

Albert Campbell Capital Project - Increase to Construction Contract

Date:	September 27, 2021
To:	Toronto Public Library Board
From:	City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval for an increase to the contract value for construction services with Pre Eng Contracting Ltd. for the Albert Campbell capital renovation project.

The construction is currently 75% complete and the revised estimate of the construction contract is \$18,300,000, which represents a \$1,063,000 or 6.2% increase and requires Board approval. The increase to the construction contract is due to unforeseen site conditions, deficiencies in the construction of the original building constructed in 1971, additional requests from the City of Toronto regarding storm water management, required additional scope requests, and the COVID-19 pandemic-related costs.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves a \$1,063,000 increase to the construction contract with Pre Eng Contracting Ltd. for the Albert Campbell branch renovation, for a revised total of \$18,300,000, excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The construction is currently 75% complete and the revised estimate of the construction contract is \$18,300,000, which represents a \$1,063,000, or 6.2%, increase which can be accommodated in the approved capital budget.

The increased value of the construction contract requires a corresponding \$73,347 increase to the contract value for architectural services with LGA Architectural Partners which is calculated at 6.9% of the construction costs.

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

DECISION HISTORY

At its meeting on June 27, 2016, the Board approved the [award of contract for architectural services](#) for the Albert Campbell Branch Renovation capital project to LGA Architectural Partners, for a fee of 6.9% of the estimate construction budget.

At its meeting on September 23, 2019, the Board approved the [award of construction contract](#) to Pre-Eng Contracting Ltd. for the renovation of Albert Campbell Branch, with a commitment value of \$17,237,000, including a contingency of \$1,567,000.

At its meeting on September 21, 2020 the Board approved an [increase to the architect's contract](#) with LGA Architectural Partners based on the increase to the construction cost.

COMMENTS

The Albert Campbell project is a complete renovation of the library, including all State of Good Repair items, Accessibility for Ontarians with Disabilities Act (AODA) requirements, and mechanical, electrical and communications infrastructure. The existing library building was constructed in 1971.

This branch is a heavily-used facility and the primary focus of the renovation is the revitalization of the facility's interior and reprogramming of the space to support the delivery of new services to meet the changing needs and expectation of library users.

Construction is currently 75% complete and has progressed on schedule with substantial completion expected in Q4 2021. The value of the construction contract has increased due to a high number of change orders resulting from unanticipated site conditions, deficiencies in the construction of the original building constructed in 1971, additional requests from the City of Toronto regarding storm water management, and the impact of COVID-19 on costs. In total these four main factors resulted in 85% of the

value of all of the change orders on the project and they are not able to be accommodated within the 10% contingency that is already included in the budget.

The proposed \$1,063,000 increase to the construction contract requires Board approval as it exceeds the City Librarian's delegated authority of \$500,000.

The architectural services contract with LGA Architectural Partners will be increased by \$73,347 representing their 6.9% fee of the construction cost increase for a revised value of \$1,262,700. This increase is within the authority of the City Librarian.

As part of the preparation for the 2022-2031 Capital Budget and Plan submission, the complete Albert Campbell project is being assessed to ensure sufficient budget to accommodate all anticipated project needs.

CONTACT

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SIGNATURE

Vickery Bowles
City Librarian

Albert Campbell

September 27, 2021

Albert Campbell

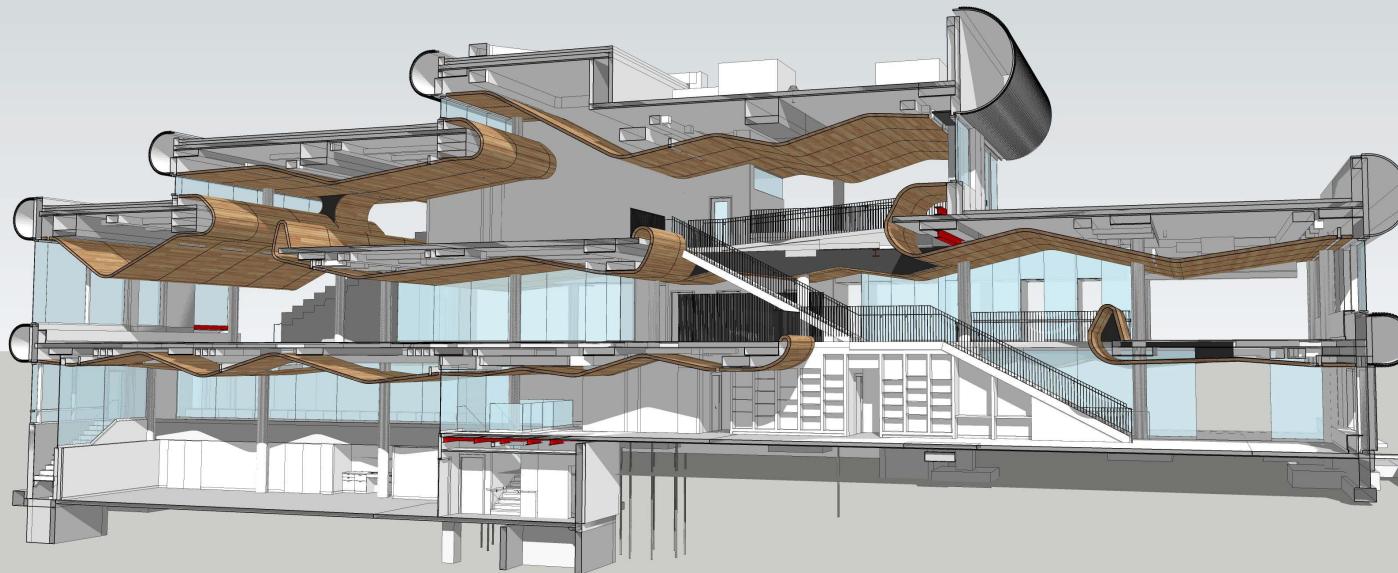
Pre-Renovation, 50 year old building



Exterior Rendering of the Design



Cross-Section View

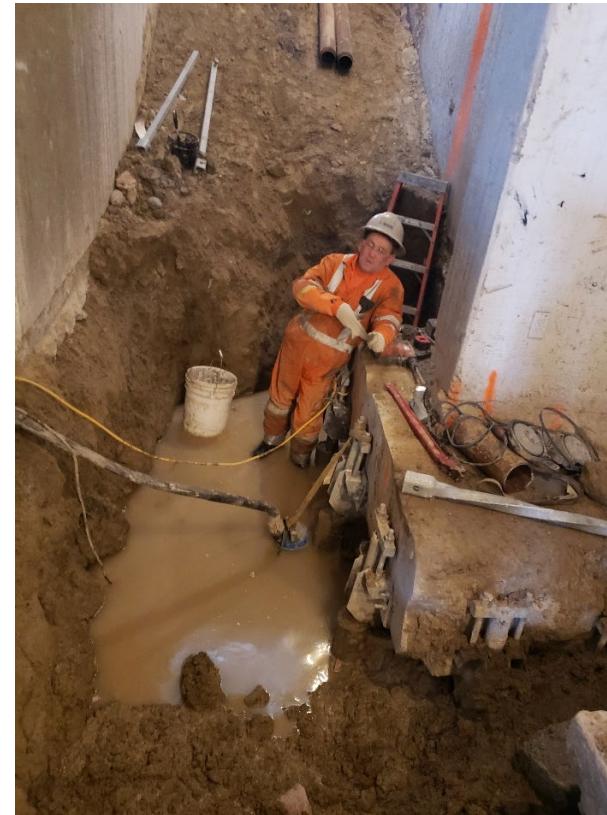


Challenges due to unforeseen foundation construction of the original building



- Original building was not built according to the drawings
- Foundation walls were not structurally sound
- There was no exterior waterproofing on the foundation walls
- Uncovered concealed asbestos that required removal

Scope expanded to address unforeseen and unanticipated conditions on the site

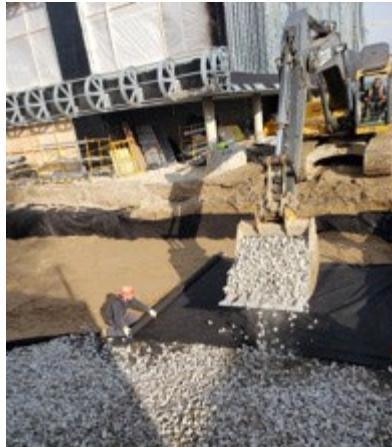


- Water and drainage problems
- Poor soil conditions

Additional Site Water Management Requirements

Additional Requirements from Toronto Water Department

1. Enlarged soak away pit system
2. Additional site grading and erosion and sediment controls
3. Storm water control with enlarged area of permeable pavers in the parking lot.



Electrical Transformer Upgrades Required by Toronto Hydro



When replacing the existing transformer we were required by Toronto Hydro to also replace the pad and the primacy ductbank to compile with the new Toronto Hydro standards.

Current Status of the Project

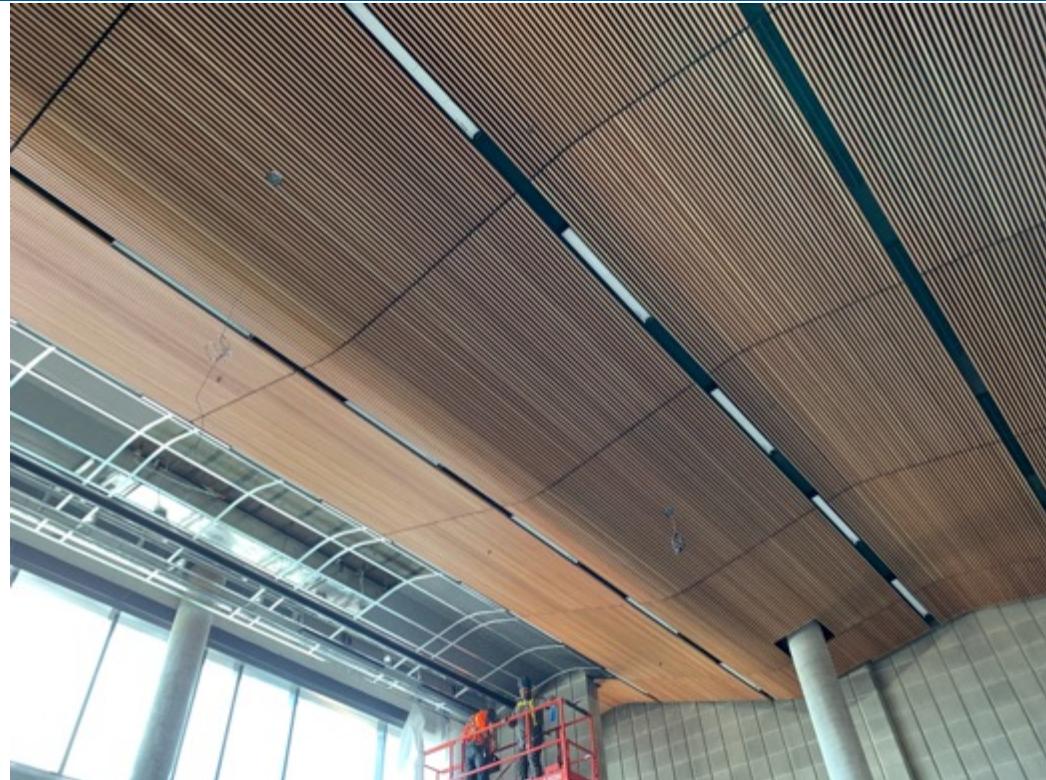


Rear elevation



Front elevation

Current Status of the Project



Comments and Questions