SUMMARY

The report provides an update on the renovation of levels 8 and 9. Included are highlights from the design phase and an overview of the preparatory work done in advance of the planned 2017 construction phase.

PURPOSE

This report is for information.

RECOMMENDATION

That the Board receive this report for information.

POLICY

There is no applicable policy.

BACKGROUND

When the Central Library opened in 1995, the top two floors of the building housed offices for the Government of British Columbia on a 20 year lease. The intention was when the lease expired VPL would reclaim the upper two-stories to expand library services and provide a new publicly accessible garden. The first phase in planning for the two new floors was the
development of the Central Library Master Plan (2012). Following were two feasibility studies, Library Square Public Roof Garden Feasibility Study (July 2013), and the City of Vancouver Archives Accommodation Study (Feb. 2013). RPG Inc. was hired to work with library staff in the fall of 2015 to define the space allocation and functional areas on the two floors and produced the Central Library Levels 8 and 9 Functional Program (Jan. 2016). Work in 2016 included designing the spaces with the architectural team of Safdie Architects and DA Architects and preparing for construction in 2017.

**DISCUSSION**

The addition of two floors of library space, including a publically accessible outdoor green space creates the opportunity to provide new and much needed public spaces for residents, creators, and community organizations across the city and in this area of downtown. Highlights of the interior space include: a 60 seat auditorium, a quiet reading room, flexible meeting spaces, multi-purpose work spaces, exhibit space, and a feature staircase that can be used for programs and special events as well as for individual study, gathering, and work. The exterior spaces feature a collection of green spaces viewable from the interior spaces, two publically accessible terraces, and the publically accessible garden. The interiors and exterior spaces have been designed to allow for optimal flexibility in order to accommodate a wide array of public and rental activities.

**Public Art**

The project team has been working with City of Vancouver Cultural Services staff, who have allocated funding from the original Central Library public art endowment to support public art in the space. Currently, they are planning to engage a public art consultant. The consultant will draft a call for proposal for artists, design a selection process, and oversee all aspects of artwork implementation.

**Environmental Design**

The renovation project targets LEED Commercial Interiors certification. As part of the LEED application, the project is seeking an innovation credit in biophilic design. Biophilic design is a design philosophy that integrates nature and natural processes into the built environment in order to create an overall sense of wellbeing. The exterior green spaces and the views and vistas are intrinsically biophilic and will encourage direct integration with nature from inside the space. These features will be augmented by the incorporating natural materials such as wood, stone and indoor plants into the interior design.
Clean Energy Canada has provided VPL with a grant of $140K for a photovoltaic display. The display will be installed on the east colonnade and be viewable from the garden. An education piece will be mounted in the garden to inform patrons about the onsite energy production.

Construction Progress

Preparations for construction have been happening parallel with the design process. In April 2016, DA Architects applied for a development permit with the City of Vancouver. The tenants vacated level 8 in July 2016 allowing for the interior demolition to commence. A target to reuse or recycle 90% of the materials from demolition was set and exceeding by 5+. Materials will either be reused in VPL or City of Vancouver facilities or will be used in construction of the new spaces.

In October, a request for proposal was issued to pre-qualify contractors to bid on the construction project and, in November, qualified contractors were invited to tender the project with the award scheduled to be issued in January 2017. Construction is anticipated to start in March 2017, with completion scheduled for March 2018.

**TIMELINE**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Development permit application</td>
<td>April 2016</td>
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<tr>
<td>Building permit application</td>
<td>September 2016</td>
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<tr>
<td>Interior demolition</td>
<td>Fall 2016</td>
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<tr>
<td>Contractor pre-qualification</td>
<td>October 2016</td>
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<tr>
<td>Tender for construction</td>
<td>November 2016</td>
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<tr>
<td>Council Approval</td>
<td>February 2017</td>
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<tr>
<td>Construction</td>
<td>March 2017 – March 2018</td>
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**FINANCIAL IMPACT**

$9 million was assigned by the City of Vancouver in its 2015-2018 capital plan for the development of levels 8 and 9 with the expectation that VPL would raise the remaining $6 million.

City of Vancouver Cultural Services has put forward $350K from the original Central Library public art endowment for public art on levels 8 and 9.

**FINAL REMARKS**

Levels 8 and 9 offer residents, patrons and our community partners a selection of unique and innovative library spaces to engage in a variety of activities and programs. In 2017 the design elements for the new spaces will be finalized and construction will commence.