



Corporate NO: R006

Report COUNCIL DATE: January 10, 2000

REGULAR

TO: Mayor & Council **DATE: January 4, 2000**

**FROM: Manager, Facilities & Realty &
Chief Librarian** **FILE: 8088-010**

SUBJECT: Renovation/Expansion of Guildford Library

RECOMMENDATION

It is recommended that:

1. The Total Project Budget be approved at \$2,600,000.
2. CJP Architects be retained for a total fee of \$240,000 plus \$16,800 for a total contract value of \$256,800.

BACKGROUND

The previous report presented to Council for information in July discussed the impact of the proposed Guildford Multi-purpose facility's design incorporating the existing Guildford Library as part of the complex. The existing east wall of the library will become a party wall in the newly expanded complex between the library and the recreation areas. The proposed Recreation Multi-purpose facility necessitates changes to the existing library structure. These changes include: relocation of the existing loading areas; redesign of the adjacent interior spaces to accommodate new entry; relocation of building services and utilities; seismic upgrading, expanded parking facilities; reconfigured streetscape and landscaping. The implications have been identified through the design of the Guildford Multi-purpose Complex and are required to commence immediately in order to facilitate the construction of the Multi-purpose facility.

DISCUSSION

Improved Library Service

The Guildford Library currently occupies 17,500 square feet in the existing structure. It is planned for the Library to expand into the vacated 8,000 square feet on the ground floor to create a library comprising a total of 25,500 square feet. The library circulation and check-out will be improved and streamlined with improved automated systems. The

children's library will be expanded with the opportunity for increased programming. A new reading area will be introduced adjacent to the recreational facility providing for shared amenities. A fully equipped computer lab offers a new service providing for open usage and staff and public training. The expansion also provides for a general increase in seating, book collection, seminar/study spaces to serve the increase demand for library service in the Guildford community.

The strategy for this development is to complement the construction of the proposed Guildford Multi-purpose facility. Some significant opportunities have been identified related to the incorporation of the renovated library to the overall complex.

Common Entrance

A key element in the design of the recreation facility is the atrium lobby space which joins the two facilities. It assumes that both facilities would be accessible to the public from a unified entrance. This creates a library/recreation partnership. All activities would be accessed from a combined public entry foyer. It is estimated, based on the Fleetwood facilities that 1/3 of the users are cross-users. The major public art component of the development is located in this shared entry foyer. The proposed artwork is dynamic in concept and borrows themes from both facilities combining intellectual and physical activity, building on the theme "active city, active living, active mind".

Sharing Amenities

By combining the two facilities, there are opportunities for sharing common amenities. The library is proposing to develop a computer lab which would be available for programming by the users of the recreation facility, such as the seniors' centre. The recreation facility includes a child minding amenity which would be accessible to library patrons. The concept of shared amenities is a proactive approach to maximizing a variety of building program elements without duplication of effort.

Upgrading exterior of the Library building

The exterior of the existing building is dated and requires repair/replacement of various components such as the roof and the exterior cladding panels. The new recreation facility will be of current architectural design, building materials and construction methods. In order to maintain the continuity of the combined facility it would be beneficial to upgrade the exterior facade of the library structure to present a unified building design. It is cost effective to undertake these replacement/upgrades at the same time as the construction of the recreation building to realize cost economies and uniformity of materials.

Economies of Scale

Total construction economy would be realized if the two components of the facility, the recreation amenities and the library were to be tendered and constructed simultaneously by one contractor. This would eliminate duplication of services i.e. overheads for the contractors, as well as the debate over liabilities, responsibilities and coordination of work. Time and scheduling savings would also be realized for both projects.

In order to achieve this goal, it is proposed to add the library scope of work to CJP Architects' scope of work for the Guildford Multi-purpose Facility. The consultant team would prepare the construction documents for both facilities simultaneously, improving coordination between the two, and the entire combined project would be tendered and constructed as one project. This should result in savings in the construction by eliminating duplication and reducing problems of scheduling and overlapping of responsibilities. CJP Architects have presented a proposal for full

architectural and engineering services including disbursements for the library scope of work for a total fixed fee of \$240,000 plus GST.

Library and facilities staff, with the assistance of CJP architects, have reviewed the required scope of work for the library expansion with a view to responsible and reasonable implementation from the viewpoints of program delivery, successful integration with the adjacent addition of the Recreation Multi-purpose facility, and fiscal responsibility. The resultant scope of work will include:

- the renovation and expansion of library services to the entire ground floor of the existing structure, increasing library space by 8,000 square feet,
- upgrading the existing structure,
- the alteration of the basement level as necessitated by the adjacent construction of the Multi-purpose Complex,
- and a general repair and renovation of the entire facility.

While the library will realize an increase in floor area of 8,000 square feet, the existing floor area of the building will not be increased. The proposed renovations will remain within the existing perimeter walls. The redesign of the ground floor will accommodate integration with the design of the new Multi-purpose complex by relocating the main entrance to the library to the joint lobby space. The estimates to undertake this construction, FF&E, consultant costs, permits, administration, etc., total \$2,600,000.

Schedule

Site preparation for the construction of the Guildford Multi-purpose facility has commenced. It is proposed to tender the construction of the building in February 2000. The construction of the library would be tendered simultaneously with the Multi-purpose Centre. It is imperative to properly plan the construction work and initiate the total design and construction drawings by retaining a consultant team at this time.

The construction would be completed late 2000 or early 2001 simultaneous with the construction of the Multi-purpose facility. Move in would occur early 2001. The total project budget is requested for 2000.

CONCLUSION

The construction of the proposed Guildford Multi-purpose Complex directly impacts the existing Guildford Library. With the construction of the recreation facility imminent, the need for renovations to the existing Guildford Library become immediate. Once commenced it is reasonable to implement the remaining renovation/expansion of the Guildford library effectively in conjunction with the construction of the Guildford Multi-purpose facility.

It is recommended that a total project budget of \$2,600,000 be approved to commence the required renovations to the library and that CJP Architects be retained for a total fixed fee of \$240,000 plus \$16,800 GST for a total contract value of \$256,800.

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Chief Librarian Manager, Facilities & Realty

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cc: General Manager, Finance

Chief Librarian