

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: EDMONDS TOWN CENTRE LIBRARY**

**RECOMMENDATION:**

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$10,395,000 (inclusive of GST @ 5%) for the construction of the Edmonds Town Centre Library project at Walker Avenue and Kingsway.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2008 February 27, received and adopted the attached report seeking funding approval for the construction of the Edmonds Town Centre Library.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor G. Begin  
Member

Copied to:	City Manager Deputy City Manager Director Finance Director Parks, Recr. & Cult Services Chief Building Inspector City Solicitor Director Engineering Director Planning and Building Chief Librarian
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**TO:** CHAIR AND MEMBERS FINANCE AND  
CIVIC DEVELOPMENT COMMITTEE

**DATE:** 2008 February 22

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** EDMONDS TOWN CENTRE LIBRARY

**PURPOSE:** To obtain funding approval for the construction of the Edmonds Town Centre Library.

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**RECOMMENDATION:**

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$10,395,000 inclusive of GST @ 5% for the construction of the Edmonds Town Centre Library project at Walker Avenue and Kingsway.

**REPORT****1.0 BACKGROUND:**

In 2005 December the City entered into a Client Architect Agreement with the consulting firms of Diamond Schmitt Architects in joint venture with CEI Architecture for the design of a new 17,000 sq. ft. public library at Walker Avenue and Kingsway to replace the existing Kingsway branch.

The new library building will not only function as a needed and welcome new community resource and amenity; but, also as a public gateway feature for the Edmonds Street Village. The new library will clearly convey the strong support of the City towards the on-going revitalization of the Edmonds Town Centre and, in particular, of the Edmonds Street Village.

The design also makes provisions for the inclusion of LEED™ (Leadership in Energy and Environmental Design) features to improve energy efficiency and to reduce the impact on the environment. Based on the completed design the project will at minimum achieve a LEED™ Silver Certification Level.

Following previous budget and design approvals Council on 2007 November 05, authorized staff to tender the project. Following the approval, tender documents were finalized and issued to pre-qualified general contractors.

To: Finance and Civic Development Committee  
 From: Major Civic Building Project Coordination Committee  
 Re: Edmonds Town Centre Library  
 2008 February 22 ..... Page 2

On 2008 February 14, five (5) bids were received by the City's Purchasing Manager. The bids are currently being analyzed for accuracy and completeness and based on the initial assessment the low bid is well within the City's pre-tender budget estimate.

A detailed report on the bids received and analysis will be the subject of a future report to the Committee and Council.

## 2.0 PROJECT BUDGET AND FINANCING:

In preparation for the award of a construction contract it is recommended that the Finance and Civic Development Committee request Council to bring down a Capital Reserves Expenditure Bylaw in the amount of \$10,395,000 inclusive of GST @ 5% to finance the construction of the Edmonds Library project.

Sufficient funds totalling \$11,243,880 are identified in the 2008-2012 Capital Program to cover the project expenditures as outlined.

- **Required Funding:**

- Construction (Estimated Contract Value)	\$ 8,700,000
- Furnishing/Fixtures/Equipment	\$ 550,000
- Permits & Fees, Testing, City Forces, Contingency, Misc items	\$ 650,000
	<u>\$ 9,900,000</u>
GST @ 5%	<u>\$ 495,000</u>
	<b>\$10,395,000</b>

- **Funding in Place:**

(Bylaw No. 12041) (2005 Dec 12)	\$ 794,392.52
Design fees, Geotechnical, Geothermal Investigation, Q.S. Disbursements, etc.	
GST @ 7%	<u>\$ 55,607.48</u>
	<b>\$ 850,000.00</b>

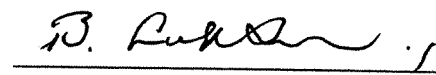
To: Finance and Civic Development Committee  
From: Major Civic Building Project Coordination Committee  
Re: Edmonds Town Centre Library  
2008 February 22 ..... Page 3

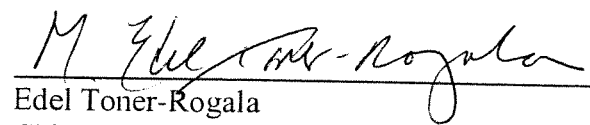
### 3.0 CONCLUSION:

On 2008 February 14 the Purchasing Manager received five (5) bids from pre-qualified general contractors for the construction of the Edmonds Town Centre Library. The low bid is within the City's budget for the project and is currently being reviewed for compliance with the bid documents. The details of the review along with a recommendation for the award of a contract will be the subject of a separate report to the Committee and Council.

In preparation for the award of a construction contract it is recommended that the Finance and Civic Development Committee request that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$10,395,000 inclusive of GST @ 5% for the construction of the Edmonds Town Centre Library project.

  
Lambert Chu, Chair Major Civic Building Project  
Coordination Committee

  
Basil Luksun, Director  
Planning & Building

  
Edel Toner-Rogala  
Chief Librarian

JC:nep

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Deputy City Manager  
Director Finance  
Director Parks & Recreation  
Chief Building Inspector  
City Solicitor  
City Clerk