

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 1, Report No. 17, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on May 6, 2014, as follows:

***By approving the recommendation set out in Communication C3 from the Commissioner of Strategic and Corporate Services and the Commissioner of Finance and City Treasurer, dated May 2, 2014, as follows:***

- 1. That Council approve the design for the Vaughan Civic Centre Resource Library as presented by ZAS Architects to the Committee of the Whole (Working Session) on April 23, 2014, and direct staff to proceed with the tender phase of the project.***

#### **1 VAUGHAN CIVIC CENTRE RESOURCE LIBRARY - WARD 1**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated April 23, 2014, be approved;**
- 2) That the following Communications be received:**
  - C1. Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, dated April 17, 2014; and**
  - C2. Regional Councillor Deb Schulte, dated April 22, 2014; and**
- 3) That the deputation of Mr. Guido Masutti, 144 Riverview Avenue, Woodbridge, be received.**

#### **Recommendation**

The Commissioner of Strategic and Corporate Services and the Director of Building and Facilities, in consultation with the Chief Executive Officer of Vaughan Public Libraries (VPL), and the Commissioner of Finance and City Treasurer, recommend:

- 1. That the Vaughan Civic Centre Resource Library presentation by ZAS Architects be received.**

#### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, the Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.3:

- To create a City with sustainable built form by constructing the Library to a LEED Silver standard.

#### **Economic Impact**

There are no economic impacts associated with the recommendation noted in this report. The funding for the Resource Library, \$12.296M, was approved in the 2009 and 2012 capital budgets. However, additional funding estimated at up to \$2 million for the construction phase may be necessary, with the exact amount to be quantified based on the outcome of the tender process and consideration of alternate and provisional items. If required, when the report for Tender Award is brought forward, a capital budget amendment may be requested for the funds required.

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Additional funding will largely be resourced from the library development charge reserve with a 10% co-funding requirement from other sources to be determined. A portion of the DC funding will be offset by a land reimbursement transaction, in the order of \$400k based on the relocation and resizing of the library on the Civic Centre Campus. The exact amount and details of the reimbursement will be provided in the future award report, along with any additional funding recommendations.

#### **Communications Plan**

N/A.

#### **Purpose**

The purpose of this report is to present the Vaughan Civic Centre Resource Library Design, and provide a project status update.

#### **Background - Analysis**

The design and construction of the Vaughan Public Libraries Civic Centre Resource Library has an approved budget of \$12,296,000. As per the Civic Centre Master Plan (2009 version), the Library was initially located in the Vaughan City Hall Campus, south of City Hall.

On September 25, 2012, Council approved Vaughan Public Library Board recommendation to retain ZAS Architects Inc. to provide architectural services for the design, development and construction of the Resource Library as the lead consultant for this project. ZAS Architects Inc. together with representatives from Vaughan Public Libraries as well as Building and Facilities formed the project design team.

At the Council meeting of April 23, 2013, Council directed the Civic Centre Resource Library be relocated on the Vaughan City Hall campus to the north west quadrant of the civic square, fronting onto Major Mackenzie Drive. As a result, the preliminary design that ZAS provided for the initial location was changed to accommodate the new location.

On September 26, 2013, ZAS Architects Inc. presented to the Design Review Panel (DRP), and received the panel's comments. Overall, the DRP was supportive of the design that ZAS presented and the concepts that guided them.

On October 3, 2013, a community public meeting took place at Vaughan City Hall. The Public was invited to meet the Architectural firm, City and Library staff and review the design, to share ideas and provide input. The presentation was well received.

Over the two week period from October 4 – 20, 2013 VPL also gathered community input through both an on-line survey and a paper survey distributed through the design display erected in the Maple Library. Citizens expressed support, delight and enthusiasm for the proposed design and the coming Library.

On October 17, 2013 ZAS Architects Inc. presented the proposed Vaughan Civic Centre Resource Library to the Vaughan Public Libraries Board. The Board members motion was as follows:

“THAT the Board receive the project update on the Civic Centre Resource Library and endorse the plan as presented by ZAS Architects”.

The prequalification for General Contractors closed on January 27, 2014 and 21 compliant submissions were received. Staff have reviewed the submissions and finalized the list of prequalified General Contractors for Tender.

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An application for a building permit has been made, and it is expected that the building permit for this project will be issued well in advance of the anticipated construction start date.

#### Design Elements

ZAS worked in close collaboration with the VPL staff on the design of the Civic Centre Resource Library (CCRL), with Building and Facilities providing project management support and guidance. The CCRL is approximately 36,000 sq. ft. in size, and will be constructed to LEED Silver standard.

The library design starts with the concept of ***a new library for a new millennium***. This is a library for the information age, not only a repository of knowledge, but a welcoming active hub for the community. A place for neighbours to meet, collaborate and learn from each other and from library resources. The library is rendered in glass and reflective metal as an architectural expression of this concept: an open library for the information age. The large areas of glass “display” the activities within and in this way the library users and activities become the façade of the building. This creates an ever changing dynamic elevation meant to welcome, engage and inform passers-by. The selection of the exterior cladding was also derived from the site and location chosen for the library. Located at a mid-point between the historical centre of Maple and Vaughan’s new Civic Centre, the architects have deliberately chosen to “reflect” this important context and not to compete with these strong historical and architectural elements. The landscape elements of the library have also been carefully designed to integrate into the Civic Centre Campus Master Plan, reinforcing the concepts set in the Civic Centre design.

Upon entering the library one is presented with a “marketplace” of ideas; incorporating new technologies, a membership desk, a café, more traditional print media and views across the library. In this way the building opens up to the visitor: to welcome, to encourage exploration, and to provide easy way finding. From the “marketplace” the library is zoned by use into a children’s area, book stacks, study/collaboration spaces, teen spaces, maker spaces, technology spaces, program rooms and an outdoor reading courtyard and staff areas. While areas are zoned for functional and acoustic reasons overall the feel of the library is open to promote gathering, collaboration and interaction.

#### Financial Considerations

Throughout the design process, ZAS Architect’s employed a cost consultant to provide an estimated cost of construction. Based on the latest cost estimates, staff identified a need for additional funding up to \$2 million dollars in the construction budget. The reasoning behind the increase can be attributed almost equally to inflationary costs associated with the construction and the particular design elements necessary to optimally integrate the facility into the Civic Centre complex.

The additional funding needs will be determined subsequent to a competitive tendering process and may be less than the \$2M conservative estimate. In order to contain the shortfall and potentially reduce it, the tender will contain alternate and provisional items including deletion of sky lights in teen area, replacing 10% of the curtain wall with aluminum panels, replacing certain sliding doors with double doors, and eliminating all/part of the green roof. Any funding shortfall remaining thereafter, will be addressed in a future report at time of Tender Award.

#### Schedule

Staff’s intent is for the construction tender to be issued before the summer with a closing date anticipated in June, followed by an award recommendation to VPL board and Council in late June, thereby allowing construction to begin in summer 2014. The construction period is estimated at 18 months.

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**Relationship to Vaughan Vision 2020 / Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**  
Service Excellence – Providing service excellence to citizens by ensuring access to library services and programs meets the growing and changing needs of citizens and users.
- **STRATEGIC OBJECTIVES:**  
Preserve our Heritage and Support Diversity, Arts and Culture through the provision of library collections to citizens and users.

This report is consistent with the priorities previously set by Council and the significant majority of needed resources have been allocated.

**Regional Implications**

N/A.

**Conclusion**

The Civic Centre Resource Library project has been in the design phase since September 25, 2012 and is now proceeding to tender. The design by ZAS Architects Inc. has been presented to the public, the Vaughan Public Library Board and the Design Review Panel, and was well received by all. The exact funding shortfall for the construction phase of the project will be determined post tender, and Staff will provide that information as well as a funding strategy in an award report to Committee and Council.

**Attachments**

Attachment 1: ZAS Architects Inc. Presentation.

**Report prepared by:**

Michael Shatil, Director of Building and Facilities

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)