4.7.3 Leddy Library Washroom Renovations

Item for: Approval

Forwarded by: Resource Allocation Committee

MOTION: That the Board of Governors approve that the University proceed to finalize the plans for the washroom renovations of the Leddy Library with a total project cost of $1.25m. Administration to proceed to tender and award the construction contract to the most qualified bidder, provided the tender is within budget.

GOALS AND OBJECTIVES FOR THE PROJECT

The goals and objectives of the project will be developed as a first step in a process defining the scope of the Leddy Library Washroom Renovations. The outcome of this project will need to align with the strategic plan of the University and address the strategic priorities of the University:

✓ To provide an exceptional undergraduate experience;
✓ To provide research and graduate programs that build on strengths;
✓ To recruit and retain the best faculty and staff;
✓ To enhance the economic and social well-being of the Windsor-Essex region; and
✓ To enhance international engagement through the recruitment and programs built on strengths.

When considering each of these priorities, the project will support the progress of many of these priorities of the University.

The Leddy Library is open to all students and faculty at the University and the external community making it one of the most used buildings on campus. The washrooms within the library building have never undergone any significant renovation to accommodate individuals with disabilities.

The proposed renovations are targeted to update the main washrooms within the building and add universally accessible washrooms and accessible washroom stalls. The renovations are focused on improving these areas spatially and functionally through selective demolition of existing areas and reconstruction to comply with the Ontario Building Code (OBC) and Canadian Standards Association (CSA-B651-04) requirements, while also taking into consideration certain recommendations of the pending Accessibility for Ontarians with Disabilities Act (AODA.)

HISTORY OF PROJECT

The original Library (West) Building was built in 1957 and a building extension was added in 1969. The building washrooms for the most part are still the original construction. There has been a history of issues with the existing washroom facilities in Leddy Library, including security and accessibility.

In 2010, the existing washrooms in Leddy Library Main and West buildings were assessed as to their existing conditions and drawings were prepared to 85% Design Development phase. Competitive construction cost bids were obtained and the project was submitted to Human Resources and Skills Development Canada as an application to receive an Enabling Accessibility Fund grant. The grant was not received and the project was put on hold. The project addresses the need for continued deferred maintenance as identified in the Campus Transformation Plan as approved by the Board.
DESCRIPTION OF PROJECT

The Leddy Library has 25 washrooms on 4 floors (15 in the Main Library + 10 in the West Library). The total Project Budget estimate for all 25 washrooms is $2.3m. The first phase of the project will renovate the washrooms in the Main Leddy Library on all 4 floors. Phase II, Leddy Library West Washrooms, will be completed in the future pending the availability of funds.

The scope of work will consist of the demolition of approximately 3,500 square feet in 15 washrooms and adjacent areas in the Main Library. Upgrades include ceilings, flooring, electrical, lighting, air distribution and exhaust, plumbing fixtures and piping. Each floor will contain a Universal washroom.

All women's and men's washrooms have been designed without doors and will include accommodations for future emergency pull stations, which will eliminate the security issues that have been encountered in the past. All universal barrier-free washrooms have been designed to meet the Accessible Built Environment Standard (AODA) proposed requirements.

STATUS OF THE PROJECT

A Steering Committee has been assembled under the direction of the Dean of the Library, key stakeholders from the Library staff, and Facility Services. This group prioritized the phasing of the overall washroom project.

The Consultants have met with the Steering Committee over the last several weeks and have prepared a schematic design including a construction phasing strategy and a construction budget. Pending board approval, the next step is to proceed with working drawings and tender.

Construction will be phased for the turn-over of washrooms. Priority for September 2013 completion will be those washrooms for the basement and first floor. The estimated completion date for the remaining washrooms is October 2013.

PROJECT BUDGET

GENERAL CONTRACTOR (Based on Di Maio Estimate)

General Construction Cost: $1,000,000

CONSULTANTS COST

Di Maio 8.7% $107,963

Project Contingency 9.1% $100,818

PROJECT COST BEFORE HST $1,208,781

HST (net of rebate) 3.41% $41,219

TOTAL PHASE I COST $1,250,000

FUNDING OF PROJECT

Phase I of the project which is the renovations of 15 washrooms in the Main Library at $ 1.25m will be fully funded from the Deferred Maintenance Strategy – Phase II. The project had been identified as a Priority # 1 project in this strategy.