

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 4, Report No. 8, of the Special Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

4 VELLORE VILLAGE SOUTH LIBRARY - PROJECT STATUS UPDATE WARD 3

The Special Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager of Public Works and the Director of Infrastructure Delivery, dated June 21, 2016, be approved; and**
- 2) That the following be approved in accordance with Communication C1 from the Deputy City Manager, Public Works and the Director of Infrastructure Delivery, dated June 20, 2016:**
 - 1. That the recommendations outlined within the Vaughan Public Library Board report dated June 16, 2016 be received for information;**
 - 2. That the budget for Capital Project LI-4539-14 Vellore Village South Library be increased by \$500,000;**
 - 3. That funding for the capital budget increase of \$500,000 be sourced from remaining funds in Capital Project LI-4508-09 Civic Centre and Pleasant Ridge Library Resources; and**
 - 4. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Capital Budget Amendment LI-4539-14 Vellore Village South Library is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.**

Recommendation

The Deputy City Manager of Public Works and the Director of Infrastructure Delivery, in consultation with the CEO of Vaughan Public Libraries (VPL), the Director of Financial Planning and Development Finance & Deputy City Treasurer and the Director of Purchasing Services, recommend:

- 1. That Special Finance, Administration and Audit Committee at its meeting of June 21, 2016, give consideration to the recommendations contained within a Communication to be provided following the Vaughan Public Library Board meeting of June 16, 2016, regarding the project status update for the construction of the Vellore Village South Library.**

Contribution to Sustainability

An integral part of a sustainable city is effective asset management. Infrastructure investments ensure that optimal service is provided to residents. The proposed Vellore Village South Library will complement the existing community centre and enhance citizen experience.

Economic Impact

The economic impact to the City is unknown at this time; however, any budgetary impact will be identified following the VPL Board meeting held on June 16, 2016.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 4, Special Finance Report No. 8 – Page 2

Communications Plan

Not applicable.

Purpose

The purpose of this report is to provide an update of the Vellore Village South Library project.

Background - Analysis and Options

At the Finance, Administration and Audit Committee, at its meeting of May 2, 2016 (Item 2, Report No. 6), it was identified that a follow-up report will be provided on the project status update of the Vellore Village South Library to the Committee of the Whole following the June 16, 2016 VPL Board meeting (as there were no Finance, Administration and Audit Committee meetings scheduled).

The detailed design phase for the Vellore Village South Library commenced in September 2015 and is nearing completion

As part of Item 17, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by Council on September 16, 2015, RFP15-396 was awarded to ZAS Architects Inc., to provide Design & Contract Administration Services for the new Vellore Village South Library. The design phase was initiated shortly thereafter. During the schematic design phase, various options were presented to the steering committee comprised of City and VPL staff. With input from the internal stakeholders, including Facility Maintenance Services and Recreation Services, the steering committee selected a preferred option that best suited the needs of the VPL and other internal stakeholders. This option was supported by both the VPL Board and City's Design Review Panel.

Following the recommendation of the VPL Board, the design consultant further developed the design for the preferred option. The detailed design is now nearing completion and a tender package is being developed.

VPL Board received a project status update and recommended a review of the proposed design at its meeting on April 21, 2016

On April 21, 2016 VPL staff provided its Board with a status update of the Vellore Village South Library project. VPL and City staff are continuing to work with ZAS Architects Inc. (ZAS) to complete the detailed design. A milestone has been reached in the design of the library whereby a detailed cost estimate can more accurately identify the proposed construction costs. It was identified that the cost estimate of construction exceeded the approved budget.

Following the April 21, 2016 VPL Board meeting, staff undertook a review of the proposed design of the Vellore Village South Library. Staff employed "value engineering" techniques to review and revise the building design to reduce the overall cost without impacting the design vision for the building.

VPL Staff will be presenting a revised building design and cost estimate to the VPL Board at its meeting on June 16, 2016

VPL staff will be presenting a revised building design and cost estimate to the VPL board at its meeting scheduled for June 16, 2016, as staff will have a better understanding of the budgetary impacts (if any). Following the VPL Board recommendations, staff will prepare a Communication to accompany this report outlining the VPL Board recommendation(s) and next steps.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 4, Special Finance Report No. 8 – Page 3

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The proposed Vellore Village South Library supports the Term of Council Priority: *Support and provide arts, culture, heritage and sports in the community.*

Regional Implications

Not applicable.

Conclusion

A Communication will be provided to the Special Finance, Administration and Audit Committee on June 21, 2016 outlining the VPL Board recommendation(s) and next steps for the Vellore Village South Library project

Attachments

Not applicable.

Report prepared by:

Vince Musacchio, Manager, Infrastructure Programming, Ext. 8311

memorandum



C 1	
COMMUNICATION	
SP. FAA -	JUNE 21/16
ITEM -	4

DATE: June 20, 2016

TO: Mayor and Members of Council

**RE: SPECIAL FINANCE, ADMINISTRATION AND AUDIT COMMITTEE – June 21, 2016
ITEM 4, REPORT 8
VELLORE VILLAGE SOUTH LIBRARY – PROJECT STATUS UPDATE
WARD 3**

Recommendation

The Deputy City Manager of Public Works and the Director of Infrastructure Delivery, in consultation with the CEO of Vaughan Public Libraries (VPL), the Director of Financial Planning and Development Finance & Deputy City Treasurer and the Director of Purchasing Services, recommend:

1. That the recommendations outlined within the Vaughan Public Library Board report dated June 16, 2016 be received for information;
2. That the budget for Capital Project LI-4539-14 Vellore Village South Library be increased by \$500,000;
3. That funding for the capital budget increase of \$500,000 be sourced from remaining funds in Capital Project LI-4508-09 Civic Centre and Pleasant Ridge Library Resources; and,
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Capital Budget Amendment LI-4539-14 Vellore Village South Library is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

Contribution to Sustainability

An integral part of a sustainable city is effective asset management. Infrastructure investments ensure that optimal service is provided to residents. The proposed Vellore Village South Library will complement the existing community centre and enhance citizen experience.

Economic Impact

To ensure that appropriate funding is available, a budget amendment to Capital Project LI-4539-14 Vellore Village South Library in the amount of \$500,000 is required. There is sufficient funding remaining in Capital Project LI-4508-09 Civic Centre and Pleasant Ridge Library Resources to fund this capital budget increase. Both projects are funded from the same funding sources.

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TABLE 1: ADDITIONAL CONSTRUCTION COSTS AND FUNDING SUMMARY LI-4539-14			
	Original	Revised	Change (increase)
Estimated Cost	3,175,757	3,604,578	(428,821)
HST 1.76% non-recoverable	55,893	63,441	(7,547)
3% Admin	96,950	110,041	(13,091)
Sub-total	3,328,600	3,778,059	(449,459)
Contingency on additional costs (10%)	-	42,882	(42,882)
Total	3,328,600	3,820,941	(492,341)
Total budget - rounded	3,328,600	3,828,600	(500,000)

TABLE 2: PROJECT FUNDING POSITION SUMMARY LI-4508-09	
Approved Budget	3,257,120
Less: Expenses/Commitments To Date	(1,943,070)
Funds Remaining	1,314,050
Less: Net Total Fund Transfer to LI-4539-14	(500,000)
Budget Remaining	814,050

Communications Plan

Not applicable.

Purpose

The purpose of this report is to recommend that Council approve an increase of \$500,000 for Capital Project LI-4539-14 Vellore Village South Library, funded through the repurposing of remaining funds in Capital Project LI-4508-09 Civic Centre and Pleasant Ridge Library Resources.

Background - Analysis and Options

At the Finance, Administration and Audit Committee, at its meeting of May 2, 2016 (Item 2, Report No. 6), it was identified that a follow-up report will be provided on the project status update of the VVSL to the Committee of the Whole following the June 16, 2016 VPL Board meeting (as there were no Finance, Administration and Audit Committee meetings scheduled).

The detailed design phase for the Vellore Village South Library commenced in September 2015 and is nearing completion

As part of Item 17, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by Council on September 16, 2015, RFP15-396 was awarded to ZAS Architects Inc. (ZAS), to provide Design & Contract Administration Services for the new Vellore Village South Library. The design phase was initiated shortly thereafter. During the schematic design phase, various options were presented to the steering committee comprised of City and VPL staff. With input from the internal stakeholders, including Facility Maintenance Services and Recreation Services, the steering committee selected a preferred option that best suited the needs of the VPL and other internal stakeholders. This option was supported by both the VPL Board and the City's Design Review Panel.

Following the recommendation of the VPL Board, ZAS Architects Inc. further developed the design for the preferred option. The detailed design is now nearing completion and a tender package is being developed.

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VPL Board received a project status update and recommended a review of the proposed design at its meeting on April 21, 2016

On April 21, 2016, VPL staff provided its Board with a status update of the VVSL project. VPL and City Staff are continuing to work with ZAS to complete the detailed design. A milestone has been reached in the design of the library whereby a detailed cost estimate can more accurately identify the proposed construction costs. It was identified that the cost estimate of construction exceeded the approved budget.

Following the April 21, 2016 VPL Board meeting, staff undertook a review of the proposed design of the Vellore Village South Library. Staff employed "value engineering" techniques to review and revise the building design to reduce the overall cost without impacting the design vision for the building.

VPL Staff presented a revised building design and cost estimate to the VPL Board at its meeting on June 16, 2016

The updated Class A Cost Estimate for the revised building design incorporated a number of modifications (as outlined in Attachment No. 1 – VPL Board June 16, 2015 Meeting Report) that reduced the overall cost of the library to approximately \$3,778,059. Based on the funding available in Capital Project LI-4539-14, a funding shortfall of \$500,000 exists. VPL Staff provided this information to the VPL Board at its meeting on June 16, 2016 and presented 2 options.

Option 1 – Continue with the proposed redesign to meet the VPL and community's needs. A budget amendment of \$500,000 is needed. Work to adhere to original project schedule.

Option 2 – Further redesign, value engineer and cost validate the proposed library to be within the existing approved project budget. Original project schedule will be at risk.

Based on the review of the two options, the VPL Board selected Option 1 for the VVSL. If the additional funding for Option 1 is approved, tendering will occur during the summer, with construction of the library scheduled to commence in Fall 2016.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The proposed Vellore Village South Library supports the Term of Council Priority: *Support and provide arts, culture, heritage and sports in the community.*

Regional Implications

Not applicable.

Conclusion

Capital Project LI-4539-14 for the design and construction of the Vellore Village South Library (VVSL) was approved in 2014. In order to finalize the recommended design that best meets the VPL's vision and the community's needs, additional funding is required. Surplus funds can be repurposed from Capital Project LI-4508-09 Civic Centre and Pleasant Ridge Library Resources. It is recommended that a capital budget amendment of \$500,000 to LI-4539-14 be approved by Council.

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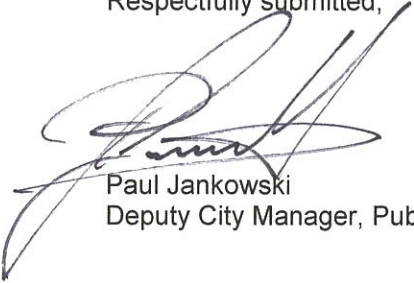
Attachments

1. VPL Board June 16, 2016 meeting report (Item 8.3) – Project update on Vellore Village South Library

Report prepared by:

Wei Chiao, Manager, Design and Construction (Buildings), ext. 8101

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Paul Jankowski', with a stylized, looping flourish at the end.

Paul Jankowski
Deputy City Manager, Public Works

A handwritten signature in blue ink, appearing to read 'Jack Graziosi', with a stylized, looping flourish at the end.

Jack Graziosi
Director of Infrastructure Delivery

C 1.5

ATTACHMENT No. 1



Library Board Meeting

June 16, 2016

Page 1 of 2

REPORTS – ITEM #8.3

PROJECT UPDATE ON VELLORE VILLAGE SOUTH LIBRARY

RECOMMENDATION:

THAT the Board select Option 1 and request Council to approve an amendment to increase the Vellore Village South Library construction budget by \$500,000,

AND THAT the source of these additional funds be from the identified surplus in Capital Account LI4508-09 Civic Centre and Pleasant Ridge Library Resources.

BACKGROUND

In April 2013 the Vaughan Public Library Board re-prioritized the Libraries' Building Plan and approved the construction of a new Community Library as an addition to the Vellore Village South Community Centre complex.

Capital Project LI-4539-14 for the design and construction of the Vellore Village South Library was approved by Council in 2014, with a budget of \$3,328,600. This budget was based on the Libraries' previous experience in the construction of the Pleasant Ridge Library.

In September 2015 the VPL Board approved retention of ZAS Architects+Interiors to provide design & contract administration services for the Vellore Village South Library. The design phase commenced shortly thereafter. Input from both internal and external stakeholders was considered during the design phase. The final design was approved by the Library Board at the November 19, 2015 meeting and the furnishings and finishes approved at the March 17, 2016 meeting. The design supports the needs and vision of the VPL Board, the community and the City's Design Review Panel.

Concurrent with the design development, a cost consultant was retained, RLB/CRSP Cost Consultants, to review the design and provide detailed cost estimates. The initial Class A estimate received in April 2016 identified a funding shortfall in excess of \$1.2M. As a result, VPL staff and City of Vaughan Infrastructure Delivery staff met with ZAS architects to discuss potential cost saving design revisions.

ZAS Architects then conducted a value engineering study to identify the most cost effective, least disruptive design revisions (Attachment 1). A revised design was created, maximizing savings while minimally impacting the overall appearance and operation of the library.

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ATTACHMENT No. 1

Proposed design revisions include:

- Reducing the slope and simplifying the design of the roof
- Lowering the roof at its highest point
- Reduce the roof overhang
- Eliminating clerestory windows on the northern elevation
- Redesigning of exterior staircase
- Shifting the quiet study room farther south into the library
- Substituting more economical lighting fixtures
- Nominal reduction in size of the library to become 8,423 square feet
- Removal of art feature in Marketplace
- Removal of round openings in terrace roof

A revised Class A cost estimate reflecting design revisions was received from RLB/CRSP Cost Consultants on June 9, 2016. This cost estimate reveals a reduced estimated funding shortfall of \$500,000 as a result of proposed design revisions.



Library Board Meeting

June 16, 2016

Page 2 of 2

PROPOSAL

The Library Board approved the design of the Vellore Library with great zeal and enthusiasm. As per the Board's direction, the design elements and requirements of the new facility were based on the design of the recently constructed Pleasant Ridge Library. The design incorporates Board and community feedback and requests such as an increased number of study seats and an increased number of lounge seating.

In consultation with both City of Vaughan Finance and Infrastructure Delivery staff, it is proposed that VPL has options for consideration.

Option 1 Continue with the proposed redesign, as it best meets VPL and the community's needs and amend the construction budget to support the current design with no further impact on VPL's Building Plan or construction schedule. A budget amendment will be necessary if this option is pursued.

Option 2 Further re-design the proposed library in order to bring construction costs within the existing budget. Project scope will be compromised and eliminated and delays will occur if this option is pursued.

FISCAL IMPACT

VPL currently has an open Capital Project LI 4508-09 Civic Centre and Pleasant Ridge Library Resources, which has residual funds of approximately \$1.4M. This capital project will be closed at the end of June with a projected final surplus of approximately \$1.3 M. It is proposed, should

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ATTACHMENT No. 1

Option 1 be selected, that a portion of this capital surplus be reallocated to the construction budget for Vellore Village South Library. The allocation of funds from one capital project to another will have no further impact on taxation nor on the VPL Board's approved Capital Building Plan as the surplus funding being reallocated was previously budgeted and approved. Both capital projects are growth infrastructure, thus they assume the same funding source - 90% Library Development Charge and 10% taxation.

SCHEDULE IMPACT

If Option 1 is approved by the VPL Board and subsequently supported by City of Vaughan Council, a tender for the construction of Vellore Village South Library would be released in July. As a prequalification process has already been completed, the tender would be released to only those companies that prequalified. A special meeting of the VPL Board would be coordinated for August to award the construction tender which would then be directed to the first City of Vaughan Council meeting in September for approval. Contractors will be requested to initiate construction this fall with a substantial completion date of fall 2017.

Should Option 2 be selected by the Board, further redesign would be undertaken throughout the summer months and an additional Class A cost estimate acquired. This further redesign would be brought to the VPL Board for approval in September. Following Board approval, the construction tender would be released and awarded in the fall 2016. Construction would begin in the spring 2017 which would delay the library opening until spring 2018.

Margie Singleton
Chief Executive Officer

Board/Board Agenda Package-June 16, 2016
June 9, 2016

VELLORE VILLAGE SOUTH LIBRARY - PROJECT STATUS UPDATE
WARD 3**Recommendation**

The Deputy City Manager of Public Works and the Director of Infrastructure Delivery, in consultation with the CEO of Vaughan Public Libraries (VPL), the Director of Financial Planning and Development Finance & Deputy City Treasurer and the Director of Purchasing Services, recommend:

1. That Special Finance, Administration and Audit Committee at its meeting of June 21, 2016, give consideration to the recommendations contained within a Communication to be provided following the Vaughan Public Library Board meeting of June 16, 2016, regarding the project status update for the construction of the Vellore Village South Library.

Contribution to Sustainability

An integral part of a sustainable city is effective asset management. Infrastructure investments ensure that optimal service is provided to residents. The proposed Vellore Village South Library will complement the existing community centre and enhance citizen experience.

Economic Impact

The economic impact to the City is unknown at this time; however, any budgetary impact will be identified following the VPL Board meeting held on June 16, 2016.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to provide an update of the Vellore Village South Library project.

Background - Analysis and Options

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The proposed Vellore Village South Library supports the Term of Council Priority: *Support and provide arts, culture, heritage and sports in the community.*

Regional Implications

Not applicable.

Conclusion

A Communication will be provided to the Special Finance, Administration and Audit Committee on June 21, 2016 outlining the VPL Board recommendation(s) and next steps for the Vellore Village South Library project

Attachments

Not applicable.

Report prepared by:

Vince Musacchio, Manager, Infrastructure Programming, Ext. 8311

Respectfully submitted,

Paul Jankowski
Deputy City Manager, Public Works

Jack Graziosi
Director of Infrastructure Delivery