

Public Library

Highlights of the 2009-2018 Capital Plan

The Edmonton Public Library (EPL) 2009-2018 capital plan identifies capital investment priorities consistent with City Council's revised strategic direction/vision, the Library Board's Strategic Plan and EPL's Business Plan. The key focus of the capital plan is on the rehabilitation and replacement of library buildings, as well as investment in new library facilities to meet the needs of current and future Edmontonians.

The library currently operates 16 library locations of which nine (9) are owned by the City of Edmonton and seven (7) are leased facilities. The Library, in consultation with City Administration, is responsible for identifying maintenance, upgrade and growth needs for library facilities to City Council for funding. The Library continues to review and update its 10-year capital plan using the following criteria:

- Library Board "New Branch Development Criteria" —> a library branch is required in an area with a population of 20,000 which is projected to grow to 30,000-35,000 within the next five years, and where there is no branch library within 4-5 km.
- Physical condition, age and consideration to the cost of maintaining existing facilities.

Priority is given to those projects where there is alignment to Council / Board strategic goals, joint use opportunities exist and when other funding can be leveraged.

Since the release of the Preliminary 10-year Capital Investment Agenda report presented to City Council on July 23, 2008, the EPL 10 year capital plan was reviewed and updated for capital project timing and changes in anticipated construction costs due to market cost escalation based on City Administration information. The following provides a summary of the funded and unfunded expenditures for the next 10 years (in \$000's):

Proposed funding allocation for 2009-2018:

| | | | |
|---------|----|---------------|----|
| Growth | \$ | 28,910 | |
| Renewal | | - | |
| | | <u>28,910</u> | 9% |

Unfunded expenditures:

| | | |
|---------|----------------|-----|
| Growth | 97,503 | |
| Renewal | <u>203,172</u> | |
| | <u>300,675</u> | 91% |

Total Capital Plan for 2009-2018

| | |
|----|----------------|
| \$ | <u>329,585</u> |
|----|----------------|

A map of the proposed library capital projects and a detailed listing of each project is included in Attachment 2.

The biggest challenge for the Library Board continues to be in securing a long term on-going funding commitment from the City for Library buildings. No base level funding is provided to the library on an on-going basis (see Attachment 3).

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As part of the Preliminary 10-year Capital Investment Agenda report, a proposed funding strategy was presented for all City infrastructure priorities including the following funding proposal for libraries over the next ten years:

- Approximately \$24 million out of \$2.0 billion in one-time Municipal Sustainability Initiative (MSI) Grants is allocated to fund Library building growth.
- In addition, a one-time \$5 million grant was recently approved by the Major Community Facilities Program (MCFP) to assist in fully funding the construction of the North Branch Library in Clareview.
- No other City funding (i.e. general financing or tax supported debt) is proposed for Library capital projects over the next 10 years.

The \$29 million in new funding from MSI and MCFP grants will assist in addressing the following EPL projects:

The EPL Board is pleased to be a recipient of MSI and MCFP funding, but is very concerned with the lack of a long term funding commitment to library renewal and growth in Edmonton.

Growth Building Projects:

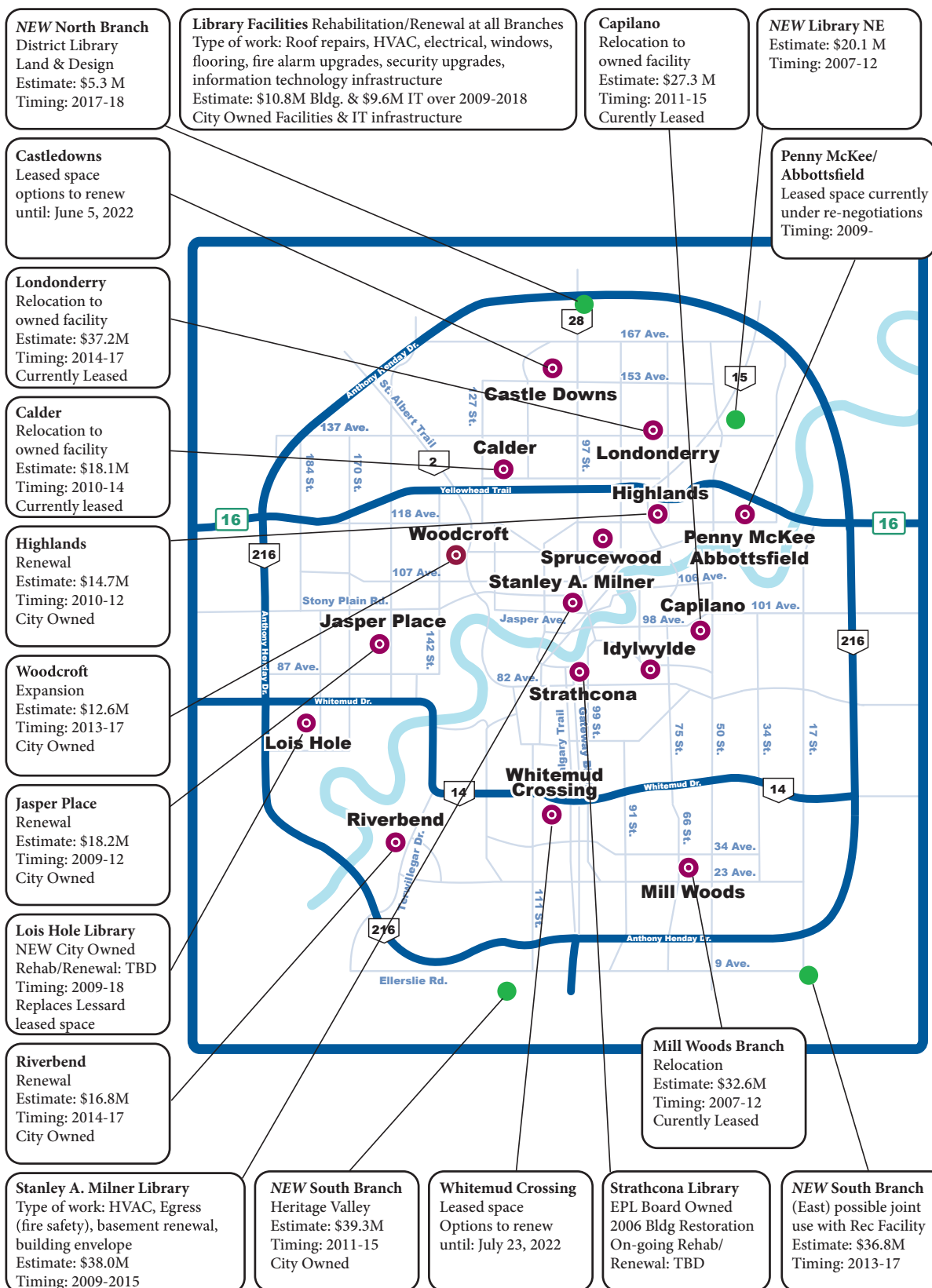
| | (\$000's) | |
|--|------------------|---|
| New Branch Library - Northeast | \$ 14,019 | This will provide the funding needed to complete this previously approved project |
| Mill Woods Branch Relocation and Expansion (Relocation / Growth Project) | 14,891 | Funds 46 % of this project |
| | <u>\$ 28,910</u> | |

The current funding allocation will now fully fund the Northeast Library Branch and partially fund Mill Woods Library relocation. At this point, no other library projects will be built in the next ten years.

To assist EPL in sustaining and growing its infrastructure to meet the goals and objectives of City Council and the Board, the EPL Board is seeking City Council's support in the development of a funding strategy for Libraries.

The Library will continue to seek out other funding opportunities through grants and contributions / donations to help in managing the funding challenges.

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| | <u>Project #</u> | <u>Project Description</u> | <u>Funded / Unfunded</u> | <u>Total Project Funding (\$000'S)</u> | <u>Project Timing</u> |
|--|---------------------|--|--|--|---------------------------|
| FUNDED PROJECTS: | | | | | |
| Proposed funding allocation for 2009-2018 | | | | | |
| Growth | 06-20-0002 | New Branch Library - Northeast (\$6.1M in pre-2009 funding is currently approved for this project) | Fully Funded (\$5M MCFP & \$9M MSI) | \$ 14,019 | 2007-2012 |
| Growth | 08-20-0019 | Mill Woods Branch Relocation and Expansion (\$1.68M in pre-2009 funding for land/concept design is currently approved for this project) - see unfunded component below | Partial funding (MSI) | 14,891 | 2009-2012 |
| TOTAL FUNDED PROJECTS | | | | 28,910 | |
| UNFUNDED PROJECTS: | | | | | |
| Growth | 08-20-0019 | Mill Woods Branch Relocation and Expansion | Unfunded | 16,094 | 2009-2012 |
| Renewal | 07-20-0027 | Jasper Place Branch Renewal and Expansion | Unfunded | 18,188 | 2009-2012 |
| Renewal | 08-20-0045 | Library Facilities Rehabilitation / Renewal | Unfunded | 10,785 | 2009-2018 |
| Renewal | 10-20-0035/36/37/31 | Stanley A. Milner Library Rehabilitation / Renewal | Unfunded | 38,028 | 2009-2015 |
| Renewal | 10-20-0030 | Calder Branch Relocation and Expansion | Unfunded | 18,055 | 2010-2014 |
| Renewal | 08-20-0028 | Highlands Branch Renewal | Unfunded | 14,668 | 2010-2012 |
| Growth | 08-20-0029 | South Branch Library (Central - Heritage Valley) | Unfunded | 39,305 | 2011-2015 |
| Renewal | 11-20-0038 | Capilano Relocation and Expansion | Unfunded | 27,271 | 2011-2015 |
| Renewal | 09-20-0047 | IT Infrastructure Renewal | Unfunded | 9,624 | 2012-2018 |
| Growth | 12-20-0041 | South Branch (East) | Unfunded | 36,815 | 2013-2017 |
| Renewal | 14-20-0042 | Woodcroft Renewal and Expansion | Unfunded | 12,574 | 2013-2017 |
| Renewal | 16-20-0045 | Londonderry Branch Relocation | Unfunded | 37,155 | 2014-2017 |
| Renewal | 15-20-0043 | Riverbend Renewal and Expansion | Unfunded | 16,824 | 2014-2017 |
| Growth | 14-20-0044 | North Branch District Library | Unfunded | 5,289 | 2017-2018 |
| TOTAL UNFUNDED PROJECTS | | | | 300,675 | |
| TOTAL 10 YEAR CAPITAL PLAN | | | | \$ 329,585 | |

See following pages for brief descriptions of each capital project above.

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Descriptions of 2009-2018 Capital Projects:

1. North Branch Library \$20.1M (Fully Funded) Ward 3

This project includes the funding for land, design costs (Silver LEED standard), construction, furniture and equipment and library material costs for a new standalone branch to be built in Clareview. The branch will be a 15,000 sq. ft. standalone medium sized community branch. Funding will be provided through \$5.6M tax supported debt, \$5.0M in Major Community Facilities Program grant (MCFP), \$9.0M in Municipal Sustainability Initiative funding and \$0.4M in donations and \$0.1M general financing.

2. Mill Woods Branch Relocation and Expansion \$32.6M

(\$1.7M Funded, \$14.9M in proposed MSI funding, \$16.0 Unfunded — 2007-12) Ward 6

This project identifies the costs for land, design (LEED Silver standard), and construction of a 25,000 square foot standalone facility in the vicinity of the Mill Woods Towne Centre. The current severely undersized leased facility is inadequate and a new building will enable the library to meet the standards of a large community branch which serves approximately 100,000 citizens, including a growing aboriginal and multicultural population and the highest youth population in Edmonton. Increased space will meet citizens' high usage of library materials in this community (third highest borrowing rate in Edmonton with over 52,000 visits in July 2008 alone). Partial funding of \$14.9 million from the MSI funding allocation is proposed.

3. Jasper Place Branch Renewal and Expansion \$18.2M (Unfunded 2009-12) Ward 1

This branch requires a major renovation and an expansion of 4,000 square feet to meet the 15,000 square foot standard of a medium community branch. Major repairs to the sinking structural slab are required, despite measures taken in 2002 as part of an engineering study, and again in 2004. Additionally, expanded program room and meeting space will allow the library to meet expectations and standards for programming, community meeting and study space. Purchase of additional land will allow for needed parking expansion.

4. Library Facilities Rehabilitation / Renewal \$10.8M (Unfunded 2009-18) Wards 1-6

Various buildings, dating to the 1960 vintage, are approaching the end of their service life, and require rehabilitation and renewal, along with safety and security upgrades. Key areas that will be addressed with this project include: roofing maintenance, repair and replacement, HVAC and electrical efficiency improvements, window replacements, flooring maintenance, fire alarm upgrade/replacement, security upgrades (CCTV and Proximity Card systems).

5. Stanley A. Milner Library Rehabilitation and Renewal \$38.0M (Unfunded 2009-15) Ward 4

A number of rehabilitation/renewal projects are required at the main downtown library location. Key areas that will be addressed are:

Mechanical Systems \$3.4M (2009-10)

This project will include replacement of the main air fans and drives; pneumatic valves; and main heating and cooling coils to improve energy efficiency. Elevators that are over 40 years old have surpassed their life expectancy and require retrofitting.

Milner Egress (Fire safety) \$1.2M (2010)

This will allow implementation of the Milner Egress report prepared by architect, Burgess Bredo, which focused on improvements to the building egress, basement security, and addressing areas that do not comply with the fire code identified by the Fire Marshall.

Milner Basement Renewal \$29.1M (2012-14)

Renovations to the lower level of Stanley A. Milner Library (33,000 square feet) will convert the area into more effective meeting spaces, allowing the library to meet community needs for meeting and programming space. The 1967 vintage of this basement level require long overdue upgrades of electrical, HVAC, fire, security and technology systems.

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Milner Envelope—Outside Walls \$4.3M (2014-15)

A complete replacement of the interior, perimeter walls on the second floor and tower portion of the main library is required to upgrade drywall, vapor barrier, possible mold removal, repair to pre-cast and insulation to make the building more energy efficient.

6. Calder Branch Relocation and Expansion \$18.1M (Unfunded 2010-14) Ward 2

This project will relocate Calder Library from its current leased space of 5,330 square feet to a 10,000 square foot standalone library branch. The current lease expires in October 2009, and ongoing building issues, such as floods, roof leaks, worn HVAC system, cross-contamination from neighboring businesses and poor parking, accentuate the need for a new space. The branch is unable to meet the demands for study and community meeting space, and limits the library's ability to provide programming space, adequate collections and the full range of library services offered at other branches in the city.

7. Highlands Branch Renewal \$14.7M (Unfunded 2010-12) Ward 3

The Highlands Library branch, which is at the end of its expected life (1963 vintage), requires a major renovation. The exterior envelope, interior finishing, fire protection and utility infrastructure are in poor to fair condition and require updating to today's standards. The program room, located in the basement of the facility, is not universally accessible to citizens with limited mobility or families with strollers. Installation of an elevator, renovation of the program room and other physical components, will meet today's standards and more adequately meet customer needs. Purchase of additional land will allow especially needed parking expansion.

8. South Library Branch (Central) \$39.3M (Unfunded — 2011-15) Ward 5

A new 15,000 square foot library is needed in the Heritage Valley Towne area in south central Edmonton to provide library services in underserved areas of this growing segment of Edmonton. Currently, another emergency response facility is planned for the site and the library would investigate opportunities to partner as a joint use facility to minimize costs.

9. Capilano Relocation and Expansion \$27.3M (Unfunded 2011-15) Ward 6

The Capilano Branch will be relocated from its existing leased second floor space of 9,557 square feet to a new 15,000 square foot standalone library. The current lease expires in May 2009, and in the long term, it is uncertain how the library will fit into any development plans proposed by Capilano Mall owners. A standalone library will be more accessible and visible and facilitate increased community usage. Additionally, this new facility would enable the library to meet its mandate of providing community meeting and programming space, which is not possible with the current undersized program room. Renovations will enable implementation of library sortation equipment and a drive-through book drop to gain efficiencies and enhance customer service.

10. Information Technology (IT) Infrastructure Renewal \$9.6M (Unfunded —2009-18)

Ongoing funding is required to maintain the Library's existing data network infrastructure, servers and storage and backup equipment which support the library's office and business applications, public service internet / wireless services and the library's self-service checkin/out systems. This project will maintain existing hardware infrastructure, replace obsolete components and integrate increased efficiency through shared resources and economies of scale. Included is the need to address new information technology solutions that assist in streamlining the library's business processes through sharing common resources with the City of Edmonton.

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11. South Library Branch (East) \$36.8M (Unfunded 2013-17) Ward 6

A new 15,000 square foot library is identified to address the tremendous growth in the Ellerslie/Meadows area of southeast Edmonton. This facility will meet the need for library services in an underserved segment of Edmonton. The library would investigate a partnership with a joint use recreational facility planned for the area in order to minimize costs.

12. Woodcroft Renewal and Expansion \$12.6M (Unfunded 2013-17) Ward 2

An expansion and reconfiguration of space would allow the library to meet growing community needs, and address the undersized children and teen areas of the branch. Renovations will enable implementation of library sortation equipment and a drive-through book drop on the north side of the facility to gain efficiencies and enhance customer service.

13. Londonderry Branch Relocation \$37.2M (Unfunded 2014-17) Ward 3

The Londonderry branch will be relocated from its current leased 15,480 square foot spaced located on two floors in Londonderry Mall to a new 15,000 square foot standalone facility. The lease expires in September 2017, and while a renovation in 1997 provided main floor expansion, a standalone library would enable increased visibility and accessibility and improved layout and design. An expanded meeting/program room would enable the library to meet its mandate of providing community meeting and programming space.

14. Riverbend Renewal and Expansion \$16.8M (Unfunded 2014-17) Ward 5

Opened in 2000, the existing 9,162 square foot facility immediately began operating at full capacity to serve a growing population of voracious library users. While the branch does meet the standard for a 15,000 square foot medium community branch, its volume is approaching a large community branch. There is insufficient space for children and adults, and limited availability to provide computer resources. Renovations will enable implementation of library sortation equipment and a drive-through book drop to gain efficiencies and enhance customer service.

15. North Branch District Library \$5.3M (Unfunded 2017-18) Ward 2

A new 25,000 square foot standalone community branch will be built in the Lake District in north central Edmonton (north of 153 avenue and east of 97 Street). The Lake District is one of Edmonton's higher growth areas, and has been projected to grow by 24,578, peaking at 41,675 by 2025. Next to West Edmonton, this area will experience Edmonton's second highest growth rate over a 25 year period. The unfunded costs reflect land and design in 2017-18.

2008 - 2017 Capital Priorities Plan Summary Report Capital Planning Document

| | | Prior Years | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | Total | 2008 - 2017 Total |
|-------------------------------------|----------------------------------|-------------------------------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|-----------|----------------------|
| Tax Supported Operations | | | | | | | | | | | | | | |
| Corporate Services | Previously Approved Budget | Approved Budget Request | 63,832 | 1,400 | | | 8,914 | 11,908 | 11,908 | 11,908 | 11,908 | 13,338 | 166,032 | 123,035 |
| Economic Dev, Research Pk & Tourism | 15,046 | - | 6,044 | - | - | - | - | - | - | - | - | - | 15,046 | 6,044 |
| Emergency Communications/Resources | 1,565 | - | 1,359 | 200 | 2,700 | 2,476 | 783 | 783 | 783 | 783 | 783 | 783 | 11,639 | 11,433 |
| Energy Environment & Natural Areas | 7,701 | - | 2,690 | - | - | - | - | - | - | - | - | - | 7,701 | 2,690 |
| Finance & Treasury | 4,455 | - | 2,626 | 1,250 | 100 | - | - | - | - | - | - | - | 4,455 | 3,976 |
| Housing | 21,015 | - | 15 | 9,846 | 1,163 | 423 | 434 | 445 | 456 | 467 | 478 | - | 26,057 | 26,042 |
| Land | 226,674 | - | 66,598 | 93,727 | 86,024 | 89,535 | 64,415 | 108,895 | 53,635 | 106,885 | 61,735 | 97,775 | 897,879 | 831,281 |
| Mobile Equipment Services | 188,788 | - | 105,360 | 73,133 | 33,278 | 28,331 | 28,625 | 31,639 | 28,558 | 29,075 | 29,075 | 27,317 | 443,888 | 338,528 |
| Neighbourhood & Community Dev. | 7,891 | - | 275 | 7,616 | 347 | 410 | 497 | 529 | 577 | 593 | 648 | 650 | 12,515 | 12,240 |
| Office of The City Clerk | 1,400 | - | 605 | 795 | 200 | 200 | 275 | 275 | 275 | 275 | 275 | 275 | 4,650 | 4,045 |
| Parks | 117,785 | 8,869 | 33,490 | 76,409 | 19,487 | 17,714 | 8,735 | 11,215 | 11,232 | 11,245 | 11,060 | 11,330 | 222,220 | 188,730 |
| Planning & Development | 21,107 | - | 1,727 | 15,380 | 97 | 473 | 4,000 | 202 | 210 | 214 | 218 | 222 | 22,949 | 21,222 |
| Police | 47,170 | - | 12,452 | 20,393 | 9,104 | 15,881 | 4,879 | 6,212 | 7,212 | 6,212 | 6,212 | - | 94,769 | 82,317 |
| Project Management & Construction | 398,342 | - | 75,610 | 173,387 | 152,162 | 22,571 | 11,355 | 15,015 | 14,993 | 14,982 | 14,971 | 14,971 | 525,021 | 449,411 |
| PUBLIC LIBRARY | 26,536 | - | 10,833 | 15,703 | - | - | - | - | - | - | - | - | 26,536 | 15,703 |
| Recreation Facility Services | 75,025 | - | 14,773 | 47,172 | 19,570 | 16,048 | 13,144 | 12,250 | 5,161 | 3,306 | 3,515 | 2,929 | 151,684 | 136,911 |
| Roads | 1,256,567 | - | 538,716 | 399,871 | 290,451 | 258,509 | 86,926 | 101,961 | 99,367 | 95,893 | 88,403 | - | 2,060,472 | 1,521,756 |
| Shaw Conference Centre | 75 | - | 63 | 12 | - | 829 | - | 415 | 415 | 415 | 415 | - | 2,979 | 2,916 |
| Transit | 982,618 | - | 329,744 | 331,052 | 324,265 | 16,681 | 18,407 | 28,987 | 29,629 | 33,151 | 32,851 | - | 1,173,392 | 843,646 |
| Waste Management | 153,361 | - | 11,900 | 57,162 | 48,329 | 20,245 | 8,245 | 9,125 | 7,390 | 7,590 | 7,800 | 13,022 | 197,883 | 185,983 |
| Tax supported Operations | 3,616,953 | 10,269 | 1,259,856 | 1,359,096 | 1,003,304 | 502,667 | 261,826 | 337,905 | 271,797 | 322,994 | 270,347 | 182,612 | 6,067,767 | 4,807,911 |
| City Financing | | | | | | | | | | | | | | |
| General Financing | 440,463 | 1,400 | 192,588 | 203,006 | 99,717 | 96,681 | 95,831 | 92,557 | 93,330 | 93,416 | 93,470 | 40,813 | 1,194,811 | 1,002,223 |
| Local Improvements | 24,983 | - | 10,185 | 14,796 | 10,253 | 11,051 | 7,277 | 7,364 | 7,410 | 7,388 | 7,430 | - | 83,156 | 72,971 |
| Other Misc Financing | 47,935 | - | 8,765 | 29,022 | 9,416 | - | - | 2,000 | - | - | - | - | 49,203 | 40,438 |
| Reserves | 89,173 | 1,050 | 30,536 | 51,405 | 10,168 | 3,284 | 3,411 | 2,465 | 2,953 | 1,895 | 1,690 | 1,841 | 112,053 | 81,517 |
| Retained Earnings | 268,724 | - | 102,225 | 130,735 | 110,853 | 101,373 | 90,272 | 138,131 | 79,790 | 133,557 | 88,407 | 124,542 | 1,195,634 | 1,093,409 |
| Self-Liquidating Debentures | 124,433 | - | 8,742 | 46,491 | 47,230 | 20,245 | 8,245 | 7,075 | 7,390 | 7,590 | 7,800 | 13,022 | 180,955 | 172,213 |
| Tax-Supported Debt | 1,059,453 | (10,000) | 249,562 | 340,002 | 377,160 | 92,729 | 2,500 | - | - | - | - | - | 1,061,953 | 812,391 |
| External Financing | | | | | | | | | | | | | | |
| Developer / Partner Financing | 65,485 | - | 11,937 | 28,293 | 19,419 | 13,460 | 9,544 | 11,753 | 11,104 | 4,460 | 2,580 | 1,994 | 117,264 | 105,327 |
| Federal Infrastructure Program | 21,717 | - | 20,515 | 1,202 | - | - | - | - | - | - | - | - | 21,717 | 1,202 |
| Grants | 1,454,587 | 17,819 | 624,801 | 514,142 | 319,088 | 163,844 | 44,746 | 76,400 | 76,400 | 76,400 | 76,400 | 400 | 2,051,021 | 1,426,220 |
| | 3,616,953 | 10,269 | 1,259,856 | 1,359,096 | 1,003,304 | 502,667 | 261,826 | 337,905 | 271,797 | 322,994 | 270,347 | 182,612 | 6,067,767 | 4,807,911 |

Note: Based on financial information as at the time 2008 approved budget document release.