



REPORT TO THE LIBRARY BOARD

MEETING DATE: Wednesday, October 17th, 2007

Session:	Public Session
Subject:	Northeast Community Centre and Public Library
Prepared By:	Anne Becker
Presented By:	Anne Becker
Purpose of Report:	For Receipt and Information Only <input checked="" type="checkbox"/>

Recommendation

It is recommended that this report be received by the Library Board.

Opportunity

The City of London, the YMCA of London and the London Public Library have agreed to partner in the construction and operation of a new Northeast London Community Centre and Public Library facility. The new facility is being constructed on a Greenfield site located on 8.8 acres of City lands on the north side of Sunningdale Road, just east of Adelaide Street in the City of London. Generally, the facility will contain a full service YMCA, a full service Public Library, a licensed Child Care Centre, a municipal service/administrative space and an outdoor recreation amenity.

Background

In 2003, an external consulting company completed, on behalf of the City of London, a 30 year growth projection entitled, **Employment, Population, Housing and Non-residential Construction Projections**. Based on this growth forecast, the city undertook the 2004 Development Charges Review which compiled service needs and costs associated with the projected growth. Needs were articulated for services such as engineered services, Police, Fire, Parks & Recreation, Transit, etc. Public library service needs were also identified as part of the process.

The 2004 Development Charges Review identified the need for expanded service in the Northeast, Northwest, Southeast and Byron resulting from growth was identified. Subsequently, capital requirements were included in the Library Capital Budget submission to the city.

The library also stated that a few noteworthy items needed to be considered in the design of new libraries:

- The desirability of a "campus design" approach which creates multi-use facilities, e.g. combined community centre, library, recreation facility; and
- Size of approximately 13,000 – 15,000 square feet considering both adequacy or space and convenience of location.

In 2005/2006, the City of London approved the Library's capital submission of **Major New Initiatives Growth Projects**, which included the 4.3 million dollars for the construction of the Northeast branch in 2009.

Based on the identified need for a Northeast library branch; the civic and library desirability of a multi-purpose facility, and budget approval, London Public Library entered into conceptual discussions with the City of London and the YMCA. On June 12th, 2006, the vision for a new community centre to include a YMCA, Parks & Recreation facility, NE Branch Library and other community spaces, was resolved by City Council.

The Library Board was advised of the progress on this project at its meeting of June 28th, 2006 and presented with the terms of reference and guiding principles for the project.

Northeast Community Centre and Public Library Project

A joint venture corporation is being formed to deliver this project. The design and construction of the facility will be overseen by a Management Steering Committee composed of City, YMCA and Library officials. The Committee is composed of the following individuals:

- Bill Campbell, Division Manager, Facilities Design & Construction, Environmental & Engineering Services
- Ross Fair, General Manager of Community Services
- Bill Coxhead, Director of Parks and Recreation Services, Community Services Department
- Sean Elliot, CEO, YMCA
- Anne Becker, CEO, London Public Library

The responsibilities of the Management Steering Committee are as follows:

- Oversee and approve the design of project.
- Review and approve functional program decisions, design decisions, and budgetary decisions.
- Review progress reports and budget implications of the Design Consulting Team.
- Review and approve recommendations from the Technical Committee.
- Undertake presentations to the CPSC of Council, the Board of Control, the Library Board and YMCA Board as required in support of the initiatives to be undertaken.

Project Objectives

The objectives for the project are, through a functional planning process, to develop an esthetically pleasing, functional, integrated and efficient building design that will meet the requirements of the Owner, and include but not limited to the following amenities:

- 80,000 – 100,000 sq. ft facility
- Green Building built and certified to LEED Gold standard
- Full service YMCA with
 - Indoor swimming pool, 25m with 6 lanes, and leisure/therapy pool
 - Gymnasium (one full size dividable into two and one $\frac{3}{4}$ size)
 - Weight/Exercise Room to YMCA standards – approximately 12,000 sq ft

- Indoor Running track
 - 5 change rooms (boys/girls/family/men's/ladies to YMCA standards)
- Full service Public Library approximately 7,000 – 8,000 sq. ft.
- Licensed child care space to Day Nurseries Act Standards – 61 spaces at 7,300 – 8,000 sq. ft, comprised of 10 infant spaces, 15 toddler spaces, 16 pre-school spaces and 20 JK/SK spaces.
- Four Community Meeting/Activity Rooms
- Municipal Service Counter and offices
- Large welcoming atrium
 - Café and seating space
 - Common entry to building and components
 - Direct access to community meeting rooms
- Outdoor leisure component (lighted basketball pad, play structure)

Budget

The project construction budget is approximately \$20 million for an 80,000 – 100,000 sq. ft. facility and includes construction, site work and services, a contingency sum and all applicable permits, fees and taxes (excluding GST.) The prime consultant fees are not included in this budget amount.

Project Schedule

The anticipated project schedule noted below is based on best available current information:

Date	Action
September 8, 2007	RFP for Prime Consultant issued
September 14, 2007	General meeting for Proponents & site visit
September 26, 2007	RFP closing
October 11, 2007	Proponent Interviews
October 12, 2007	Fee submission
November 5, 2007	Award of contract for consulting services (CMT Oct 23 – BofC 31)
May, 2008	Preliminary design approval (end of Schematic Design Phase)
December, 2008	Construction drawings & specifications (end of Construction Documents Phase)
January, 2009	Advertise construction tender
February, 2009	Tender closing
March, 2009	Award of construction contract
April, 2009	Construction start
December, 2010	Substantial performance

Architect Selection

The process to date related to the Architect Selection for the new North East Community Recreation Centre and Library has been as follows:

Wednesday September 26, 12 noon

- RFP closing.

Wednesday October 3, 1:00 - 4:00

- Steering Committee to attend a meeting to review proponent evaluations
- Select a short list for interviews

Thursday October 11

- Steering Committee to attend interviews at the Central Library with short listed firms

Friday October 12, 1:30

- Fee opening at the City of London
- Review fees and recommend consultant

Reporting Process

- Prepare Board of Control report for October 23rd Corporate Management Team meeting.
- Board of Control meeting on October 31st
- Council meeting November 5th
- Update Library Board on November 21st