



REVISED REPORT

REPORT TO: Mayor Richard Bonnette and Members of Council

REPORT FROM: Geoff Cannon, Manager of Library Public Services

DATE: March 26, 2010

REPORT NO.: LIB-2010-0006

RE: Capital Budget of the Acton Branch Library Replacement Project- Revised

RECOMMENDATION:

THAT Report No. LIB-2010-0004 dated January 28, 2010 regarding the Capital Budget of the Acton Branch Library Replacement, be received (Appendix A);

THAT Report No. LIB-2010-0006, dated March 26, 2010, regarding the Capital Budget of the Acton Branch Library Replacement Project- Revised, be received;

AND FURTHER THAT \$353,000 be added to the budget and funded through the Town's Special Infrastructure Levy Reserve in order to offset significant and unexpected costs related to the site and compliance with the new AODA standards, and to retain important features of the design to enable the new Acton Branch Library to be functional, distinctive and a long standing source of civic pride;

AND FURTHER THAT if Council approves a package that requires fundraising, that the current Feasibility Study for the Georgetown Library/Cultural Centre be extended to include the Acton Branch Library in the amount of \$5,000, to be funded from the Special Infrastructure Levy Reserve.

BACKGROUND:

At the February 8, 2010 Council meeting, staff presented a report regarding the Acton Branch Capital Budget, in which Council was advised of a potential over expenditure of the budget due to issues pertaining to the site. In addition, the report proposed a number of budget packages for Council's consideration. Council received Report LIB-2010-0004 with the following recommendations.

Recommendation No. GC-2010-0025

THAT Report No. LIB-2010-0004, dated January 27, 2010, regarding the Capital Budget of the Acton Branch Library Replacement Project, be received;

AND FURTHER THAT staff bring back a report to Council based on actual tender prices, with accurate budget package choices for Council's consideration.

COMMENTS:

When submitted for Infrastructure Stimulus Funding (ISF), \$3.5M was believed to be a reasonable amount in the considerable experience of the architect. When the design was completed and tendered, the cost rose to \$4.275M (excluding the amount for a geothermal system which will be funded through other sources). The reason for this cost escalation is as follows:

The site on which the new Acton Branch Library is to be built has a significant slope. In order to address this slope and keep the building as accessible as possible, there is a need for various retaining walls. In addition, there is a strong community desire to preserve trees where possible and this has placed additional pressures on the budget. Moreover, staff need to be respectful of the property lines of the residential and school neighbours, while also ensuring that the library retains its presence on Main Street.

Additionally the architectural and interior design team had to ensure that the new building meets the proposed Accessibility for Ontarians with Disabilities Act (AODA) standards for public buildings. These standards include automatic door openers, enlarged washrooms, wider doorways, special floor considerations, additional strobe emergency lights and special hardware.

To summarize, costs have increased due to the site conditions which have required the building of retaining walls and the need to construct to new AODA standards. This has resulted in an increase of \$775,000 for a total project budget of \$4.275M.

Staff have received written confirmation that there will not be any further funding from the ISF Program. Recognizing the Town's current budgetary constraints and capital project pressures, the Acton Branch Planning Committee (ABPC) has worked hard to make reductions that will enable the new Acton Branch Library to be functional, distinctive and a long standing source of civic pride.

The Acton Branch Planning Committee is recommending that the plaza (\$328,000) and the reading deck (\$30,000) be part of a fundraising campaign as these features do not impact the core functions of the library. Moreover, these features can be added at any point during or after the construction. The Committee has also suggested the removal of the River Street entrance (\$64,000). Due to the tight construction schedule, the River Street entrance cannot be part of a fundraising campaign. The recommendation to fundraise for the plaza and reading deck, and to remove the River Street entrance would result in a savings of \$422,000, reducing the capital budget to \$3.853M. This budget number does not include the geothermal costs of \$225,000, to be funded by other sources, which brings the total budget to \$4.078M.

The Library Board and the Acton Branch Planning Committee respectfully request a capital budget of \$3.853M in order to complete the key elements of the design for the Acton Branch Library. This represents an additional \$353,000 (\$3.853 M - \$3.500M original budget), which could be funded through the Special Infrastructure Levy Reserve (SILR). The Town's portion would increase from \$1.17M to \$1.523M. However, it should be noted that due to a successful application through the ISF program, the Town will be getting a functional and attractive library valued at \$4.078M (including geothermal) for \$1.523M, or 37% of the total capital cost.

Summary

Original tender	\$4,275,000
Plaza	(328,000)
Reading Deck	(30,000)
River Street entrance	<u>(64,000)</u>
	\$3,853,000
Geothermal System	<u>225,000</u>
Total costs	<u>\$4,078,000</u>

In addition to the \$353,000 needed from the original of \$3.5M to preserve the design of the Acton Branch Library, Council may wish to provide direction with regard to the other features as described below:

Plaza – The plaza can be approached from the pedestrian bridge over Black Creek or from the parking lot of off School Lane. People have a choice of using a ramp or stairs to enter a plaza enclosed by plants and seating. It can serve as a library programming space and a gathering space for the community.

Cost: \$328,000

Reading Deck – Located off of the Adult Area, customers will step out on a raised reading deck overlooking Black Creek. The deck will have café style tables and seating,

and is expected to be a popular destination for people wishing read and enjoy the view and for parents waiting for their children after school.

Cost: \$30,000

River Street entrance – There has been considerable discussion at the Acton Branch Planning Committee meeting regarding increased visibility afforded by the River Street entrance as well as the historical presence and appeal versus the cost and the challenges of the entrance from an operating perspective. With regard to the last point, by removing the River Street entrance, there would be increased collection space for the Children’s area and fewer security issues arising from a second control point.

Cost: \$64,000

Fundraising Campaign

On January 25, 2010 Council approved Report R-2010-0006 entitled “Award of Contract for Capital Campaign Feasibility Study – Cultural Centre and Georgetown Branch Library Renovation/Expansion Project”. The Library Board believes that this study presents an opportunity to test community interest in supporting some of the features proposed for fundraising such as the plaza and reading deck. As such, the Library Board recommends that *RBR Development Associates* extend their Capital Campaign Feasibility Study for the Georgetown Library/Cultural Centre Project to include the Acton Branch Library Replacement Project. *RBR* would approach Acton-based businesses, community groups and selected individuals to gauge their receptivity to funding the plaza and reading deck. As mentioned, the plaza and the reading deck are good candidates for fundraising because they are not essential to the delivery of library service, and if constructed later, would not affect the facility. In addition, it is expected that there may be community interest in these enhancements, particularly the plaza which could accommodate outdoor library programs as well as events for the community.

The cost for extending the Capital Campaign Feasibility Study to Acton is \$5,000. As this cost was not considered in the original Acton Branch Project Budget, the Library Board respectfully requests that this one-time amount of \$5,000 be funded through the Special Infrastructure Levy Reserve.

RELATIONSHIP TO STRATEGIC PLAN:

This report is an operational issue.

FINANCIAL IMPACT:

The increased financial impact over the previously approved budget is between \$353,000 and \$775,000 depending on which option is chosen by Council. Any additional financing could be funded from the SILR.

The costs and financing are as follows:

Costs

Construction and professional fees	\$3,500,000
Additional costs to retain core design	<u>353,000</u>
Capital Budget (Town funded)	\$3,853,000
Geothermal System (Other funded)	<u>225,000</u>
Total costs	<u>\$4,078,000</u>

Financing

Infrastructure Stimulus Funding Program	\$2,333,333
Green Municipal Fund Grant and/or HHCEC	
Financing for Geothermal System	\$174,000
Debenture/HHCEC Financing for Geothermal – Development Charges	27,030
Debenture/HHCEC Financing for Geothermal	<u>23,970</u>
Sub-total Geothermal	225,000
Town Debenture – Development Charges Interim finances through SILR	805,424
Town Debenture (SILR)	<u>714,243</u>
Total Financing	<u>\$4,078,000</u>

If Council approves a package that requires fundraising, the current Capital Campaign Feasibility Study for the Georgetown Library/Cultural Centre could be extended to include the Acton Branch Library for an additional \$5,000, to be funded from the SILR.

COMMUNICATIONS IMPACT:

A media release will be produced outlining the changes approved in this Report. In addition the next Library Newsletter will detail any changes as well.

ENVIRONMENTAL IMPACT:

There is no environmental impact associated with this report.

CONSULTATION:

The Library Board, the Acton Branch Planning Committee, staff from Corporate Services and the Town CAO were consulted regarding this report.

CONCLUSION:

The Library Board respectfully requests approval for the additional funding of \$353,000 from the SILR in order to preserve the design and functionality of the new Acton Branch Library, and to offset the unexpected costs related to the site and compliance with the new AODA standards.

In addition, the Library Board respectfully requests direction from Council regarding any additional funding packages. Moreover, if Council approves a package requiring fundraising, the Library Board requests funding in the amount of \$5,000 from the Special Infrastructure Levy Reserve to extend the Capital Campaign Feasibility Study to include the Acton Branch Library Replacement Project.

Respectfully submitted,

Geoff Cannon
Manager of Library Public Services

Dennis Y. Perlin
Chief Administrative Officer

APPENDIX A to Report No. LIB-2010-0006



REPORT

REPORT TO: Mayor Richard Bonnette and Members of Council
REPORT FROM: Geoff Cannon, Manager of Library Public Services
DATE: January 27, 2010
REPORT NO.: LIB-2010-0004
RE: Capital Budget of the Acton Branch Library Replacement Project

RECOMMENDATION:

THAT Report No. LIB-2010-0004, dated January 27, 2010, regarding the Capital Budget of the Acton Branch Library Replacement Project, be received;

AND FURTHER THAT Council provide direction to staff regarding additional funding to complete the project as proposed from the original concepts;

AND FURTHER THAT the Library Board and senior Library staff recommend that \$365,000 be added to the budget in order to offset significant and unexpected costs related to the site and to retain important features of the design as originally conceived and publicly presented and supported;

AND FURTHER THAT the Library Board and staff seek direction from Council as to the preferred package regarding any additional funds;

AND FURTHER THAT additional funds, if approved by Council, be funded from the Special Infrastructure Levy Reserve;

BACKGROUND:

The Acton Branch Library, built in 1967 as a Centennial project, has among its existing deficiencies, a lack of access for those with mobility challenges, limited parking and insufficient space for the population now served. The current facility is approximately 3,700 square feet. In accordance with the minimum industry standard of .6 square feet per capita, the Acton Branch should be 7,800 square feet for the existing service area population and 9,000 square feet to adequately serve the projected population to 2021

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with modern day library practices and programs. In addition to the severe space shortage, the most pressing issue is the lack of access for persons with wheelchairs, and impeded access for those with walking aids, strollers, etc. The Accessibility Audit Report concluded that the Acton Branch cannot be made accessible without a significant capital investment.

In April 2009, Council authorized staff to submit three applications for the Federal and Provincial Infrastructure Stimulus Fund Program, one of which was the Acton Branch Library Replacement. This application was successful and staff are aiming to finalize the design in order to meet the stipulated ISF deadline of March 31, 2010.

On June 29, 2009, Council received Report CS-2009-0053 entitled Acton Branch Library Replacement Project – Capital/Operating Financing. That report recommended the approval of financing for the Municipal portion of the \$3.5M project at \$1.17M.

On September 21, 2009, Council received Report No. LIB-2009-0008 entitled Halton Hills Public Library – Options for the Acton Branch Library Replacement. That report recommended approval of Option A, which provides for a new 9,000 square foot building fronting on River Street and located to the east of the existing Acton Branch.

COMMENTS:

For this \$3.5M project, we had budgeted \$265/sq ft for the construction portion of the Acton Library project. This was believed to be a reasonable amount in the considerable experience of the architect. When the design was completed and costed, the anticipated cost rose to \$349 sq/ft for a total of \$4M. The explanation follows. It also appears unlikely that there will be any further funding from the Infrastructure Stimulus Fund.

Due to the requirements of the Credit Valley Conservation Authority, the elevation changes at the front of the site, and the desire to save as many trees on the site as possible, the cost of foundation work and retaining walls will have a considerable impact on the overall budget. To maintain the current design and landscaping, the budget would need to increase to approximately \$4M.

A normal foundation would be four feet deep; however, because the front of the building is within the flood plain and the building itself sits on land with significant elevation changes, we need to have a 10ft flood-proof retaining wall/foundation with engineered fill behind.

Also due to elevation changes, there are a number of retaining walls required to bring customers over Black Creek to the front of the building and adjoining plaza. In the School Lane parking lot, additional retaining walls are needed to protect the remaining trees and to deal with the severe slope in the land.

We also have to engineer a bioswale at the recommendation of the CVC.

The costs of the extra work related to this particular site are estimated to be \$190,000. Other additional costs include:

- 90K LEED consultant (energy modeling, etc.)
- 80K Additional mechanicals for the geothermal system
- 60K Trespa
- 70K Composite panel soffits and trim

In order to off-set these unexpected costs the Acton Branch Planning Committee reviewed the budget and suggested the following:

- \$130K Plaza
- \$60K Trespa (high-performance, high-quality panels for exterior cladding, decorative facades)
- \$70K Composite panel soffits and trims
- \$50K Front clerestory
- \$30K Reading Deck
- \$20K Fireplace (we expect to cover this cost through community giving)
- \$75K Centre clerestory
- \$50K River Street Entrance

These costs were not anticipated and therefore not factored into the existing budget. If the current budget is to be maintained, accommodation of the site work and the more extensive foundations required, will mean that key features of the building will be lost. The Library Board and senior Library staff recommend and respectfully request an additional \$365,000 to offset the remaining additional costs of the site work through Special Infrastructure Levy Reserve. The Acton Branch Planning Committee has carefully reviewed the project budget and has received endorsement from the Library Board on the following funding packages prepared for Council's consideration. The packages start with the preferred amount of an additional \$365,000 and end with the most minimal package of an additional \$15,000.

We would retain all features from origin concept except for the losses shown in each package below:

Package 1
\$365K

- Change Trespa (high-performance, high-quality panels for exterior cladding, decorative facades) to cedar siding
- Change composite panel soffits and trims to pre-finished metal

Package 2 Accessible River Street Entrance
\$235K

- Plaza
- Change Trespa to cedar siding
- Change composite panel soffits and trims to pre-finished metal

In packages 3-5 the River Street entrance can only be accessed by stairs.

Package 3
\$165K

- Plaza
- Reading deck
- Front clerestory
- Change Trespa to cedar siding
- Change composite panel soffits and trims to pre-finished metal
- Reduce overall landscaping

Package 4
\$90K

- Centre clerestory
- Plaza
- Reading deck
- Front clerestory
- Change Trespa to cedar siding
- Change composite panel soffits and trims to pre-finished metal
- Reduce overall landscaping

Package 5
\$15K

- River Street Entrance
- Centre clerestory
- Plaza
- Reading deck
- Front clerestory
- Change Trespa to cedar siding
- Change composite panel soffits and trims to pre-finished metal
- Reduce overall landscaping

RELATIONSHIP TO STRATEGIC PLAN:

This report is an operational issue

FINANCIAL IMPACT:

The increased financial impact over the previously approved budget is between \$365,000 and \$15,000 depending on which option is chosen. Any additional financing required should be funded from the Special Infrastructure Levy Reserve. It should be noted that the additional financing may have an impact on the 2011 and beyond capital program, but the exact impact will not be known until staff formulate the 2011 capital budget and forecast.

COMMUNICATIONS IMPACT:

There is no formal communications required for this report.

ENVIRONMENTAL IMPACT:

There is no environmental impact associated with this report.


CONSULTATION:

Library Board, staff from Library Services, Corporate Services and Town CAO were consulted regarding this report.

CONCLUSION:

Staff is recommending the addition of \$365,000 to the Acton Library Replacement Project to offset the unexpected costs related to the site.

Respectfully submitted,



Geoff Cannon
Manager of Library Public Services



Dennis Y. Perlin
Chief Administrative Officer