

ITEM 6

MANAGER'S REPORT NO. 86

COUNCIL MEETING Nov. 19/73

6. Re: Central Park Branch Library - Burnaby Centre

The attached report on the subject library facility was prepared on behalf of the Library Board by the Chief Librarian in consultation with the Chief Building Inspector. The Library Board on November 14, 1973 formally approved the reports content.

The following motion was carried at a Library Board meeting on November 15, 1973:

"That the Burnaby Public Library Board approve the plans and specifications for Central Park Branch Library as prepared by the architect Keith-King & Freschi, and that the Board recommend that Council authorize the calling of public tenders at this time."

RECOMMENDATION

THAT Council authorize staff to call for tenders on the basis of the accepted design by Keith-King & Freschi, Architects, per the timetable and cost estimate that is outlined in this report.

November 15, 1973

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MANAGER'S REPORT NO. 86

COUNCIL MEETING Nov. 19/73

MAYOR AND MEMBERS OF COUNCIL

SUBJECT: CENTRAL PARK BRANCH LIBRARY - BURNABY CENTRE

Working drawings, specifications, and estimates for the design of the Central Park Branch Library were reviewed at special Board Meetings held 5:00 p.m. November 6, 1973 and 5:00 p.m. November 14, 1973.

The Branch Library will provide 6,585 square feet on the main floor, joined to an interior commercial mall of the Centre; and 2,916 square feet on a mezzanine floor, reached from the Library foyer by a public staircase. The main floor will contain the book-checking counter, information centre, adult reading, listening and viewing areas, workroom and staff offices and washrooms for staff and public. The mezzanine floor will contain the children's section including a convertible room area for story-telling and visual presentations, as well as washrooms for the children and a workroom.

The design of the Branch Library combines an acoustically-quiet atmosphere obtained by use of carpet floor coverings and acoustic plastered ceilings, with a visually stimulating interior space derived from the use of Mylar paper on the main demising walls with open bookshelving standing free of and in front of the walls. The design of the Library will permit of the widest range of services to be offered to the public.

The commercial portion of Burnaby Centre is nearing completion by the developer and commercial premises are ready for finishing for occupancy by various tenants. In this regard it is urgent that tenant completion of the Central Park Branch Library go forward on the basis of the accepted design for the facility by Keith-King & Freschi, Architects.

A tentative timetable for tendering and construction which would permit of occupancy by April 1, 1974, is as follows: Any deferment in the following dates would have to delay the opening of the Branch Library.

November 19, 1973 - Approval by Municipal Council to call for public tenders for finishing of the Branch Library.

November 21, 1973 - Advertise for tenders.

December 12, 1973 - Close tenders with Municipal Purchasing Agent.

December 13, 1973 - Report receipt of tenders to the Library Board for consideration.

December 17, 1973 - Library Board report receipt of tenders and recommendation to Municipal Council for award of construction contract.

January/March 1974 - Contract progress.
(inclusive)

April 1, 1974 - Occupancy and opening Central Park Branch Library.

Although care has been taken from the outset to work to the construction budget appropriation approved in the Capital Improvement Program 1973, it became evident that some budget overrun would occur. Part of the overrun is due to the fact that budget appropriation was based on construction estimates made one year ago and which now are at least 10% short of current prices. Another cause of some overrun was the fact that original estimates were based upon unfinished and incomplete design drawings. The completed design and working drawings have enabled all costs to be taken off in detail and a complete estimate at current (November 1973) prices to be developed.

Current project cost estimates and previous estimates prepared for the 1973 C.I.P. are:

	Current Estimates Revised to Nov. 14/73	Previous Estimates to C.I.P. 1973
Building Construction Estimate	\$163,664	\$128,650
Fees: 6% of \$163,664 = \$9,820		
3% of 29,000 = 870		
3% of 31,000 = 930		
Payable to W.R. Brownlee = <u>2,025</u>	13,645	7,719
Furnishings	45,788	41,626
Contingency & Misc. Charges	<u>7,500</u>	<u>5,806</u>
	<u>\$230,597</u>	<u>\$183,801</u>

Current available funds for developing, furnishing, and fitting out the Branch Library are:

C.I.P. 1973	\$183,801
Library Development Grant 1972	16,875
Community Recreation Facility Fund Grant 1973	62,059
Credit for Landlord's Work	15,395
Interest Earnings	<u>3,322</u>
	<u>\$281,452</u>

The surplus of funds on hand over the current project estimate comes about because a Community Recreation Facility Fund Grant was applied for and received subsequent to the initial allocation of funds for the project.

It is requested that Municipal Council authorize calling of public tenders in accordance with the foregoing timetable.

Respectfully submitted,

CHAIRMAN,
BURBURY LIBRARY BOARD