ACTION

Subject: Hazeldean Branch Construction Contract Increase

Prepared by: Richard Stark, Manager, Facilities Planning and Development

Prepared for: Ottawa Public Library Board

Meeting of: May 14, 2012

Date of preparation: May 7, 2012

RECOMMENDATION:

That the Board approve a \$25,000 increase to the construction contract for the Hazeldean Branch resulting in a revised construction contract total of \$364,471.36.

References:

- Hazeldean Branch: Approval of Temporary Closure Related to Renovations, December 12, 2011
- Hazeldean Branch Construction Tender Approval, January 16, 2012
- Acting City Librarian Monthly Report, March 5, 2012
- CEO Monthly Report, April 16, 2012
- CEO Monthly Report, May 14, 2012

Background:

1. **Construction Tender:** On January, 16, 2012, the Board approved the awarding of the construction contract for the Hazeldean Branch to Ferano Construction for an amount totalling \$339,471.36 (including 20% contingency and HST). The approved contract is represented by:

Ferano Construction.	\$278,000.00
20% Contingency	\$55,600.00
HST after rebates (1.76%)	<u>\$5,871.36</u>
Total	\$339,471.36

2. **Project Budget:** Following its design phase a Class “A” cost estimate was undertaken to confirm that the cost was within OPL’s budget ceiling for this renovation. The Class “A” estimate was \$395,616 and OPL confirmed this amount was within budget and proceeded to tendering. The requested increase of \$25,000 will result in a revised construction contract total of \$364,471.36. This remains well within the budget target for this project when compared against the Class A estimate. Consequently the increase will not adversely affect the project budget.
3. **Change Orders to Date:** Completed change order have been reported monthly through the CEO’s reports to the Board. All change orders to date are:

<u>Ref</u>	<u>Amount</u>	<u>Description</u>
<u>A-1</u>	<u>-\$796.00</u>	Credit for washroom dispensers. Will be supplied by City and installed by contractor.
<u>A-2</u>	<u>\$270.27</u>	Removal and recycling of left-over shelving unit.
<u>A-3</u>	<u>\$1,455.30</u>	New Doors with tempered glass inserts.
<u>E-1</u>	<u>\$3,251.10</u>	Disconnect existing surface mounted conduit and electrical service above ceiling to allow for wall demolition. Reconnect after.
<u>E-2</u>	<u>\$4,463.75</u>	Slab cutting & patching to allow for removal of exiting wire subfloor walker duct system.
A-5	-\$856.00	Credit for voice data allowance.
A-6	\$548.63	Graphics for bulkhead banners.
A-7	\$16,569.63	Ceiling dry wall replacement at remediation locations.
A-8	\$3,527.95	Dry walling repairs for lights, air diffusers and hot water tank requirements.
A-9	\$1,757.97	Security mirrors; sink blocking; water barrier; security gate trenching; room 101 patch and paint credit.
M-1	\$2,069.44	Air diffusers, toilet flanges and hot water tank relocations.

S-1	\$3,053.82	Structural bracing of steel lintel above mechanical room duct.
A-10	\$1,575.42	Modification of Interior doors; washroom sink carriers blocking
A-11	\$2,356.20	Mould remediation requirements

The total expenditures on Change Orders to date: \$39,247.48.

4. **Contemplated Change Orders:** Recently there have been a number of unanticipated changes which will require OPL to exceed its approved 20% contingency ceiling. These pending changes are awaiting final cost estimates. Preliminary estimates confirm these changes will result in the project exceeding its OPL Board approved contingency of \$55,600 by an estimated \$25,000.

These contemplated changes include:

- 1) In and out doors at vestibule entrance – door operators and associated architectural items including a millwork box to house the door operator paddle, associated card reader and security hardware change requirements.
- 2) Coat hooks in staff closet
- 3) Interior trim at book drops (stainless steel)
- 4) Main canopy – inside fabric to cover the housing of the pot lights
- 5) Paint out 2" at wood trims above new vinyl base – inside of vestibule and at the storage room
- 6) RFID electrical requirements
- 7) Millwork in bathrooms at sink to hide faucet operator and wires etc (small box- open at top and bottom)
- 8) Add a light fixture in kitchen above counter – shows in Interior Design drawings but not on electrical drawings
- 9) Paint back door vestibule and doors after all move ins completed
- 10) Plywood backing at lockers

Some of these items are minor in nature. The first noted item, however, is costly as it includes the purchase and installation of a new automatic door operator, associated millwork for the installation of the automatic door opener,

and significant security installation changes that need to be made to this door at the same time. Final costings have yet to be submitted on these items but preliminary estimates provided by Infrastructure Services are approximately \$35,000. This amount will be funded through the existing capacity in the contingency (approximately \$16,000) plus the additional \$25,000 being recommended for approval.

5. **Schedule:** Normally OPL staff would provide the Board with a detailed costing on these items before approval. This project is rapidly nearing completion, however, and staff need to ensure the work continues unabated without adversely affecting the Branch's reopening date. This requires the OPL Board to approve this increase to the project's contingency amount prior to receiving final costings. This will allow staff to provide quick turnaround on processing upcoming change orders once the costings are provided and reviewed. The reopening date for the Hazeldean Branch is currently scheduled for mid-June.

An overview of scheduled remaining tasks provides some insight into the overlapping schedule of activities which still need to take place before the branch reopens. The budget increase recommendation is being made to the Board to maintain the schedule for the following tasks:

- Contractor responds to contemplated change orders and once approved completes the approved changes
- Contractor completes site work
- Minor deficiency inspection
- Building Inspection to obtain Partial Occupancy
- Contractor responds to minor deficiencies
- Workstations in staff area to be set-up
- Delivery of 5 staff stations & stored boxes of library materials from 100 Tallwood
- Delivery of security gates and 3 self-serve stations and installation
- Perimeter and Teen Zone shelving delivered and assembled
- Delivery of skids (of boxes sent from Tallwood to Primex during closure) for page sorting
- Delivery and assembling of all metal shelving from storage
- First staff training session and commencement of RFID conversion of materials

- New and modified shelving installed
- New public PC tables, Pac stands, etc. delivered and installed
- Library staff tag shelves to prepare for movers return of books
- Remaining staff trained and commence RFID conversion
- Movers return books, all other boxes & equipment from storage and unload the boxed materials onto shelves
- RFID equipment / software installation & staff training
- RFID tagging of Hazeldean ongoing
- Automated materials handling equipment delivery and installation commences
- IT hook-up of staff PCs/equipment
- Electrician to connect power to AMH electrical panels
- IT “plug-in” of public PCs/equipment
- New public furniture delivered and installed
- RFID tagging of collection completed
- Hazeldean Depot closes and moves materials into Branch
- Branch reopens

Recommendation:

As the total project cost is within budgeted funds, OPL and City of Ottawa staff (including staff from Infrastructure Services Department and Supply Branch, City of Ottawa) are recommending that the contingency portion of the award of contract to Ferano Construction be increased by \$25,000 (including HST) for the Hazeldean Branch project.

The following items, totaled together, represent this revised funding request:

Ferano Construction.	\$278,000.00
20% Contingency	\$55,600.00
HST after rebates (1.76%)	<u>\$5,871.36</u>
January 16th Approved Total	\$339,471.36
Additional Contingency	\$25,000.00
Revised Total	\$364,471.36

Details regarding final contingency costs for the Hazeldean project will continue to be provided to the OPL Board through the CEO’s Monthly Reports.

Financial Implications:

Sufficient funds are available for this project in the following capital account:

Library Internal Order # 905771	Library Retrofits 2011	\$560,000
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