Agenda - Council - January 28, 2004

Report - Standing Policy Committee on Property and Development - January 16, 2004

Item No. 13 Award of Contract - Phase 2 Construction and Post Construction Services - Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003)
File GL-9 and L(32.1)

STANDING COMMITTEE RECOMMENDATION:

On January 21, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That a contract be awarded to Man-Shield Construction Inc. for Phase 2 Construction Services and Post-Construction Services of the Construction Management Services Contract for Renovations to the Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003) in the Total Bid Price of $14,080,000.00 plus G.S.T.

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

Report - Standing Policy Committee on Property and Development - January 16, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2004, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **AWARD OF CONTRACT for Phase 2 Construction Services and Post-Construction Services, of the Construction Management Services Contract for Renovations to the Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003)**

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: January 9, 2004

Recommendation(s):

That a contract be awarded to Man-Shield Construction Inc. for Phase 2 Construction Services and Post-Construction Services, of the Construction Management Services Contract for Renovations to the Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003) in the Total Bid Price of $14,080,000 plus G.S.T.

REPORT SUMMARY

Key Issues:

- That a contract be awarded to Man-Shield Construction Inc. for Phase 2 Construction Services and Post-Construction Services, of the Construction Management Services Contract for Renovations to the Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003) in the Total Bid Price of $14,080,000 plus G.S.T.

Implications of the Recommendation(s):

General implications:

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

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

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

Comment(s):

-

REASON FOR THE REPORT:

As the total contract amount including GST exceeds $1,000,000, Council has authority to approve this award of contract.

HISTORY:

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 a significant investment, work together to achieve a common goal of improving library services for the citizens of Winnipeg.

This project will result in the redevelopment and expansion of 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 area. The redevelopment and expansion will also provide an opportunity for the library to address existing functional inadequacies in its collections, services and programs.

The Centennial Library is a signature building in Winnipeg, and an overriding goal of the project will be to ensure that the redevelopment and expansion of the building results in a vibrant design that will inspire the next generation of library users. A dynamic and creative design for the Millennium Library is essential and will represent the changing role of libraries in society, as well as reflect the change and excitement occurring in Winnipeg's downtown.

The initial overall budget for the project is $17 million. Included in the budget are approximately $14 million for an addition of approximately 37,000 sq. ft and the renovation of existing interior (139,000 sq. ft) and exterior spaces (Centennial Library Park space), including all soft costs such as consulting fees, administrative costs and applicable taxes. The remaining $3 million will be used by the library to increase the collection size by approximately 75,000-100,000 items, replace furniture and equipment, and enhance the technological base of the building.

In September 2002, the architectural team of LM Architectural Group and Patkau Architects was awarded the contract to provide the professional services for the addition and renovation to the Centennial library.

On February 26, 2003, approval was received from the CAO on the report (PPDFile # CAD2003-0011) to hire a Construction Manager. On April 30, 2003, the Director of Planning, Property and Development awarded the contract for Phase 1 Pre-construction Services for Construction Management Services for Renovations to Winnipeg Public Centennial Library, Millennium Project (RFP No. 84-2003) to Man-Shield Construction Inc.

On May 28, 2003, Council recommended that the name of the Centennial Library be changed to the Millennium Library.

On September 24, 2003 City Council approved the reallocation of an additional $1.626 million of funds to the project. Through the Architect, Construction Manager and Civic Administration it was deemed that the original funding required for the project was inadequate because of increased construction industry pricing.

DISCUSSION:

In fall of 2003, the Architectural Consultant prepared design drawings/plans and specifications and Man-Shield Construction Inc. put out a formal tender call for all the required sections of work on November 5, 2003. The open tender was facilitated through a plan room at Man-Shield's offices; Plans/specifications were also available at the plan rooms of the Winnipeg Construction Association and Con Data.

On December 5, 2003 the Tenders on the various sections of work closed at Man-Shield Construction's Offices. Representatives from the City of Winnipeg, LM/Patkau Architects and Man-Shield were present for the opening of the sealed Tender submissions.

The project received a good representation of bids in each category. Man-Shield Construction Inc. reviewed the bids for conformity to the Tender package and subsequently produced a summary sheet with bids, requested alternates and separates prices.

The total project cost is now $19.416 million and contributions are as follows: City of Winnipeg - $6.416 million **(total),** Federal Government - $3.0 million, Provincial Government - $3.0 million, Winnipeg Library Foundation - $7.0 million.

The Project Budgeting/Funding, is summarized below:

Federal Government (Canada-Manitoba Infrastructure) $3 million
Provincial Government (Canada-Manitoba Infrastructure) $3 million
City of Winnipeg $4 million
Library Foundation $ 7 million
PROJECT FUNDING $17,000,000
LIBRARY TECHNOLOGY/ MATERIALS/FURNITURE BUDGET ($ 3,000,000)
NET FUNDS FOR LIBRARY CONSTRUCTION $14,000,000
New Allocated Funding - Sept./2003 $ 1,626,000
ANCILLARY LIBRARY PROJECT FUNDING
1. Cooling Plant Refurbishing $ 360,000
2. Weather Protected Walkway Funding $ 400,000
3. Barrier Free Access $ 30,000
4. Library Technology/Furniture Funds $ 350,000
TOTAL FUNDING FOR LIBRARY DESIGN AND CONSTRUCTION (A) $16,766,000

SOFT COSTS

LM/Patkau Architects	$	1,222,667
Other consultants, testing and disbursements	$	368,715
Project Contingency	$	600,000
Net Total of Soft Costs	$	2,191,382
GST – 3%	$	65,741
TOTAL OF SOFT COSTS (B)	**($**	**2,257,123)**
FUNDS FOR CONSTRUCTION (A – B)	**$**	**14,508,877**
TOTAL BID PRICE	**$**	**14,080,000**
GST – 3%	**$**	**422,400**
TOTAL CONSTRUCTION COST (INCLUDING GST)	**$**	**14,502,400**

Ancillary Projects

Funding from other Ancillary projects is shown as follows. These are projects that make sense to be implemented at this time, while the library is closed and construction is being done.

1. Cooling Plant Refurbishing

This project was a previously planned capital project. Cooling Plant Refurbishing was budgeted in 2002 and 2003, $300,000 and $850,000 respectively for this and other civic accommodations facilities. Civic Accommodations Division decided to do the project at this time for convenience, due to shutdowns, crane costs etc. $360,000 will be required for the Library project.

2. Barrier Free Access

The Millennium Library design included universal design items beyond code requirements (e.g. Door operators, life safety items and door hardware etc.), $30,000 will be required for the Library project. There is a Barrier Free Access budget of $104,000 in the 2004 Capital Budget.

3. Weather Protected Walkway Funding

The renovations include enhancements to the library portion of the walkway and access to the library via a staircase from the walkway into the library lobby. The planned walkway renovation will improve both access to the walkway and the library. The cost of renovating the Library portion of the walkway is estimated to be $400,000.

A Universal Design Consultant was hired to provide input as the accessibility of the project design. The consultant recommended that with the revised layout in the walkway and library lobby; that a staircase from the lobby to the walkway and re-using the existing elevators, was preferable to installing an escalator. An escalator creates safety and accessibility issues to some users and would negatively alter the parkade below.

Funds removed from the Weather protected walkway budget could be replaced in future years as weather protected walkway projects and their associated costs become known. This would be deferred to a future Capital Budget Process.

4. Library Technology/Furniture Budget

A portion of the $3,000,000 funding allocated for Library Technology/Furniture will be used to cover specific library line item costs in the tender construction budget. Examples of this include the counter millwork and installation of CCTV and P.A. systems for improved library

functionality and patron/staff safety and security. $350,000 will be reallocated for the Library project.

Powersmart

Presently, the City of Winnipeg is in negotiation with Manitoba Hydro and expects funding towards the project estimated from $300,000 to $500,000. These funds will be available at the Substantial Completion of project, which is anticipated summer 2005.

Summary

The recommended bidders list was then compiled and Man-Shield Construction Inc arrived at a Total Construction price. The Total Construction price for the project is $ 14,502,400.

Man-Shield Construction Inc. has satisfactorily completed other major building projects for the City of Winnipeg and the Planning, Property and Development Department is confident that this firm has the resources and expertise to complete the requirements of the specifications for this project. The Community Services Department and the Consultant concurs with this recommendation to award the contract for Phase 2 Construction Management Services to Man-Shield Construction Inc.

Included, is a Financial Impact Statement. The tenders submitted to Man-Shield Construction Inc. will lapse if not accepted by February 5, 2004. Man-Shield Construction Inc. is bound to its Proposal submitted in response to RFP 84-2003 for a period of 180 days following the submission deadline (April 2, 2003) or a period of 90 days following the completion of the Phase 1 Pre-construction Services (January 7, 2004), whichever period expires latest.

Financial Impact Statement

Date: January 9, 2004

Project Name: Millennium Library Project

First Year of Program 2004

	2004	2005	2006	2007	2008
Capital					
Capital Expenditures Required	$ 14,502,400		$ -	$ -	$ -
Less: Existing Budgeted Costs	14,502,400		-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
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:

This project is funded by the City of Winnipeg (internal financing and a transfer from the Library IT Reserve), the Federal and Provincial Governments and fundraising efforts of the Winnipeg Library Foundation. The total project cost is now $19.416 million and contributions are as follows: CIty of Winnipeg - $6.416 million, Federal Government - $3.0 million, Provincial Government - $3.0 million, Winnipeg Library Foundation - $7.0 million

"Original signed by"
Clive Wightman, Manager of Finance
and Adminstrative Services

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

Community Services Department
Legal Services Division
Corporate Services Department

This report submitted by:

Planning, Property and Development Department
Division: Civic Accommodations
Prepared by: John D'Ignazio
Processed by: Cindy Wong
PPD File #: CAD2004-0002
Document name: o:\reports directive\civic accommodations\award of contract-construction of addition & renovation-251 donald-jad.doc

cc: U. Goeres, Manager of Legal Services/City Solicitor, Corporate Services Department
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