

TO: CITY MANAGER 2000 MARCH 07

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: REPLACEMENT OF MCGILL LIBRARY - FUNDING

PURPOSE: To obtain funding approval for the construction of the McGill Library Replacement project and Alpha Avenue improvements.

RECOMMENDATIONS:

- 1) **THAT** a Capital Reserves Expenditure Bylaw in the amount of \$5,851,220.00 (inclusive of 7% GST) be brought forward to finance construction of the McGill Library.

- 2) **THAT** Council approve expenditures from the Land Assembly Reserve Fund to finance road works for the Alpha Avenue upgrade.

R E P O R T

BACKGROUND:

In 1999 April, Council engaged the firm of James K. M. Cheng Architects for the design of the McGill Library Replacement project.

The McGill Library / Archive is a single storey building designed as a “pavilion-in-the-park” structure, in response to its setting. The building geometry orients both towards the park and the North Shore Mountains, and to the west, linking visually with the Eileen Dailly Pool.

The library is comprised of two principal components; the public library is a light, transparent element of glass and metal panels, capturing all the surrounding views. The public component is a simple structure with sloping roofs defining the main library spaces in this component of the dual geometry, elevated above the existing surface parking lot. The second component comprises a rather more solid volume compared to the lightness of the public component and defines the Alpha Avenue edge. This component houses the library staff and administrative spaces as well as the Archive.

The proposed building takes full advantage of the natural grades which not only assists in reducing construction costs but also allows for grade level access to the main entrance from Albert Street and Alpha Avenue. The design also incorporates surface parking adjacent to Albert Street and a landscaped courtyard in the location currently occupied by the existing library. The courtyard will provide a linkage to the existing community amenities and will offer Confederation House and Library patrons a landscaped area for casual outdoor activities.

The proposed construction will be phased and allow the retention and operation of the existing library until the completion of the new facility. The proposed staging will minimize the operational disruption and eliminate the need for temporary accommodation. A similar approach has been planned for the onsite parking to minimize the loss of parking spaces during the construction phase.

On 2000 February 24, the Civic Development Committee endorsed the final design drawings and cost estimate summary presented by the project Architect. The Quantity Surveyor's pre-tender estimate of \$6.25 million is within the previously established project budget which is comprised of construction costs, design fees, furnishings, equipment and miscellaneous costs.

PROJECT FUNDING:

Based on the Civic Development Committee's approval, the project will proceed to tender to pre-qualified general contractors on 2000 March 09. In order to be in a position to award a contract, it is necessary to bring forward a Bylaw to cover the following expenditures.

McGill Library / Archive Financing Summary:

Estimated Construction, Furnishings & Miscellaneous	\$ 5,468,460.00
Estimated Consulting Fees, Testing and Miscellaneous Costs	<u>\$ 599,500.00</u>
Sub-Total	\$ 6,067,960.00
GST @ 7%	\$ 424,760.00
Total Gross Project Costs	\$ 6,492,720.00
Less (Bylaws 10706 and 10926) in place	<u>\$ 641,500.00</u>
Remaining Bylaw Funds Required	\$ 5,851,220.00

Library / Archives Project Costs:

Project Costs	\$ 6,067,960.00
GST Net of 4% Rebate	<u>\$ 182,040.00</u>
Net Project Costs	\$ 6,250,000.00

Sufficient Capital Reserves are available and construction cost for the McGill Library is included in the 2000 and 2001 Library Buildings component of the 2000-2004 Provisional Capital Program. Construction costs for this year are not expected to exceed the 2000 Capital Budget provision of \$2,275,000.00.

It is recommended that a Capital Reserves bylaw in the amount of \$5,851,220.00 be brought forward to finance construction costs for the McGill Library project.

Appearing elsewhere on the Council Agenda is the Capital Reserves Expenditure Bylaw.

Alpha Avenue Road Works:

Sufficient Land Assembly Reserve funds are available to finance the Alpha Avenue improvements and the project is included under the 2000 General Development component of the 2000-2004 Provisional Capital Program. The Alpha Avenue road works are expected to cost \$300,000.00 (net of GST rebate).

CONCLUSION:

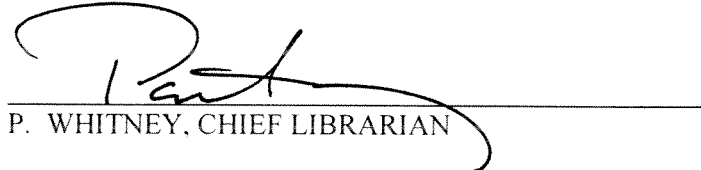
Based on the work completed and approved to date, the project will now proceed to tender. Subject to Council approving the requested financing, staff will report back at the end of the tender phase with the results and recommendations on the awarding of a contract to the successful pre-qualified general contractor. This process is expected to take approximately six weeks to complete and staff will inform Council of any changes that may arise to the proposed schedule.



W. C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE



D.G. STENSON, DIRECTOR PLANNING & BUILDING



P. WHITNEY, CHIEF LIBRARIAN

JC:ap
mcgilibrepl.rep

cc: Deputy City Manager, Corporate Labour Relations
Deputy City Manager, Corporate Services
Director Finance
Director Parks, Recreation & Cultural Services
Acting City Solicitor
Chief Building Inspector
Purchasing Agent

