Agenda - Council - June 29, 2005

Report - Standing Committee on Fiscal Issues - June 14, 2005

Item No. 2 Millennium Library Project Funding
File L (32.1)

STANDING COMMITTEE RECOMMENDATION:

On June 22, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Committee on Fiscal Issues and submits the following to Council:

1. That additional funding in the amount of $370,696.00 ($145,696.00 for construction costs and $225,000.00 for potential construction contingency costs) be approved, in order to complete the construction of the Millennium Library Project, through the realignment of funding from the Community Computer Access Capital Program ($253,000.00) and the Library Information Technology Reserve Fund of ($117,696.00) for a total of $370,696.00.

2. That the Library Information Technology Reserve Fund be used to interim finance up to $1.290 million for the acquisition of furniture, equipment and technology until the funds are received by the City from the Winnipeg Library Foundation's pledge commitments.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda - Council - June 29, 2005

Report - Standing Committee on Fiscal Issues - June 14, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 22, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Committee on Fiscal Issues and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 14, 2005, the Standing Committee on Fiscal Issues concurred in the first and third administrative recommendations and submitted the matter to the Executive Policy Committee and Council.

STANDING COMMITTEE DECISION:

On June 14, 2005, the Standing Committee on Fiscal Issues concurred in the second administrative recommendation and authorized the expenditure of $250,000.00 from the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project based on additional information provided in the administrative report dated May 16, 2005.

ADMINISTRATIVE REPORT

RE: **Millennium Library Project Funding and Status Report**

FOR SUBMISSION TO: Standing Committee on Fiscal Issues

ORIGINAL REPORT SIGNED BY: Kelly Goldstrand, Acting Director
Community Services Department

Harry Finnigan, Director
Planning Property & Development Department

REPORT DATE: May 16, 2005

RECOMMENDATION(S):

That Council approve additional funding in the amount of $370,696 (*$145,696 for construction costs and $225,000 for potential construction contingency costs)* in order to complete the construction of the Millennium Library Project, through the realignment of funding from the Community Computer Access Capital Program ($253,000) and the Library Information Technology Reserve Fund of ($117,696) for a total of $370,696.

That the Standing Committee on Fiscal Issues authorize the expenditure of $250,000 from the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project based on additional information provided in this report.

That the Library Information Technology Reserve Fund be used to interim finance up to $1.290 million for the acquisition of furniture, equipment and technology until the funds are received by the City from the Winnipeg Library Foundation's pledge commitments.

REPORT SUMMARY:

Key Issues:

- Council policy in 1999 established that all capital projects with a total estimated cost of $10 million or more be submitted by the associated Civic Department to the Standing Committee on Fiscal Issues for review.

- The Centennial Library is currently undergoing a major renovation and expansion as part of the Millennium Library Project. The project is 85% complete and is scheduled for substantial completion in July 2005 with the library slated to reopen in the fall of 2005.

- In September 2003, Council approved a $1.626 million increase to the construction budget through realignment of existing resources to the City Council approved budget of July 18, 2001, to account for an increase in the project costs prior to tender.

- In January 2004, Council approved a $790,000 increase to account for an increase in the project construction costs as part of the tender award process.

- At the start of construction, the approved budget for construction was $16,766,000, including a $600,000 contingency.

- To date, unforeseen issues have resulted in increased construction and consultant's costs of $745,696 that exceeds the available contingency by $145,696. An additional contingency of $225,000 is being requested to allow for unforeseen issues that might arise prior completion of construction.

- The Administrative recommendation is that Council approve additional funding in the amount of $370,696 (*$145,696 for construction costs and $225,000 for potential construction contingency costs)* in order to complete the construction of the Millennium Library Project, through the realignment of funding from the Community Computer Access Capital Program ($253,000) and the Library Information Technology Reserve Fund of ($117,696) for a total of $370,696.

- Following completion of the project, should any portion of the contingency not have been utilized, funds remaining would be returned to the appropriate funding source.

- This report recommends that the Standing Committee on Fiscal Issues authorize the expenditure of the $250,000 from the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project based on additional information provided in this report.

- During the course of construction, the decision was made to complete associated work within the delegated authority of Administration. The total value of this associated work is $934,829. Of this amount, $485,529 was funded by Manitoba Hydro via the Power Smart Agreement that exists between Manitoba Hydro and the City of Winnipeg, as part of the overall sales agreement for Winnipeg Hydro. The remaining $449,300 was funded from Planning, Property and Development's (PP&D) capital and current budgets consistent with Council intent when these budgets were approved.

- PP&D capital funding of $99,300 for removal of asbestos was spent on the Library, the purpose of which is to meet the legislated requirement to remove hazardous materials from existing facilities. Work is performed when renovations are planned or when some other physical disturbance of asbestos covered building components occurs. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.

- PP&D current funding of $350,000 for technical maintenance was spent on the Library, the purpose of which is to repair/replace building equipment systems such as heating, ventilating and air conditioning (HVAC) systems, electrical and mechanical systems, windows, pumps, and other building equipment. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.

- Funding will be received from Manitoba Hydro to finance the capital costs related to energy efficient equipment and structures in accordance with the previously referenced agreement. Delegated authority to enter into Power Smart agreements for civic facilities rests with the Director of Public Works.

- In order to purchase the necessary furniture, equipment and technology to reopen the building in the fall of 2005, it is recommended that Council approve interim financing of up to $1.290 million from the Library Technology Reserve Fund until funds are received by the City of Winnipeg from the Winnipeg Library Foundation's pledge commitments.
- Construction reductions at this time would not be feasible because the project is near completion. Any major reduction of the construction contract would prevent the library from either obtaining an occupancy permit or from opening the building to the public and using it as a library.

Implications of the Recommendation(s):

General Implications

	None
X	For the organization overall and/or for other departments
X	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment: The Millennium Library Project is a significant private-public partnership working to improve library services for the citizens of Winnipeg**.**

Policy Implications

X	No
	Yes

Comment:

Environmental Implications

X	No
	Yes

Comment:

Human Resources Implications

X	No
	Yes

Comment:

Financial Implications

	Within approved current and/or capital budget
x	Current and/or capital budget adjustment required

Comment: The Administrative recommendation is that Council approve additional funding in the amount of $370,696 (*$145,696 for construction costs and $225,000 for potential construction contingency costs)* in order to complete the construction of the Millennium Library Project, through the realignment of funding from the Community Computer Access Capital Program ($253,000) and the Library Information Technology Reserve Fund of ($117,696) for a total of $370,696.

On February 8, 2005 Standing Committee on Fiscal Issues approved in principle a $250,000 allocation to the 2004 Commitment Reserve Fund for the new doors and signage for the Millennium Library Project pending the submission of a report. This report recommends that the Standing Committee on Fiscal Issues authorize the expenditure of the $250,000 from the 2004 Commitment Reserve Fund for new doors and signage based on the additional information provided in this report.

REASON FOR THE REPORT:

Council policy in 1999 established that all capital projects with a total estimated cost of $10 million or more be submitted by the associated Civic Department to the Standing Committee on Fiscal Issues for review.

Council approval is required to increase the budget for the construction of the Millennium Library Project.

On February 8, 2005 Standing Committee on Fiscal Issues approved in principle a $250,000 allocation to the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project pending the submission of a report.

HISTORY:

On July 18, 2001, Council approved the Millennium Library Project report and Term Sheet outlining the project governance, project costs, financial terms and key policy parameters for the project. The cost of the project was determined to be approximately $17 million, including $14 million in construction and soft costs, and $3 million for furniture, equipment technology and library materials. The $14 million in construction and soft costs also included $600,000 in contingency funds, $1.7 million in consulting and construction management fees, with $11.7 million budgeted for hard construction costs.
Through a Canada/Manitoba Infrastructure Agreement, the City of Winnipeg's original contribution was $4 million, the Federal and Provincial government's contribution was $3 million each, and the private sector contribution was $7 million towards the total cost of $17 million.

In September 2002, the City of Winnipeg hired Patkau Architects Inc./LM Architectural Group as the project Architect/Consultant team based on their conceptual design, qualifications and conformity to the facility program. The design was presented to EPC for endorsement in November 2002.

In April 2003, the City awarded Man-Shield Construction Inc. the pre-construction services for the Construction Management of the Centennial Library – Millennium Project.

In September 2003, City Council approved a $1.626 million increase through realignment of existing resources to the City Council approved budget of July 18, 2001, to account for an increase in the construction project costs prior to tender.

In January 2004, City Council approved the contract award to Man-Shield Construction Inc. for the Phase 2 Construction Services and Post-Construction Services, for the Centennial Library - Millennium Project for the Total Bid Price of $14,080,000 plus G.S.T. The cost included a $790,000 increase to account for an increase in the project construction costs.

Construction began on the project in February 2004 and it is anticipated that the library will re-open in the fall of 2005.

In December 2004, the Millennium Library building was recognized by the architectural community in Canada with an Award of Excellence through *Canadian Architects* magazine.

On February 8, 2005 Standing Committee on Fiscal Issues approved in principle a $250,000 allocation to the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project pending the submission of a report.

DISCUSSION:

Project Overview

The Centennial Library - Millennium Project is a significant public-private partnership that will see all three levels of government, as well as the private sector (through the Winnipeg Library Foundation), make a significant investment to achieve a common goal of improving library services for the citizens of Winnipeg.

This project will renovate and expand the current Centennial Library, 251 Donald Street. The new library will be a modern, dynamic, accessible facility and an exciting destination point in the heart of Winnipeg's downtown. The redevelopment and expansion will also provide an opportunity for the library to address existing functional inadequacies in its collections, services and programs.

The design developed by Patkau Architects Inc. /LM Architectural Group will result in an addition of approximately 40,000 sq. ft (fourth floor addition and reading terrace) and the renovation of the existing interior (139,000 sq. ft) and a portion of the exterior spaces (Reading Garden).

In January 2004 the construction contract was awarded to ManShield Construction Inc. for construction and post- construction management of the Millennium Library project.

Project Governance

The following is the Millennium Library Project Governance structure:

Millennium Library Steering Committee
As part of the project, a Millennium Library Project Steering Committee was established to oversee and direct the redevelopment and expansion of the current Centennial Library.

Millennium Library Core Support Team
The Core Support Team has provided due diligence on matters related to the project, and provides advise and recommendations to the Steering Committee as required.

Millennium Library Civic Project Team
The Civic Project Team has been responsible for working with the Architect/Consultant Team and the Construction Manager to address construction issues that have arisen during the construction phase of the project.

Other Committees/Sub-Committees
There have been various sub-committees activated as the project required related to Communications, IT, and other library operational aspects of the project.

Construction Update

The original approved construction budget for the project was $14,434,000. The project began with a small contingency of $600,000, which represented 4% of the project budget. The construction tender documents put forth were limited to what could be observed prior to vacating the existing building in the fall/winter 2003.

Construction on the project began in February 2004 and is currently at 85% completion. The fourth floor and reading terrace addition on the southeast face of the building has been built and enclosed, new mechanical and electrical systems have been installed and the interior renovation and finishing is progressing. The building is slated for substantial completion in July 2005. The library staff is slated to begin their move back into the library in June 2005 with the re-opening scheduled for the fall of 2005.

Over the course of construction in 2004 the project team discovered several major structural issues with the condition of the existing building. This included items such as significant structural issues affecting floors, deterioration of existing steel wall studs and water damage that resulted in additional carpet and drywall work, building code and ceiling upgrades not addressed in the architectural process, and mechanical and electrical changes not addressed in the architectural process.

- To date, the total expended/committed is $17,846,525 versus authorized funding of $17,700,829. (Actual expenditures to date are $16,258,915.) This has resulted in a construction shortfall of $145,696. In addition, Planning, Property and Development Department has recommended that a contingency in the amount $225,000 be carried until the end of the project to address any potential unforeseen construction issues. Therefore,

the total required funds to complete construction are $370,696 which will bring the total construction/soft costs budget to $18,071,525.

- The project team has endeavored to mitigate the necessary revisions through a cost control process whereby the consultants, contractor and members of the civic project team reviewed all of the proposed changes to ensure their validity and cost prior to their authorization.

The unforeseen construction issues are described below:

1. *Structural issues related to the existing concrete floors throughout the library – $503,326*

Upon vacating the building and removing furniture and floor coverings, it became apparent that there was an issue with the existing concrete floors given the severe floor deflections.

The issue was brought forth to a structural consultant and a thorough review was done of the structural integrity of the floors. It was observed that structurally all of the floors in the library were fine, and the deflection between the pillars, although severe was not hazardous.

However, the project team was required to deal with the floor conditions and the impact they would have on the various construction components in the building. Changes were required in the contract to revise selected floor coverings, modifications were required to fourth floor access flooring, additional concrete toppings were required to even out the floors, and revisions to glass handrails, wall details, and new to existing floor connections were required.

The costs for these changes were considerable given that the floor deflection affected over 100,000 sq.ft. on all floors of the building.

2. *Existing Roof - $100,000*

The original roof of the mechanical penthouse and ancillary areas around it were not included in the original scope as their observed condition seemed satisfactory. During the course of construction of the new 4th floor structure it became apparent that the penthouse roof had deteriorated in several areas. The decision was made to get these roof areas re-included into the project to save on the cost while the contractor was completing the other main roof.

3. *Precast Panels - $30,000*

The configuration of the new addition on the southeast side of the library required a series of existing precast panels to be removed, modified and relocated. During construction the condition of the panels were discovered to be not suitable for modification and new panels constructed to match the existing were required.

4. *Estimated Construction Contingency - $225,000*

In consultation with Planning, Property & Development Department, it is recommended that a small construction contingency fund in the amount of $225,000 continue to be carried until the end of the project to address any potential unforeseen construction issues. Following completion of the project, should any portion of the contingency not have been utilized, funds remaining would be returned to the appropriate funding source.

Financial Summary	
Original Contingency	**$600,000**
Less amount applied to soft costs	$112,370
Contingency Remaining for Construction Issues	**$487,630**
Less amounts applied to construction issues:	
Structural Floors	$503,326
Existing Roof	$100,000
Precast Panels	$30,000
Net Construction shortfall after application of Original Contingency	**($145,696)**
Estimated New Contingency	($225,000)
Construction Shortfall	**($370,696)**

Funding Options to Mitigate Construction Budget Shortfall of $370,696

Realignment of funding from the Community Computer Access Capital Program ($253,000) and the Library Information Technology Reserve Fund of ($117,696) for a total of $370,696. This option is recommended by the Administration.

$253,000 - Community Computer Access Program – Community Services Department

The Community Computer Access Program was designed to upgrade and expand existing IT services for the public. Some of this funding would have been used for IT needs such as adding additional electrical and computer cable wiring, replacement and upgraded computers and servers at the Centennial Library, and various branches.

$117,696 – Library Technology Reserve Fund – Community Services Department

The Library Technology Reserve Fund is used to replace and maintain IT needs within the Library Services Division. This may have an impact on the Library Reserve Fund and its ability to support future upgrades, maintenance and expansions of library technology needs.

Alternatively, in order to mitigate the construction shortfall, Council could realign the $250,000 in 2004 Commitment Reserve Funds that were to be for replacement of the Millennium Library front doors ($150,000) and signage requirements ($100,000). However, if this option is contemplated the construction shortfall would increase from $370,696 to $420,696 as a result of $50,000 that would be required to repair the front doors of the Millennium Library for its opening. The construction shortfall of $420,696 would be funded from the Commitment reserve realignment of $250,000 and a transfer of $170,696 from the Library Information Technology Reserve. This option would result in signage requirements of $100,000 being covered by the furniture portion of the overall budget.

Associated work completed within Administrative Authority

- During the course of construction, the decision was made to complete associated work within the delegated authority of Administration. The total value of this associated work is $934,829. Of this amount, $485,529 was funded by Manitoba Hydro via the Power Smart Agreement that exists between Manitoba Hydro and the City of Winnipeg, as part of the overall sales agreement for Winnipeg Hydro. The remaining $449,300 was funded from Planning, Property and Development's (PP&D) capital and current budgets consistent with Council intent when these budgets were approved.
- PP&D capital funding of $99,300 for removal of asbestos was spent on the Library, the purpose of which is to meet the legislated requirement to remove hazardous materials from existing facilities. Work is performed when renovations are planned or when some other physical disturbance of asbestos covered building components occurs. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.
- PP&D current funding of $350,000 for technical maintenance was spent on the Library, the purpose of which is to repair/replace building equipment systems such as heating, ventilating and air conditioning (HVAC) systems, electrical and mechanical systems, windows, pumps, and other building equipment. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.
- Funding will be received from Manitoba Hydro to finance the capital costs related to energy efficient equipment and structures in accordance with the previously referenced agreement. Delegated authority to enter into Power Smart agreements for civic facilities rests with the Director of Public Works.

Potential Additional Project Outside the Construction Contract - Library Front Door Replacement and New Signage Project – $250,000

In the process of renovating the Centennial Library, it became apparent that the front doors to the library needed to be replaced / upgraded because of damage due to construction traffic and the age and condition of the automatic doors. The existing automated door openers need to be replaced; vestibule flooring needs to be repaired and new tread grills need to be installed. A new revolving door entrance would address universal access concerns and the anticipated increase in patron traffic into the building. In addition, a new, redesigned entrance would aid in the energy efficient operation of the HVAC system that circulates air throughout the lobby of

the library by restricting air loss from the building when the automated doors are in operation. The cost of these upgrades is estimated at approximately $150,000.

During the demolition stage of the project, it became apparent that existing signage in the building could not be saved and reused. Signage was old, outdated and came in a variety of styles, sizes and materials. Improved signage and wayfinding for the new Millennium Library will ensure ease of use and access for library patrons in the new facility. The cost of new interior and exterior signage is anticipated at $100,000.

On February 8, 2005 Standing Committee on Fiscal Issues approved in principle a $250,000 allocation to the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project pending the submission of a report.

This report recommends that the Standing Committee on Fiscal Issues authorize the expenditure of the $250,000 from the 2004 Commitment Reserve Fund for new doors and signage for the Millennium Library Project based on the additional information provided in this report.

Interim Financing for Furniture and Equipment Needs

The Winnipeg Library Foundation has provided the City of Winnipeg with $4.35 million to date towards the overall cost of the project. This funding meets the Foundation's construction portion of the Millennium Library Project.

The Winnipeg Library Foundation has an outstanding commitment of $2.65 million to the City of Winnipeg. To date, they have raised approximately $2.0 million in pledges to be collected over the next two years. Approximately $650,000 is still to be raised in pledges in order to reach their overall fundraising commitment of $7.0 million for the project.

The Winnipeg Library Foundation has recently provided the City of Winnipeg with and additional $325,000 towards its overall $7 million commitment that the Library Services Division can use to begin purchasing furniture and equipment.

The Library Services Division needs $1.290 million to purchase the new furnishings and equipment necessary to reopen the building in October 2005.

Up to $1.290 million in interim financing is needed in order to purchase the furniture and equipment for the reopening of the Millennium Library until the Winnipeg Library Foundation's pledges have been collected.

Sufficient funds are available in the Library Information Technology Reserve to interim finance the furniture and equipment requirements until replenished by the transfer of funds from the Winnipeg Library Foundation over the next two years.

Council approval is required in order to interim finance furniture and equipment requirements from the Library Information Technology Reserve.

The remaining $1.035 million in funding needed from the Library Foundation to reach their commitment for the Millennium Library Project will only be expended as the Winnipeg Library Foundation raises actual funds. There will be no requirement for interim financing.

Appendices

Appendix I – Financial Summary: Details of Proposed Funding Realignment.
Appendix II – Financial Synopsis of Construction Budget/Soft Costs
Appendix III – Cashflow of Project Costs
Appendix IV – Project Authorization and Associated Expenditures
Appendix V – Chronology of Events
Appendix VI - Approved Change Orders

FINANCIAL IMPACT STATEMENT:

See attached FIS.

Financial Impact Statement

Date: May 16, 2005

Project Name: **First Year of Program** 2002

Millennium Library Project Funding and Status Report - Administrative Recommendation

	2002	2003	2004	2005	2006	2007 and Beyond
Capital						
Capital Expenditures Required	$ 1,400,000	$ 7,600,000	$ 10,743,300	$ 978,225	$ -	$ -
Less: Existing Budgeted Costs	1,400,000	7,600,000	10,743,300	978,225	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -	$ -
Funding Sources:						
Manitoba Hydro PowerSmart	-	-	-	485,529	-	$ -
Grants GMEF			50,000	-	-	-
Library Reserve	400,000	600,000	300,000	417,696	-	-
Library Operating Budget (Materials)			100,000	75,000		
PP&D Operating Budget			608,000			
Equity in Capital Assets Fund	1,000,000	1,000,000	1,000,000			
Winnipeg Library Foundation		3,000,000	4,000,000			
Province of Manitoba		1,500,000	1,500,000			
Government of Canada		1,500,000	1,500,000			
PP&D Capital Budget			1,357,300			
Community Services Capital - 2004 CCAP			253,000			
Other - Trust Funds	-		75,000		-	-
Total Funding	$ 1,400,000	$ 7,600,000	$ 10,743,300	$ 978,225	$ -	$ -
Total Additional Capital Budget Required		$ -	$ -	$ -	$ -	$ -
Total Additional Debt Required					$ -	$ -
Current Expenditures/Revenues						
Direct Costs	$ -	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -	$ -

Additional Comments: The total revised project cost of $20,721,525 exceeds the original approved estimate of $17.0 million by $3,721,525. Details of previously approved Council increases to the Millennium Library budget and additional realignments proposed in this report are provided in the Report Appendices.

Clive Wightman, Manager
Finance & Administrative Services
Community Services Department

IN PREPARING THIS REPORT THERE WAS CONSULTATION WITH, AND CONCURRENCY BY:

3032

THIS REPORT SUBMITTED BY:

Department: Planning Property and Development and Community Services
Prepared by: Jerry Comeau, John D'Ignazio, Rick Walker, Clive Wightman

File No.

Appendix II

Millennium Library - Financial Synopsis

Funding Explicitly Approved by Council for Millennium Library Project		19,416,000
Less: Funding Earmarked for Technology, Materials, & Furniture		(2,650,000)
Approved Funding Available for Construction		**16,766,000**
Authorized funds Aligned by Administration		
PP&D Capital - Asbestos Removal	99,300	
PP&D Current - Technical Maintenance	350,000	
Community Services - MB Hydro "PowerSmart" Program	485,529	934,829
Total Funds Available for Construction and "Soft Costs" (consulting/engineering, overheads, etc.)		**17,700,829**
Expenditures/Commitments To Date		
Contract Awarded to Man-Shield Construction Ltd.	14,434,000	
Change Orders # 1 - 39 and Commitments	1,636,935	
"Soft Costs" (includes consulting/engineering, overheads, etc.)	1,775,590	17,846,525
Construction Shortfall before Contingency		(145,696)
Estimated Contingency required to complete construction		(225,000)
Total Construction Shortfall		**(370,696)**

Appendix IV

Millennium Library Capital Cashflow Requirement

Year	Authorized Capital	Actual and Projected Cash Flows		Estimated year end total cash flows	Cumulative Authorized Capital Available
		Actual to May 9, 2005	Projected		
2002	$1,400,000	$329,002	$0	$329,002	$1,070,998
2003	$9,226,000*	$841,354	$0	$841,354	$9,455,644
2004	$9,239,300**	$13,805,047	$0	$13,405,047	$4,889,897
2005	$485,529***	$1,283,512	$3,412,610	$4,696,122	$679,304
2006			$1,050,000	$1,050,000	($370,696)
Total	$20,350,829	$16,258,915	$4,462,610	$20,721,525	($370,696)

*** Includes Council approval additional financing September 24, 2003 of $1,626,000**

**** Includes Council approval additional financing January 21, 2004 of $790,000**

Includes Administrative alignment of $99,300 from Asbestos Abatement Capital and $350,000 from 2004 Mechanical operating budget in PPD

***** Energy savings initiatives related to the Manitoba PowerSmart Initiative**

1.	July 18, 2001	Millennium Library Project report and term Sheet approved	Adopted by Council
2.	November 26, 2001	Award of Consulting Services for the Millennium Library Project – 251 Donald	Approved by Director of Planning, Property and Development Department and Director of Community Services Department
3.	September 11, 2002	Award of Professional Consulting Services for the Schematic Design and Design Development the Renovations and Addition to the Winnipeg Public Library Centennial Branch – Millennium Project, 251 Donald Street – Project #2001-233	Approved by CFO
4.	February 26, 2003	Approval of the Construction Manager Process for the Project Delivery of the Winnipeg Public Library Centennial Branch – Millennium Project, 251 Donald Street – Project Number 2001-233	Approved by CAO
5.	April 30, 2003	Award Of Contract For The Construction Of The Addition And Renovation Of The Centennial Library – Millennium Project – Phase I - 251 Donald St. – Project No. 2001-233	Approved by Director of Planning, Property and Development Department
6.	August 26, 2003	Millennium Library Project – Briefing Note	
7.	September 24, 2003	Council Minutes – Additional Millennium Library Project Funding of $1,626,000	Adopted by Council
8.	October 7, 2003	Minutes of Standing Committee on Fiscal Issues – Status of Winnipeg Library Foundation Fundraising Efforts re the Millennium Library	Approved by Standing Committee on Fiscal Issues
9.	December 16, 2003	Capital Estimates – Millennium Library	Adopted by Council
10.	January 28, 2004	Award Of Contract For The Construction Of The Addition And Renovation Of The Centennial Library – Millennium Project – Phase II - 251 Donald St. – Project No. 2001-233. Additional Project funding of $790,000	Adopted by Council
11.	April 27, 2004	Memo from CFO to approve revised consulting funding in the amount of $822,267	Approved by CFO
12.	May 20, 2004	Request For Approval To Exceed $250,000 Over Expenditure Limit for the Construction Management Services For Renovations And Addition To The Winnipeg Public Library, Centennial Branch - Millennium Project RFP 84-2003	Approved by CFO

Appendix V

Chronology of Events

Appendix VI

CHANGE ORDERS 1 – 32	DATE		
Change in Work #1	Apr 14/04	Elevator Revision	44,928.86
Change in Work #3	May 28/04	Misc. Architectural Revisions	4,740.30
Change in Work #4	May 28/04	Mechanical Revisions	14,212.32
Change in Work #5	May 28/04	Mechanical and Architectural Revisions	17,173.14
Change in Work #6	May 28/04	Mechanical and Hardware Revisions	11,276.32
Change in Work #7	May 28/04	Mechanical Revisions	27,997.15
Change in Work #8	July 6/04	Elevator Revisions	21,632.30
Change in Work #9	July 6/04	Pre cast Revisions	16,740.23
Change in Work #10	July 6/04	Architectural Revisions	20,643.36
Change in Work #11	July 6/04	Structural Revisions	13,720.18
Change in Work #12	Aug 23/04	Structural and Architectural Revisions	11,272.24
Change in Work #13	Aug 23/04	Electrical and Roofing Revisions	179,263.13
Change in Work #14	Aug 23/04	Structural and Mechanical Revisions	6,519.60
Change in Work #15R	Oct 4/04	Architectural and Structural Revisions	44,843.52
Change in Work #16	Oct 4/04	Electrical Revisions	42,308.93
Change in Work #17	Oct 4/04	Structural and Mechanical Revisions	15,765.26
Change in Work #18	Oct 4/04	Structural and Architectural Revisions	18,215.88
Change in Work #19	Oct 21/04	Structural and Electrical Revisions	42,861.49
Change in Work #20	Oct 4/04	Structural and Architectural Revisions	114,870.34
Change in Work #21	Oct 21/04	Structural, Mechanical and Electrical Revisions	53,094.02
Change in Work #22	Oct 21/04	Architectural and Structural Revisions	54,650.91
Change in Work #23	Dec 24/04	Architectural and Structural Revisions	61,568.17
Change in Work #24	Dec 24/04	Structural Revisions	43,157.29
Change in Work #25	Dec 24/04	Architectural and Structural Revisions	20,695.09
Change in Work #26	Dec 24/04	Architectural and Structural Revisions	141,007.90
Change in Work #27	Dec 24/04	Structural and Electrical Revisions	37,767.29
Change in Work #28	Dec 24/04	Structural Revisions	17,132.37
Change in Work #29	Dec 24/04	Architectural and Structural Revisions	10,508.35
Change in Work #30	Dec 24/04	Architectural and Structural Revisions	14,283.37
Change in Work #31	Dec 24/04	Structural, Mechanical and Electrical Revisions	20,226.86
Change in Work #32	Dec 24/04	Structural, Mechanical and Electrical Revisions	34,236.64
	SUBTOTAL		**1,177,312.81**
	GST – 3%		**35,319.38**
	TOTAL A		**$1,212,632.19**

EXTRA WORK CHANGES TO CONTRACT 33 to 39	MILLENNIUM LIBRARY PROJECT		
Change in Work #33	Mar 4/05	Electrical, skywalk rail, millwork, credit against C)24	11,950.84
Change in Work #34	Mar 4/05	Fireproofing, terrace lighting, delete dampers, paint ceiling grid, fire stopping	69,196.07
Change in Work #35	Mar 4/05	Replace heating coils, handrail revisions, coatings removals, concrete sealer, exhaust duct modifications	23,800.98
Change in Work #36	Mar 4/05	Mechanical additions and revisions, 2nd floor balcony resurfacing	40,458.01
Change in Work #37		Fire stopping, mechanical and architectural revisions	4,742.25
Change in Work #38	Apr 26/05	Fire stopping, floor toppings, architectural revisions	72,019.75
Change in Work #39	Apr 26/05	Electrical revisions, architectural revisions	29,793.50
	SUBTOTAL		**$251,961.40**
	GST		**nil**
	TOTAL B		**$251,961.40**
Total as of Progress Estimate No. 15	TOTAL A+B		**$1,464,593.59**

EXTRA WORK PENDING AND CONTEMPLATED	MILLENNIUM LIBRARY PROJECT		
Change in Work #40	Issued for signing	Delete battery lowering, concealed elevator wiring, aluminum cladding, access floor supports, faux finish column	$19,806.37
Change in Work #41	Issued for signing	Door hardware, AHU disconnects, exist HVAC repairs, washroom fixtures	$19,164.25
MS PCN 23	Pending	Scissor door tack/sliding door	$6,910.89
MS PCN 30	Pending	Slab opening structural changes	$5,642.25
MS PCN 45	Pending	Roof penetrations for electrical	$1,869.47
MS PCN 48	Pending	Parkade exhaust control wiring, garbage chute	$6,629.43
MS PCN 62	Pending	Work area millwork, sink rehab, reception desk	$5,870.78
MS PCN 63	Pending	Remove lockers	$382.31
MS PCN 69	Pending	Duct cleaning	$35,546.81
MS PCN 70	Pending	Scaffolding and intumescent paint	Pricing o/s
MS PCN 71	Pending	Auditorium baseboards	$485.33
MS PCN 72	Pending	Door stop	Pricing o/s
PCN 34RH	Pending	Floor topping	$2,642.29
PCN 34RG	Pending	Floor topping	$40,205.82
PCN 79	Pending	Drywall/furring details	$11,489.46
PCN 94	Pending	Auditorium door mods, elevator changes, lobby phone	$15,696.39
	SUBTOTAL		**$172,341.85**
	GST		**nil**
	TOTAL C		**$172,341.85**

Total Approved and Projected as of May 2/05	TOTAL A+B+C	**$1,636,935.44**
Estimated Contingency		**$225,000.00**
Net GST savings on expenditures to date		**($68,780.00)**
Total		**$1,793,155.44**

Appendix 1 - MILLENIUM LIBRARY - FINANCIAL SUMMARY

Funded By:	Original Capital Budget	Added by Council on Sept. 24/03	Added by Council on Jan. 28/04	Total Approved for Millennium Library	Administrative Alignment of Authorized Funds		Total Funding Approved by Council	Capital/Current Funding Realignment	TOTAL
City of Winnipeg:									
Equity in Capital Assets Fund	3,000,000	468,000	790,000	4,258,000	99,300	(1)	4,357,300	370,696	4,727,996
Library Technology Reserve	1,000,000	600,000		1,600,000			1,600,000		1,600,000
Trust Fund Reallocation		75,000		75,000			75,000		75,000
Current Funds		433,000		433,000	350,000	(2)	783,000		783,000
2004 Commitment Reserve									0
Other Sources:									
Winnipeg Library Foundation	7,000,000			7,000,000			7,000,000		7,000,000
Canada/Manitoba Infrastructure	6,000,000			6,000,000			6,000,000		6,000,000
Grants (GMEF)		50,000		50,000			50,000		50,000
MB. Hydro - Power Smart					485,529	(3)	485,529		485,529
TOTAL	**17,000,000**	**1,626,000**	**790,000**	**19,416,000**	**934,829**		**20,350,329**	**370,696**	**20,721,525**
Cumulative TOTAL	**17,000,000**	**18,626,000**	**19,416,000**	**19,416,000**	**20,350,829**		**20,350,329**	**20,721,525**	**20,721,525**

Notes:

(1) Capital funding for "Removal of Asbestos" project for the purpose of meeting the legislated requirement to remove hazardous materials from existing facilities. Work is performed when renovations are planned or when some other physical disturbance of asbestos covered building components occurs. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.

(2) Current funding from technical maintenance budget for the purpose of repairing/replacing building equipments systems such as heating, ventilating and air conditioning (HVAC) systems, electrical and mechanical systems, windows, pumps, and other building equipment. Delegated authority to expend these funds rests with the Manager of Civic Accommodations.

(3) Manitoba Hydro "Power Smart" program. Financing received from Manitoba Hydro to fund the capital costs related to energy efficient equipment and structures that will be repaid from future years' current budgets (i.e. City will pay rates currently in place despite lower actual costs due to efficiency measures, the incremental portion being repayment of the $485,529 financing). Delegated authority to enter into Power Smart agreements for civic facilities rests with the Director of Public Works.

Compiled By Mike McGinn 6/23/20058:40 AM

MILLENNIUM LIBRARY
COMMUNITY SERVICES DEPARTMENT
APPENDIX III
As at May 9, 2005

Components		Total Budgeted Costs	Added by Council Sept. 24/03	Added by Council Jan. 28, 2004	Total of Council Approved Increases	Administrative Alignment of Authorized Funds	Approved Budget To Date	Costs Incurred up to last report	COSTS Costs submitted this report	Total Costs Incurred to Date	PROJECTED COSTS TO COMPLETE 2005	2006	Total Costs Remaining to Complete	TOTAL Total Project Cost	VARIANCE Variance from Approved Budget (Unfavourable)	VARIANCE Variance from Original Budget (Unfavourable)
ENGINEERING																
A) PRELIMINARY DESIGN/CONCEPTUAL B) FUNCTIONAL/DETAILED DESIGN C) CONTRACT ADMIN/COMMISSIONING	*	2,800,000		(36,400)	2,263,600		2,263,600		1,721,927	1,721,927	54,043		54,043	1,775,970	487,630	524,030
Total Engineering																
FACILITIES CONSTRUCTION																
A) BUILDING CONSTRUCTION		11,700,000	1,626,000	1,176,400	14,502,400	934,829	15,437,229		14,538,968	14,538,968	1,756,567		1,756,567	16,295,535	(858,306)	(4,595,535)
Total Facilities Construction																
OTHER																
A) BOOKS/FURNITURE		3,000,000		(350,000)	2,650,000		2,650,000				1,800,000	1,050,000	2,850,000	2,850,000	-	350,000
Total		17,500,000	1,626,000	790,000	19,416,000	934,829	20,350,829	-	16,260,895	16,260,895	3,412,610	1,050,000	4,462,610	20,721,505	(370,676)	(3,721,505)

* Includes $600,000 contingency for the total project.

**** Administrative Alignments include**

Manitoba Power Smart Initiative	485,529
2004 Mechanical Operating Funds - PPD	350,000
Asbestos Capital Funding - PPD	99,300
Total	934,829