

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2021 March 3

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4220 07
Reference: Metrotown Library

SUBJECT: BOB PRITTIE METROTOWN LIBRARY INTERIOR RENOVATION

PURPOSE: To request a Capital Reserve Fund Bylaw to finance Phase 1 detailed design and construction of operational and public space interior renovations at the Bob Prittie Metrotown Library.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,160,000 to finance the detailed design and construction of Phase 1 of the Bob Prittie Metrotown Library Interior Renovation, as outlined in this report.

REPORT**1.0 INTRODUCTION**

Located in the heart of Metrotown, the Bob Prittie Metrotown Library is the largest of the City's four library branches. The library offers branch services to the community and serves as the administrative centre for Burnaby Public Library. Outside of the lobby renovation in 2015, and second floor renovation in 2017, the library is mostly as originally constructed in 1990.

Metrotown's position as a regional town centre is expected to accommodate a significant share of the growth projected in Metro Vancouver. The Metrotown Downtown Plan of July 2017 reports that Burnaby could see an increase of approximately 125,000 people by 2041. The rise in population will create added demand for library services.

The landscape of contemporary library design has shifted dramatically in recent years in response to changes in publishing, information sharing and technology, and changes in the behaviour of library users. The emphasis on critical thinking, communication, collaboration, and creativity, have resulted in the inclusion of exhibition spaces, innovation labs, immersive story telling environments, and enhanced digital resources in modern library design.

With the combined pressure to meet population demand, and stay relevant, the proposed interior renovation of the Bob Prittie Metrotown Library offers a cost effective solution to meet short to medium term needs, and extends the time frame in which the City would need to consider an expansion. The improvements will offer patrons the advantages of a contemporary library, and support its role as a learning centre and community hub.

At the completion of the full renovation, the library will:

- Double the seating capacity in the library;
- Provide greater variety of spaces to accommodate a greater range and diversity of uses;
- Introduce greater flexibility to spaces that enables a more intense use of existing building areas;
- Introduce greater efficiency in operations and materials handling;
- Introduce new technology spaces;
- Improve occupational health and safety for Burnaby staff; and
- Improve accessibility to services for patrons.

The conceptual design realizes *Burnaby Public Library Strategic Objectives*, and responds to *City of Burnaby Corporate, and Social Sustainability Strategic Objectives*.

2.0 POLICY SECTION

The Bob Prittie Metrotown Library Interior Renovation project is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals of the Plan:

- **A Connected Community**
 - Digital connection – Provide online access to core City services and information
 - Social connection – Enhance social connections throughout Burnaby
- **An Inclusive Community**
 - Celebrate diversity – Create more opportunities for the community to celebrate diversity
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

- **A Healthy Community**
 - Lifelong learning – Improve upon and develop programs and services that enable ongoing learning
- **A Dynamic Community**
 - City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community
- **A Thriving Organization**
 - Organizational culture – Ensure that our core values are reflected in our policies, programs and service delivery
 - Financial viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets
 - Human resources – Foster an environment for teamwork, efficiency and excellence to deliver customer service in alignment with our core values
 - Technology and innovation – Support technology development and innovation to empower staff and to advance community objectives

3.0 BOB PRITTIE METROTOWN LIBRARY INTERIOR RENOVATION

3.1 Renovation Conceptual Design

Faulkner Brown Architects, along with library staff, analyzed the existing building, library operations, existing library collections, future library collections, and staff and public spaces to develop an overall Conceptual Design for the renovation of the entire library. The Conceptual Design proposes the interior renovations occur in two phases while the Library remains operational. This report is for Phase 1 of the renovations.

3.2 Renovation Phase 1

- **Innovation Lab** – As library collections are trending towards the reduction of print material, the storage space required for book stacks have become empty back of house rooms. Phase 1 proposes to convert the existing under used storage room to a public programmable room with infrastructure to support a number of technology and media based learning opportunities.
- **Expand and Renovate Existing Washrooms** – The renovation proposes to increase the number of washrooms, create gender neutral washrooms, and improve accessibility by including a washroom for patrons needing an adult change table.
- **Create Community Forum** – The existing three storey space upon entry is filled with light. The proposed design seeks to create a sense of arrival to maximize the impact of this space. This central area will host different types of community spaces for gathering, browsing, and exhibition. This enables a number of flexible programmed or passive uses, and is highly adaptable to future library trends. Work would include:

- A Central Information Desk and support spaces.
- Installation of glass doors at the entries to create vestibules. This will improve energy efficiency and address existing issues of thermal comfort.
- **New Multi-Purpose Room** – The new multi-purpose room would replace the existing multi-purpose room in the children’s area to enable the expansion of the children’s library in Phase 2.
- **Create delivery loading entrance** – Current deliveries enter the building through the main doors. The proposed loading entrance will improve operations, and create a separation between front and back of house functions.
- **Install an Automatic Materials Handling System** and associated support spaces. Funding for this system is in the 2021 – 2025 Provisional Financial Plan under the Burnaby Public Library budget.
- **Parking Level 1 Storage Space Conversion** – Reallocate premium space on the main level used for infrequent storage to Parking Level 1.

The anticipated schedule for Phase 1 includes 17 weeks for Design Development and Construction Documentation, time for tender and award, and approximately a 1 year construction period while the library remains operational. This report is for Phase 1 of the renovations. Phase 2 of the renovations will be the subject of a future report to Committee and Council; the completion of Phase 1 does mean Phase 2 must go ahead.

4.0 PROJECT BUDGET AND FINANCING

The table below summarizes the overall cost estimates for Phase 1 of the Bob Prittie Metrotown Library Interior Renovation. Currently, the Provisional Financial Plan allocates \$2,000,000 for the storage space conversion project (ADX.0011). The Annual Financial Plan will be updated to reflect the new cost estimate of \$2,760,000.

Project Mask	<u>2021</u>	<u>2022</u>	<u>Total</u>
ADX.0011 Storage Space Conversion	\$ 750,000	\$2,010,000	\$2,760,000
ADX.0009 Branch Public Washrooms	\$ 400,000	-	\$ 400,000
Total	\$1,150,000	\$2,010,000	\$3,160,000

These expenditures will be included in the 2021 – 2025 Annual Financial Plan and sufficient Capital Reserve Funds are available to finance the capital projects outlined in this report.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Bob Prittie Metrotown Library Interior Renovation
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5.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,160,000 to finance Phase 1 of the Bob Prittie Metrotown Library Interior Renovation, as outlined in this report.

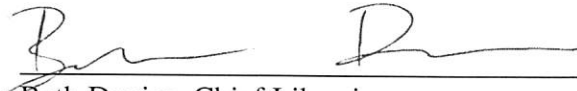


For

E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Beth Davies, Chief Librarian

cc: City Manager	Director Public Safety and Community Services
Director Corporate Services	Director Parks, Recreation and Cultural Services
Purchasing Manager	Director Finance
City Clerk	City Solicitor