



REPORT TO THE LIBRARY BOARD

MEETING DATE: Wednesday, May 21, 2008

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| Session: | Public Session |
| Subject: | Update on Construction of Northeast Library Branch & Community Centre, in partnership with YMCA and City of London |
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| Presented By: | Anne Becker |
| Purpose of Report: | For Receipt and Update Only <input checked="" type="checkbox"/> |

Recommendation

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

Update

The City of London, London Public Library and YMCA are working in partnership to build a multi-use facility consisting of a branch library, swimming pool, gymnasium, exercise facilities, daycare facility, offices and meeting rooms. The facility will be 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. The target date for opening is the fall of 2010 or early 2011.

Based upon an estimated projected capital cost for the Project, inclusive of Land cost, in the amount of \$27,000,000, the Capital Contributions of the City and the YMCA will be as follows:

| | <u>Amount</u> | <u>Percentage</u> |
|------|---------------|-------------------|
| City | \$18,500,000 | 68.5% |
| YMCA | \$8,500,000 | 31.5% |

The City's Capital Contribution includes the Lands. The Capital Contribution of the YMCA will be capped at \$8,500,000. The Capital Contribution of the City will be equal to the balance of the final approved capital budget for the Project.

The Joint Venture will be managed by a Management Committee consisting of six (6) members. Two (2) members from the City, two (2) members from the YMCA Executive Committee along with the Chief Executive Officer of the YMCA who will be the chair of the committee and the CEO of the London Public Library. The project team is working with the architects, Shore Tilbe Irwin & Partners in association with Cornerstone Architecture, a locally based firm.

Design Principles

Examples of shared design principles for the new facility include the following:

- The centre will create a focal point for the North East London community.
- An identifiable building facade and main entrance that expresses function, permanence and approachability from the exterior.
- Building exterior will fit in with and enhance existing streetscape yet be distinct and inviting to the public.
- The main entrance and common areas will be welcoming, self-revealing, engaging and accessible.
- Exterior leisure space will exist.
- Both the interior and exterior of the building will be designed to optimize safety and security.
- Within the building a seamless integration of the services provided by the Library, the YMCA and the City of London will exist.
- The design for the building and the parking lot will be sensitive to the environment and surrounding residential neighbourhood.
- The facility will be a Green Building built to achieve the highest feasible rating under the LEED(r) Canada NC-v1.0 rating system. The target rating is LEED Gold Certified .¹

Library Branch Vision

The library branch will be designed in direct alignment to our vision of being a community hub and in alignment with our value promise --- *Choose, Connect, Discover, Learn, Relax, Simplify*. Our new dynamic community hub will be designed to place the customer first --- to bring the unique, individual Library experience to life.

Progress

To date, solid progress has been achieved in the early stages of the project, specifically related to design. The vision for the building has been established and draft renderings have been created from which to work from. Multi-functional teams are working on space design, shared programming design, technology infrastructure and more.

London Public Library has completed our functional plan for the branch library, which includes a community mapping study. The functional plan is customer-focused, community based and flexible enough to respond to evolving changes in the environment over the next few years.

A Community Information Meeting is being held on Tuesday May 20th at 7:00 pm at Mother Teresa Catholic Secondary School. The purpose of the meeting is to provide an overview of the project history, partner roles, vision for the building and to provide a first look at the draft renderings. A second information session will be held in the fall of 2008.

¹ LEED - Leadership in Energy and Environmental Design Green Building Rating System is a voluntary, market-based rating system for defining what elements make a building 'green' and to quantify how 'green' a building is in comparison to another building. LEED is based on accepted energy and environmental principles and strikes a balance between known effective practices and emerging concepts. It encourages a whole building approach over a building's life cycle that guides a collaborative and integrated design and construction process. It rates performance on the following five factors: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality

