



To: Toronto Public Library Board – January 8, 2001

From: City Librarian

Subject: **Maria A. Shchuka District Library Capital Project**

Purpose:

To report on the Maria A. Shchuka Capital Project and to request Toronto Public Library Board approval to convey this information to the City's Policy and Finance Committee.

Funding Implications and Impact Statement:

The Maria A. Shchuka reconstruction project currently has approved cash flow Capital funding as follows:

1999:	\$ 150,000
2000:	\$ 66,000
2001:	\$3,269,000
2002:	\$1,725,000

The funding for 2001 and 2002 is contingent upon reporting the outcome of the submission of the reconstruction design study. Additional funding in the amount of \$2,290,000 will be necessary to complete the project, increasing the cost of the project to a total of \$7.5 million. The request for additional funding is mainly due to the escalation of construction costs and has been included in the Toronto Public Library's 2001 Capital Budget Submission.

Recommendations:

It is recommend that the Toronto Public Library Board:

- (1) Receive the *Maria A. Shchuka Library Capital Project* report for information, and
- (2) Forward the information contained in the *Maria A. Shchuka Library Capital Project* report to the City's Policy and Finance Committee, as requested.

Background:

The Maria A. Shchuka District Library reconstruction project received approval by Council in 2000 as part of Toronto Public Library's 2000 Capital Budget, with the following stipulation:

- (1) *With respect to the Maria A. Shchuka District Library Reconstruction project (gross and net project cost \$5.210 million), it is recommended that:*
 - (i) *Commencement of the project be subject to Toronto Public Library reporting on the results of the design studies for reconstruction, for which \$0.150 million was approved in the 1999 Capital Budget, and an additional \$0.066 is included in the 2000 recommended budget;*
 - (ii) *The Commissioner of Community and Neighbourhood Services and Toronto Public Library report jointly, in time for the 2001 Capital Budget process, on the implications of the City's Lets Build affordable housing initiative on this project.*

Comments:

The Maria A. Shchuka Library was formerly the "main" library for the City of York. The state of the current building indicated that a complete rebuilding was appropriate and capital funding towards this end was sought. The architectural firm of A.J. Diamond & Schmitt was selected as the project architect.

The Maria A. Shchuka Library received total funding of \$216,000 in 1999 and 2000 in order to develop working drawings that would allow for a quantity survey and costing for the capital budget for 2001. Staff have worked with the architects to develop these designs.

A quantity survey has been completed, and the cost estimate (for construction) for this project is \$7.284 million.

Construction start is anticipated to be April or May 2001.

This project is particularly characterized by its unique partnerships:

Rental Housing:

As a result of local initiatives to provide affordable rental housing in the community, the Toronto Public Library has agreed to provide the land for a housing component in partnership with the *Let's Build* initiative of the City of Toronto, Shelter, Housing and Support Division of Community and Neighbourhood Services.

A *Call for Proposals* was issued and several acceptable proposals were received for the Maria A. Shchuka site. The proposals were reviewed by City staff, and the preferred option was submitted to the Administration Committee of the City of Toronto. City Council gave approval in July 2000.

The approved applicant is the Toronto Housing Company. The architectural firm selected is Young & Wright.

For the housing portion of the development, City Council in August 2000 authorized a \$1.925 million second mortgage from the Capital Revolving Fund for Affordable Housing. The majority of the costs will be financed by a traditional private first mortgage that will be serviced by the rents. As title to the land for the housing is to be transferred to the City and then leased to the Toronto Housing Company, no on-going obligation for the housing will be borne by the Library Board.

COSTI and For Youth Initiative :

These two organizations have joined forces to provide a Youth Resource Centre for the community. This centre will be located in the new library, and a lease at market value will be negotiated with the partners. Letters of intent to participate in the project have been received from both organizations, and they have been involved in meetings with library staff and the architects.

Conclusion:

The project partners, along with staff from A.J. Diamond & Schmitt and Young & Wright are meeting regularly. Drawings have been prepared, site approval is in process, and the project is on target, with demolition scheduled to begin in April or May 2001. It is anticipated that staff involved in the partnership will continue to work together. Construction schedules will run concurrently, with the result being two compatible, but completely separate facilities sharing the same site.

The Library is seeking confirmation of approval of a capital budget request of \$3.269 million in 2001 and \$1.725 million in 2002. A further approval of \$2.290 million for cash flow years in the years of 2002 and 2003 is being requested, for a total construction cost of \$7.284 million. This cost includes an estimated \$400,000 in construction costs to accommodate the space required by COSTI and the For Youth Initiative. It also reflects an escalation of construction costs comparable to another reconstruction project scheduled simultaneously; costs for the two projects have been reviewed and verified individually by two separate consulting firms.

The rental housing portion of the project will be provided by the Toronto Housing Company with no costs borne by the Library.

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City Librarian

List of Attachments:

Not applicable.