

Pg 2 of Report PR-02/03

THAT the City Manager and Director of Finance be authorized to proceed under the parameters identified in Confidential Appendix 4; and

THAT the tender include optional design elements as endorsed by the Library Board at their meeting of January 16, 2003 (Motion 03-07); and

THAT approval be granted to the Library to commence with the acquisition of project related library materials as approved in the 2002 Capital Budget in the amount of \$750,000, capital order LI0020.

EXECUTIVE SUMMARY:

Central Library is an essential and highly valued City facility which requires expansion and renovation in order to continue meeting the needs of the Burlington community. The Library Board's decision to expand and renovate Central Library is based on a comprehensive review of the current facility and future needs. This review was accomplished through a series of studies starting with a functional audit completed in 1999, followed by a detailed needs assessment, participation in the Central Park Improvement Plan project, capital campaign feasibility study and development of a building program. All these activities included consultation with stakeholders.

In June 2002 Teeple Architects Inc. was awarded the design contract for the renovation and expansion of Central Library. John George Associates was engaged by the Parks and Recreation Department to produce a detailed design for Central Park. At public open houses and displays held in September and November 2002 the design concepts were received favourably by stakeholders. The Library design which incorporates the concept of adaptive reuse was subsequently approved by the Library Board in January 2003.

As directed by Council (Motion CC-44-02), Library staff have investigated two options for service during construction at Central Library: temporarily relocating and remaining on site during construction. Remaining on site and phasing the construction was judged to be the option that would least disrupt customer service and would incur the lesser costs. A review by City staff concluded the Central Library area could be segregated during construction and the Park could function with minimal disturbance. The biggest impact will be on parking as the existing library lot will be reconstructed and expanded. This option extends the construction period and results in project completion by mid June 2005.

Project cost estimates for construction, site costs, project management and staffing, services during construction and library materials were updated, resulting in a total budget of \$12,718,000. Finance staff are proposing that the \$2,300,000 increase in costs be funded in part by fundraising (\$300,000) and the remainder (\$2,000,000) from special circumstances debt.

Working with Library and City staff, Teeple Architects and John George Associates have created an exciting design for Central Library and the surrounding site. The design

reflects the park setting, blends the old with the new and will create a distinctive landmark and exciting destination in the City of Burlington. Staff and the Library Board recommend that the revised project estimate and financing strategy be approved to allow this project to move forward to the tender stage.

2.0 PURPOSE:

The purpose of this report is to:

- Provide an update on the Central Library Renewal Project;
- Outline previous reports and motions leading up to this phase;
- Seek approval for additional funding and a revised financing strategy which allows the Library Board to proceed to tender for the construction of the project;
- Summarize the results of the Library staff investigation of service delivery options for Central Library during construction and the Board's decision for services to remain on site during construction.

3.0 BACKGROUND:

3.1 Role of Central Library and Goal of the Renewal Project:

Central Library serves as a major resource for the entire Burlington community, providing programs and access to information that contribute to the skills development, life long learning and quality of life of all Burlington residents. Its unique resources and specialized services provide support to branch libraries located throughout the community.

The Renewal Project will result in the addition of 17,000 square feet and renovation of the current 47,000 square feet. The overall goal is to provide the community with a totally revitalized and fully functional 64,000 square foot facility which will continue to be an essential and highly valued City service. In June 2002 the Library Board engaged Teeple Architects Inc. to help the Library realize this goal.

3.2 Pertinent Library Board Motions:

Motion 03-07 (January 16, 2003), Central Library Renewal Project Costs and Design

THAT the Burlington Public Library Board approve the Central Library Renewal design presented to stakeholders in November 2002; and

THAT the detailed design phase include further investigation into energy cost savings, including, if warranted, applying for the Commercial Building Incentive Program (CBIP) and investing in heat recovery units; and

THAT the Board approve the updated project costs of \$12,718,000, subject to the financing plan being revised with City staff; and

THAT the Board approve including finishing of the lower level south-east below grade area for optional pricing in the tender and for the purposes of the revised financing plan approve including this as an option; and

THAT the Board include stone facing on the exterior of the building and stone tile in all of the lobby for optional pricing in the tender and as an option in the revised financial plan; and

THAT Library staff be directed to develop a revised financing plan in consultation with City staff and subject to City staff's review of the pending legislation regarding Hydro; and

THAT subject to a financing plan being developed, this report be referred to Community and Corporate Services Committee, as well as to the 2003 – 2012 Capital Budget and Forecast process for consideration and approval by Committee and Council of the project's proposed capital financing strategy; and

THAT Community and Corporate Services' and Council's approval be sought to start spending the \$750,000 for library materials approved in the 2002 Capital Budget; and

THAT the report to Community and Corporate Services include the Board's decision regarding services during construction and a summary of the findings that resulted in this decision; and

THAT the revised financing strategy include fundraising in the amount of \$800,000, i.e. a \$300,000 increase to the level identified in the 2002 approved financing strategy.

Motion 02-55 (September 19, 2002), Central Library Renewal Project

THAT the Library proceed with the detailed design phase of the Central Library Renewal Project based on the proposed conceptual design which has been presented to stakeholders.

Motion 02-41 (June 20, 2002) Selection of the Architect for the Central Library Renewal Project

THAT the Burlington Public Library Board approve the recommendations contained in the Central Library Renewal Project confidential report dated June 20, 2002.

Motion 02-07 (January 17, 2002), Central Library Renewal Project

THAT we proceed with plans to expand and renovate the current facility in Central Park.

THAT we amend the approved building program to allow for future adaptive use of the facility and additional square footage consistent with the Central Park Improvement Plan and 2002 Proposed Capital Budget.

THAT we outline our plans for the Central Library project in a supplementary report to our 2002 Proposed Capital Budget for consideration at the February 12, 2002 Community and Corporate Services meeting.

THAT we develop a capital plan that addresses land, structural, collection and operating costs for the future development of Central Library and the branches.

3.3 Pertinent Council Resolutions:

CC-44-02 Endorsement of Library Board's Plans to Expand and Renovate the Burlington Central Library

The Council of the Corporation of the City of Burlington at its regular meeting held on Monday, February 25, 2002, approved the following recommendation, being Item No. CC-44-02:

THAT Council endorse proceeding with the Library Board's plans to expand and renovate the current Central Library facility within the framework of the Central Park Improvement Plan and at the time of the design phase, consideration be given to building the addition, occupying the addition and phasing the renovations to allow for continued operation without relocation; and

THAT this report be referred to the 2002 – 2011 Capital Budget and Forecast process for consideration and approval by Committee and Council of the project's proposed capital financing strategy; and

THAT Council endorse the Library Board's plans to amend the Central Library Building Program to allow for possible re-adaptive use of the facility to serve future municipal needs; and

THAT City staff provide technical assistance to the Library during the remaining phases of the project; and

THAT the Library Board develop a capital plan that addresses the future development of Central Library and the branches and report back to Committee upon completion of this work.

Approval of the Proposed 2002-2011 Capital Budget and Forecast

Relevant excerpts from the motion:

THAT the 2002 Capital Budget for the City of Burlington, as identified in Financial Report F-11/02 dated February 1, 2002...and the 2002-2011 Capital Budget and Forecast...be approved.

CC-41-01-1 Approval of the Central Library Needs Assessment Findings

THAT the Central Library Needs Assessment findings be received and approved; and

THAT Council approve proceeding with the development of the functional design for the Central Library expansion and renovations, including detailed cost estimates, subject to approval of funding for this work being included in the 2001 to 2010 Capital Budget and Forecast; and

THAT the Director of Engineering be directed to provide technical assistance to the Library with the development of the functional design and detailed project costing; and

THAT following the completion of the detailed functional design plan and costing, the Library Board be directed to report back to Committee with an update on the project status, including revised project estimates, the alternatives for proceeding and a financial plan.

CC-119-01-1 Approval of Proposed Central Park Improvement Plan And Development Strategy

THAT the Proposed Central Park Improvement Plan and Development Strategy, Phase I (years 1-10) of the 20-year vision, as outlined in Parks & Recreation Department Report PR-25/01, dated May 3, 2001, be approved, as part of the Central Park Master Plan/ Library Needs Assessment Study; and

THAT the Director of the Parks & Recreation be directed to proceed with detailed design and preparation of detail construction drawings for Phase I, Packages 1A – 1C, of the Park Improvement Plan in 2003, in order to co-ordinate with the proposed Library works; and

THAT the Director of the Parks & Recreation report back during the fall of 2001 with a financing strategy for Phase I, Packages 1A – 1D, of the implementation of the Central Park Improvement Plan, for consideration as part of the 2002 to 2011 Capital Budget and Forecast; and

THAT the Director of the Parks & Recreation report to Council on Phase II of the Central Park Improvement Plan at the appropriate time prior to advancing to Phase II (11-20 years) of the proposed Improvement Plan and Implementation Strategy.

File: 930-00 (PR-25/01)

3.4 Previous Studies and Reports:

The following list summarizes the key reports and studies completed prior to initiating the architect selection and design phases. Each of these contributed to the Library Board's decision to expand and renovate Central Library.

Functional Audit and Feasibility Study Booklet A, September 1999

Functional Audit and Feasibility Study Booklet B, September 1999

- Identified the major functional deficiencies of Central Library and concluded that significant improvements could not be achieved without a building expansion.

Draft Central Library Needs Assessment Burlington Public Library August 2000

- Documented detailed results of the Central Library needs assessment, including service and space requirements for the next twenty years and the impact on Central Park.

Central Library Needs Assessment Burlington Public Library, September 2000

- Report to the Library Board which addressed demographics, service delivery model, vision for future library service and preliminary financing options for a 15,000 square foot addition. Supplemented information provided in the August 2000 report listed above.

Burlington Public Library Board, 2001 Capital Budget and Forecast to 2010, November 2000

- Proposed funding to initiate the design phase of the Central Library Renewal Project.

Central Library Needs Assessment Burlington Public Library Board, January 2001

- Report to Council which summarized the results of the needs assessment.

Proposed Central Park Improvement Plan and Development Strategy, May 3, 2001

- Presented the proposed Central Park Improvement Plan and 20 year implementation strategy.

Central Library Building Programme, August 2001

- Outlined guiding principles, space and design requirements and other physical and operational characteristics intended for use during the design phase.

Central Library Expansion Impact Assessment on Central Park, October 5, 2001

- Outlined the maximum library expansion possible within the Central Park Improvement Plan framework (17,000 square feet over two floors) and its impact on the Park.

Pg 8 of Report PR-02/03

Renewal of the Burlington Central Library, Report to Community and Corporate Services Committee, January 30, 2002

- Provided an overview of project work completed to date and summarized projected costs.

Burlington Public Library Board, 2002 Capital Budget and Forecast to 2011, January 2002

- Proposed funding level and financing strategy for the Central Library Renewal Project.

3.5 Project Funding Previously Approved:

In 2002 estimated costs for the Central Library project totalled \$10.4 million. Of this total, \$8.8 million covered costs associated with construction, renovation, furnishings and fittings, professional fees, site costs, contingencies and taxes. An additional \$1.6 million had been projected for costs related to on site project management, the provision of services during construction and library materials (i.e. books, audio-visual and other items for Central Library collections).

A summary of the 2002 approved funding strategy follows in Table #1.

Table #1
Summary of 2002 Approved Funding Strategy

Budget Year	Description	Development Charges	Fundraising	Special Circumstances Debt	Capital from Current	Total
2001	Facility	\$200,000			\$25,000	\$225,000
2002	Facility; Project Management; Relocation	2,417,600	500,000	6,525,400		\$9,443,000
	Library Materials (books, audio-visual materials)	\$582,400		\$167,600		\$750,000
	Subtotal 2002					\$10,193,000
	PROJECT TOTAL	\$3,200,000	\$500,000	\$6,693,000	\$25,000	\$10,418,000

4.0 DISCUSSION:

Following a detailed selection process, in June 2002 the Burlington Public Library Board awarded the contract for architectural services for the expansion and renovation of Central Library to Teeple Architects Inc. of Toronto. At the same time Parks and Recreation Department staff engaged the services of landscape architect, John George Associates, Burlington to produce a detailed design and related construction documents for Central Park.

4.1 Library Design:

Since July 2002, the Library has been working on the design for the renewed Central Library. This has involved exploring, testing and revising basic floor layouts which reflect the needs identified in previous studies and the Central Park Improvement Plan, feedback from stakeholders and Council's direction to consider adaptive reuse.

The design was presented to stakeholders in public meetings held in September and November 2002 and subsequently approved by the Library Board in January 2003. The design respects the park setting, blends the old with the new and will create a distinctive new landmark for the City of Burlington. Appendix 1 illustrates the design concepts for the exterior and interior of Central Library.

Plans currently show the south-east below grade area of the lower level as being unexcavated. The Library Board proposes that the preparation of this 1904 sq. ft. space for future use be identified as an option to be included in the tender stage. Excavating and preparing this space during the initial construction would be far more cost effective than doing so after the building is constructed. The space offers future expansion room for the Library and enhances the adaptive reuse features of the facility.

4.2 Adaptive Reuse:

As directed by City Council, the design will support future adaptive reuse of the facility. Design elements supporting this direction include:

- opening up the wall between the original building and 1975 addition to create more flexible and open spaces;
- expanding plumbing and washrooms to every floor;
- barrier-free entrances and improved access within the building;
- expanded data and telephone cabling throughout the building;
- upgraded mechanical, electrical and other services such as storm and sewer to handle greater capacity;
- drywall interior partitions easily removed to allow for future flexibility;
- installation of a new elevator and staircase;
- the option to prepare the unexcavated area for future use;
- an option to introduce energy saving measures (e.g. heat recovery).

4.3 Site Concept:

The proposed conceptual design for the site as illustrated in Appendix 2 was presented to stakeholders in November 2002. Consistent with the Central Park Improvement Plan, this design includes removing the laneway from New Street, creating an enhanced park entrance from New Street at Teen Tour Way and introducing a new roadway around the Library.

Unlike the previous plan which included a parking lot south of the Library, the latest concept plan proposes locating most parking on the north side of the Library and some on

the east side. The advantage of this change is the views from New Street would be of park space, rather than parking lots and no changes would be required to the existing rose garden. A total of 155 parking spaces are proposed for the Library.

Pedestrian access would be provided through new linkages with New Street and other facilities in the Park, such as the Seniors' Centre. Landscaping proposed west of the Library, including possible seating areas and access from the Library café, will create a welcoming space in what is currently an under-utilized area of the Park.

The concept includes a drop-off area for passengers close to the north entrance of the Library, a separate drop-off area in the north-east providing access to the book drop and receiving area, and parking for persons with disabilities close to both the north and south entrances. Plazas are envisaged for the north and south sides of the Library, possibly terraced on the south. The overall goal of the landscape architect was to create an island of green space surrounding the Library.

4.4 Traffic Impact:

Part of the recent work has included a traffic impact study conducted by Paradigm Transportation Solutions Limited. The scope of the study was to determine the effect of the library expansion on the existing and proposed road network and to comment on recommendations for improvements to traffic circulation throughout the park. The assessment indicated that the Central Library expansion and removal of the laneway will have no significant effect on the internal and external road traffic of Central Park.

The report projects vehicle trips generated by the expansion of the library to be minor during the morning peak hour, with approximately 22 new trips generated. The PM peak hour traffic volumes are predicted to increase by approximately 69 trips. The trip patterns were reassigned to reflect the revised access design, which eliminates access to Central Park east of Teen Tour Way, i.e. the Library laneway.

The report also indicates that the New Street/Drury Lane intersection is expected to continue to operate acceptably with future traffic volumes.

4.5 Provision of Central Library Services during Construction:

As directed by Council (Motion CC-44-02), Library staff investigated two options for the provision of services during the construction at Central Library: temporarily relocating Central Library services and functions during construction and remaining on site during construction.

Following a comprehensive review of available properties, two potential temporary locations were identified and Library staff developed detailed cost and service impact projections related to this option. The key considerations in evaluating the properties were the potential to meet the preliminary space needs, location, adaptability to library use, cost and the Burlington Public Library Facility Siting Criteria.

The design architects provided advice and projected costing based on the preliminary design regarding the potential implications of remaining on site during construction. Occupying the facility during construction offers 10 to 12 months with relatively full access to Central Library resources and limited access to Central Library resources for a period of approximately 6 months. In the first phase most of the existing 47,000 square feet would be available for use while the addition was being built. In the second phase while renovations were underway, library services would operate from approximately 22,000 square feet in the addition and some parts of the existing building.

The occupation of Central Library during construction involves inconveniences for customers and staff related to potential parking lot restrictions and construction noise. As well, it extends the construction period by approximately seven months.

Library staff considered health and safety, customer service impact and costs in reviewing the two options. The option to remain on site and to phase/sequence construction around library services was judged to be the option that would least disrupt customer service and would incur the lesser costs of the two options. On November 26, 2002 the Burlington Public Library Board approved the following staff recommendation: "That construction of the addition and renovation of Central Library be phased to allow Central Library services to be delivered from the current location".

4.6 Next Steps and Project Timelines:

Currently Library staff are developing detailed design plans with the architects, City staff and the landscape consultant. This will include investigations into energy saving measures and incentives as approved by the Library Board.

Key Central Library project milestones have been revised and are summarized below:

Tender Call and Review	Late May – July 2003
Library Board Approval of Tender	July 2003
Council Approval of Tender	August 2003
Contract Award	August 2003
Construction Phase	September 2003 – April 2005
Commissioning	April – May 2005
Occupancy	May – June 2005

5.0 FINANCIAL MATTERS:

5.1. Projected Capital Costs for Central Library:

Once the building and site design concepts were developed, updated estimates for construction and site costs were prepared by Teeple Architects Inc. and the Park consultant, John George Associates. In addition, costs were reviewed for staffing, services during construction and library materials. Costs for services during construction

reflect the Board's decision to continue delivering Central Library services from the Central Park facility, rather than relocating temporarily. Total estimated costs are \$12,718,000, an increase of \$2,300,000 over costs approved in 2002.

There are a number of items that have contributed to the cost increases which are either unexpected, omitted from previous estimates or beyond our control. These include:

- unforeseen poor soils conditions. Deeper and therefore more costly foundations are needed to deal with poor soil conditions confirmed by recent bore hole drilling;
- sprinklers required for areas of the existing building as per the Building Code;
- design and cabling for data, telephone, P/A and security systems;
- heat recovery system proposed as a means of realizing ongoing energy cost savings;
- library security system;
- escalation to May 2003 compared to our previous budget which was based on an escalation to late 2002;
- the need for new site services and replacing undersized mechanical systems;
- fees to investigate energy cost savings and incentives (Commercial Building Incentive Program);
- the option to finish the below grade area in the south-east corner of the building;
- and
- costs associated with needs assessment overexpenditure, the building program, credit checks, bore hole drilling, disbursements, tender printing and survey costs.

In previous budgets project management costs allowed for a full-time on site construction project manager for two years. Revised costs include that expense, as well as costs for additional City project management time. In light of the recommendation to occupy the current site during construction and the resulting extended construction period, project related staffing costs now cover 2003 to mid 2005.

The increase in costs for Services during Construction is driven primarily by revised moving costs and the addition of storage costs. Previous budgets included \$40,000 for moving; whereas, estimates provided last year by professional moving companies were in the range of \$200,000. In the second phase of construction when Central Library operates out of reduced space, storage facilities will be needed for the furniture, equipment and collections that will not be accommodated in the reduced space.

As shown above in section 3.5 Table #1 the approved 2002 Capital Budget included \$750,000 for the purchase and processing of materials for Library collections. This one-time funding will be used to augment existing Central Library collections and will be expended over a multi-year period. This report seeks approval to start spending these funds.

Confidential Appendix 4 provides additional financial information of a competitive nature.

5.2 Option to Finish Unexcavated Area:

Plans currently show the south-east below grade area of the lower level as being unexcavated. The Library Board proposes that the preparation of this 1904 sq. ft. space for future use be identified as an option at the tender stage. The estimated cost for finishing this area for future use is \$180,000 plus post contract contingencies and taxes.

5.3 Projected Operating Budget Impact:

Table #2 below summarizes the operating budget impact of the Central Library project. 2003–mid 2005 costs include backfilling Library staff seconded to the project. Projections for 2005 assume the construction will be completed by mid June 2005 and new staff hired by June 1, 2005. During the construction period we anticipate decreases in revenue for fines, copiers, room rentals and miscellaneous revenues. These are expected to increase again following completion of construction.

**Table #2
Summary of Operating Budget Impact 2003 – 2007**

Budget Year	Revenue	Expenditures	Net Operating Budget Impact
2003		(\$61,200)	(\$61,200)
2004	(\$34,500)	\$0	(\$34,500)
2005	\$17,950	(\$219,000)	(\$201,050)
2006	\$18,000	(\$144,000)	(\$126,000)
2007		(\$4,000)	(\$4,000)
TOTAL	\$1,450	(\$428,200)	(\$426,750)

5.4 Capital Financing Strategies:

Two sources of capital financing have been identified for the additional project costs: \$300,000 from fundraising and a total of \$2.0 million from special circumstances debt. City Finance staff will be requesting that the guideline for special circumstances debt of \$10,000,000 every five years be increased to \$12,000,000 in order to fund this additional \$2,000,000 for the Central Library project. This additional allocation exceeds the existing \$10 million approved in 2002. However, Finance staff will be presenting to Committee a revised capital financing strategy in early summer of 2003, which will take into consideration the City’s reliance on debt including special circumstances debt.

A summary of the financial plan is outlined below in Table #3. It identifies funding levels and sources previously approved, as well as the proposed sources for the new costs.

**Table #3
Revised Financial Plan Summary**

Budget Year and Status	Description	Development Charges	Fundraising	Special Circumstances Debt	Capital from Current	Total
Approved 2001	Facility	\$200,000			\$25,000	\$225,000
Approved 2002	Facility; Project Management; Relocation	2,417,600	500,000	6,525,400		\$9,443,000
	Library Materials (books, audio-visual materials)	\$582,400		\$167,600		\$750,000
	Subtotal 2002					\$10,193,000
Approved	TOTAL	\$3,200,000	\$500,000	\$6,693,000	\$25,000	\$10,418,000
Additional Funding Required	Facility, Project Management, Services during Construction		\$300,000	\$2,000,000		\$2,300,000
Revised Funding Requirements	PROJECT TOTAL	\$3,200,000	\$800,000	\$8,693,000	\$25,000	\$12,718,000

6.0 ENVIRONMENTAL MATTERS:

6.1 Impact on Central Park:

As approved by the Library Board, Central Library services will be delivered from the current location during construction. Both City and Library staff have reviewed the impact this recommendation may have on the Central Park function.

It is anticipated Central Library will be under construction with works both on the addition and renovation from September 2003 until June 2005. At this point it is generally felt that the effect of the construction will be limited to a defined envelope as shown in Appendix 3 and that this area can be segregated allowing the Park to function with minimal disturbance.

Staff are proposing at this time that a phased approach be adopted to carry out the required construction for Park works in order to maintain minimal disruption to the Central Park function. The impact to Park patrons will be primarily with regards to parking, as the existing library parking lot will be reconstructed and expanded. As a result, there may be reduced parking available at specific times and possibly a short period where no parking will be available in the previously described envelope. Staff will work with the design consultants as well as the contractor to ensure that disturbance to the parking situation will be kept to a minimum.

Staff also intend to prepare a communication plan to assist both staff and park patrons during the construction phase to ensure a proactive approach to anticipated issues. Signage and/or postings at facilities will be utilized to deal with this period of transition to ensure a safe and relatively uninterrupted delivery of service to Central Park patrons. To minimize further disruptions site works to a large degree, will be carried out during non-peak hours of operation of other Park facilities.

Parking has and continues to be identified as a major concern of both stakeholders and park patrons. It is felt that with appropriate detailed design and phased construction in concert with proactive communication that disruption to Central Park patrons will be minimized during this period of transition.

6.2 Tree Protection and Removals:

The existing trees in the immediate vicinity of the library include a hedgerow at the northern extent of the existing parking lot and various species, mostly coniferous at the west, east and south sides of the library. On October 22, 2002 City staff, including the City Forester and the park design consultant, toured the park to evaluate the condition of the existing trees that will be impacted by the library expansion.

The existing hedgerow at the northern extent of the north parking lot, comprised of Poplar trees was planted approximately 40-50 years ago. The trees have reached the end of their lifespan and are in a declining condition, requiring ongoing maintenance to remove trees and dying limbs. The complete removal of the remaining trees will likely be required within the next 5 years to eliminate the potential safety hazard caused by falling limbs from their present rate of decline.

The trees immediately surrounding the library were planted in the 1970's, as part of the landscape developed when the library was constructed. The majority of the trees are evergreen including primarily Austrian Pine, some White Spruce and White Pine, as well as some deciduous trees including white birch. Generally, the trees are approaching the end of their lifespan, with many of the Austrian pines showing signs of 'diplodia', a fungal tree disease that can eventually kill the tree. Several trees have already been removed from the original landscape design due to diplodia over the past few years.

Based on the preliminary design, the proposed expansion of the library and associated site work will require the removal of the Poplar hedgerow and the removal of approximately 33 trees on the west side, 13 on the east side and 27 on the south side. Where possible, groupings of existing trees will be retained and protected. This includes the existing trees along the eastern park boundary and a grouping alongside the eastern wall of the existing library. While it may be possible to save single trees in other locations, this is not recommended as the remaining trees will generally be misshapen and will not thrive in isolation.

The existing hedgerow of Norway Spruce west of the library, dividing the open area in front of the bandshell will be retained and protected, as it is a significant feature for the

Park. The proposed plan will include new planting of trees and shrubs to provide shade and create an attractive setting for the comfort of library and park patrons.

A Tree Removal, Replacement Planting Report will follow as per By-Law 19-1975.

7.0 COMMUNICATION MATTERS:

Stakeholders were invited to view the library design and provide feedback in both September and November 2002. In both months a public open house and stakeholder meetings were held, followed by a display of the proposed design in the lower level foyer of Central Library. The September meetings presented the conceptual design; whereas the November sessions included more detailed interior plans, as well as the proposed exterior and site designs. Seventy to eighty members of the community attended each of the open houses.

In addition, various community meetings, City Talk, the Library web site and Library project bulletins have been used to keep the community up-to-date. These tools will continue to be used to keep stakeholders informed of project developments.

8.0 CONCLUSION:

This report updates City Council on the Central Library Renewal Project, including investigations into options for delivering services during construction, and seeks approval for additional funding and a revised financing strategy. Staff and the Library Board recommend that the revised project estimate and financing strategy be approved to allow this project to move forward to the tender stage.

Working with Library and City staff, Teeple Architects and John George Associates have created an exciting design for Central Library and the surrounding site. The design reflects the park setting, blends the old with the new and will create a distinctive new landmark and exciting destination in the City of Burlington. In addition to being received favourably by the majority of stakeholders, the design for Central Library approved by the Library Board addresses the major goals and objectives of both the Central Library Renewal Project and the Central Park Improvement Plan.

Based on Council support of the recommendations contained in this report, we anticipate reporting back in August 2003 with a report recommending approval of the final construction tender award.

Respectfully submitted,

Sonia Lewis
Director, Service Development
Burlington Public Library

Craig Stevens
Senior Project Co-ordinator, Major Facilities
Parks & Recreation

Appendices:

Appendix 1 – Central Library Design Concept, January 2003
 Appendix 2 – Site Concept Plan, November 2002
 Appendix 3 – Construction Envelope
 Confidential Appendix 4

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Notifications:

Special Instructions:

APPENDIX 1 – CENTRAL LIBRARY DESIGN CONCEPT

The following four pages of Appendix 1 show plans proposed for the exterior and interior of Central Library. The exterior view illustrates the proposed design for the south and west sides of the Library and how it would fit into the Park setting. Detailed plans are also provided for each of the three floors of Central Library. These floor plans are a work in progress. Further changes are anticipated as we undertake the detailed design of each area.