



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: November 14, 2023

Report Number: CRS-2023-20

Subject: Amend 2023 Municipal Buildings Capital Works Plan – Cada Library Renovation Project

Recommendations

It is recommended:

That the Cada Library Building Renovation capital project budget **be increased** by \$125,000 to fund the repairs as outlined in this report;

And that the requested amount of \$125,000 including non-refundable HST, **be authorized and funded** through the Infrastructure Reserve;

And further that previously approved funding in the amount of \$4,260,000 for planned Recreation projects as identified in CRS-2023-16 **be reduced** to \$4,010,000 to reflect funding reallocations of CRS-2023-19 and CRS-2023-20;

And further moreover that funding from the Infrastructure Reserve originally approved for \$2,500,000 of the \$4,260,000 for projects identified in CRS-2023-16 be reduced to \$2,250,000.

Background

At the December 13, 2022 Regular Meeting of Council, funding was approved in the Municipal Buildings 2023 – 2027 Five (5) Year Capital Works Plan and as set out in

(RCM 266/22) Report [CRS-2022-19](#) for the renovation project of the Cada Library Building.

Moreover, at the June 27, 2023 Regular Meeting of Council, Council approved the recommendations (RCM 146/23) for the awarding of the project as set out in Report [CRS-2023-12](#) CADA Library Renovation Project – Tender Award.

As described in Report [CRS-2023-01](#) (RCM 30/23), the renovations of the CADA Library Building will improve the functionality of the overall space through renewed performance and accessibility upgrades while modernizing the interior.

Comments

While renovations at the Cada Library Building are progressing, several deficiencies have been identified which were concealed by building materials and other elements. Hence, these issues were unknown during the design phase of the project and prior to the awarding of the construction contract.

The deficiencies are structural and are required to be completed to ensure safety and code compliance. The remediation work is a requirement rather than a consideration and will exceed the current construction contingency allocated for the project hence the request for additional funding.

The deficiencies have been categorized and are summarized as follows:

1. Exterior Concrete Masonry Bearing Wall Cracks

Summary of Findings: Following the removal of the gypsum wall cladding/furring for the installation of the new exterior windows and to facilitate the installation of new partition walls it was discovered that, in four (4) different locations, diagonal cracks were found in the concrete masonry unit (CMU) exterior bearing walls. The building is comprised of a structural steel framed roof system supported predominately by load bearing masonry walls and some steel columns. Diagonal cracking is indicative of unbalanced vertical and/or lateral loading, insufficient strength, and/or movement/shifting due to age of construction of the existing bearing wall.

Remediation: Following the discovery, both the Architect and the Structural Engineer, undertook a detailed review and analysis and determined that the existing wall could be maintained but that supplemental reinforcing steel be installed within the cavity of the CMU wall from floor to roof level to strengthen and stabilize the wall.

2. Interior Masonry Bearing and Non-Load Bearing Partition Walls

Summary of Findings: Following removal of existing gypsum wall furring on existing masonry walls, it was discovered that some original door and wall openings were simply covered over with steel stud partitions and masonry wall openings were not filled in with concrete blocks including some of which had unsupported masonry walls above the openings with no structural steel or masonry lintels. This is a major issue as there are many new wall openings in the original masonry walls and creates a significant safety issue from unsupported walls.

Remediation: Infill existing openings with concrete block and/or provide new structural lintels for these openings.

3. Electrical Safety Authority (ESA) Compliance Repairs

Summary of Findings: Following removal of existing suspended acoustic ceiling systems, several electrical issues were discovered including electrical splices without junction boxes, incorrect wiring connections to HVAC Roof Top Units (RTU), unsecured electrical wiring and conduit that did not comply with ESA Electrical Code.

Remediation: Electrical contractor to repair all electrical issues to comply with ESA Electrical Code.

4. Subfloor Surface Inconsistencies

Summary of Findings: Following the removal of the existing partition walls and tile floors required for the new layout, it was discovered that the concrete subfloor was in poor condition with many floors significantly sloped and at different elevations ranging from ¼” to nearly 1 ½” difference between various areas. This made it nearly impossible to install new floor finishes in a smooth and consistent manner to ensure pedestrian and walkability safety.

Remediation: A combination of grinding floor areas lower and the addition of self-leveling grout to raise/level areas will be required to adjust floor levels for a smooth and consistent floor level.

5. Replacement of ABS Drainage Piping

Summary of Findings: Following removal of the existing suspended acoustic ceiling system, it was discovered that existing roof rainwater and sanitary venting piping was ABS which is combustible and not permitted by the Ontario Building Code (OBC) in ceiling space that are used for Return Air Plenums.

Remediation: Replace all ABS piping with XFR (non-combustible) piping.

The total value of the remediation is estimated at \$125,000.

The current project contingency amount has been used to address other unexpected matters that have surfaced during construction, and Administration recommends maintaining the balance separately from the major issues as presented in this report.

Consultations

Financial Services
Archon Architects Incorporated
Haddad Morgan and Associates (HMA)
Vince Ferro Construction

Financial Implications

Council approved a budget allocation of \$1,234,185 inclusive of non-refundable HST for the renovations to the Cada Library Building, funded through the Lifecycle Building Reserve (LC) and Infrastructure Reserve along with contributions from the Essex County Library as recommended in Report CRS-2023-12 (RCM 146/23).

The project budget allocation includes a contingency budget of \$70,000 and as described, some of this funding has already been applied towards other matters. Since construction is ongoing, safeguarding the balance of the contingency is imperative to support any further unforeseen circumstances for the remainder of the project.

This cost is proposed to be funded from the Infrastructure Reserve.

Furthermore, Administration recommends that the \$125,000 addition to this project be offset by an equal reduction to the cumulative approved budget of \$4,260,000 for Recreation projects previously approved for 2023, however deferred to a later time as yet to be determined as per [CRS-2023-16 CRS Five Year Capital Works Plan Update](#). And more specifically, that funding from the Infrastructure Reserve in support of deferred projects be reduced by \$125,000.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Manager Facilities & Energy Management

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None