

**SATELLITE LIBRARY – BLOCK 10 COMMUNITY CENTRE**

**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services, the Director of Reserves & Investments and the Director of Finance, Vaughan Public Library in consultation with the Director of Buildings & Facilities recommend:

That the Budget Committee provide direction with respect to the request from the Vaughan Public Library Board to add a satellite library as part of the Block 10 Community Centre.

**Economic Impact**

Should Budget Committee approve the Library Board request for a satellite Library as part of the Block 10 Community Centre, the total costs of the work is estimated at \$2,613,905. The appropriate funding sources for these works is City Wide Development Charges – Library Building \$1,583,019, City Wide Development Charges – Library Material \$747,716 and \$283,171 from taxation. Annual net operating costs for this satellite Library once operational is estimated at \$108,630.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to get direction from the Budget Committee with respect to the Library Board's request to include a satellite library as part of the Block 10 Community Centre.

**Background - Analysis and Options**

Budget Committee of February 26, 2008 received the following motion from the Vaughan Public Library Board.

THAT the Board approve the location of a satellite library as part of the community centre in Block 10,

AND THAT the Board recommend its intent to the City of Vaughan Council and request Council to donate the land,

AND THAT the Board direct staff to request the City of Vaughan to provide a minimum of 4,000 square feet and, if possible, up to 6,000 square feet,

AND THAT staff work out the details and bring back a report to the Board for the approval of a design,

AND THAT the Board's 2008 Capital Budget be amended to accommodate the project,

AND THAT the Board's recommendation be included as part of the tender process for the project.

The Budget Committee recommended that **“this matter be deferred to the Budget Committee meeting of March 3, 2008 to provide an opportunity for Library staff and City staff to review the Vaughan Public Library Board's request and report back in detail.”**

### **Development Charges Background Study**

Since the revisions to the Development Charges Act – Bill 98, the City of Vaughan has prepared two (2) Development Charges Background Studies. One in 1999 and the other in 2003. The DC Background Study must be updated at least every five (5) years.

The 1999 DC Background Study was approved by Council in August 1999 for the 10 year period 1998 to 2007. The Library Board identified one project for this time period. It identified the costs for the land, building construction, furniture and equipment and library materials for a research library for the year 2001. This research library was subsequently identified as the Pierre Berton Resource Library. The tender for this library was awarded in March 2003, financed and operational October 2004.

The 2003 Development Charges Background Study was approved by Council in August 2003 for the 10 year period 2003 to 2012, refer to Attachment 1. The Library Board identified the capital costs required for four (4) projects for this time period:

|   |                |
|---|----------------|
| Pierre Berton Library – Communications System in 2003 |                |
| Resource Library Northeast site in 2004               | (36,000 sq ft) |
| Vellore (UV1) in 2007                                 | (15,000 sq ft) |
| Corporate Centre in 2011                              | (12,000 sq ft) |

The capital cost in the 2003 DC Background Study for the resource library is as follows:

|                       |                     |
|-----------------------|---------------------|
| Building              | \$7,740,000         |
| Land                  | \$2,823,900         |
| Furniture & Equipment | <u>\$1,550,000</u>  |
| Total Capital Cost    | <u>\$12,113,900</u> |
| Resource Materials    | <u>\$3,800,000</u>  |

The five (5) year review and up-date to the 2003 Development Charges Background Study for 2008 is currently underway and expected to be finalized later this spring.

### **The Development Charge Funds on Hand**

Net uncommitted development charge balance on hand as at December 31, 2007 for Library is \$8,397,718 and \$4,583,515 for Library Materials.

### **Construction Cost and Funding – Block 10 Community Centre Satellite Library**

Total Development Charges collected over the eight (8) year period (January 1, 2000 to December 31, 2007 for Library construction (land, buildings, furniture and equipment) was \$13,758,820. An average of \$1.7m per year. Over the same period the City collected \$7,040,988 for Library Materials. An average of \$880,000 per year.

### **Capital Costs**

The capital costs for land, buildings and furniture and equipment is funded 90% City Wide Development Charges – Library Buildings and 10% taxation; the capital costs for the Library materials is funded 90% City Wide Development Charges – Library Materials and 10% taxation.

The Library Board requested that a satellite Library be included as part of the Block 10 community centre. The size was between 4,000 and 6,000 sq ft. This analysis is based on 4,000 sq ft. The estimated costs for the proposed 4,000 sq ft Library are as follows:

|  |                    |
|--|--------------------|
| <u>Capital Costs</u> (includes 3% Admin) |                    |
| Land                                     | 315,770            |
| Building                                 | 1,270,510          |
| Furniture/Equipment                      | <u>196,830</u>     |
|  | 1,783,110          |
| Materials                                | <u>830,795</u>     |
|  | <u>\$2,613,905</u> |
| <u>Funding</u>                           |                    |
| City Wide DC – Library & Building        | 1,583,019          |
| City Wide DC – Library Materials         | <u>747,716</u>     |
|  | 2,330,735          |
| Taxation                                 | <u>283,171</u>     |
|  | <u>\$2,613,905</u> |

The request for a Satellite Library in Block 10 was not identified in either the 1999 or 2003 Development Charges Background Studies. With the exception of taxation funding all required funding is available, however approximately \$2.3M of future library capital works identified in the current Development Charges Background Study for Library services will be deferred to years beyond their identified timeframe and/or scope.

#### Operating Costs

The net annual operating costs identified by the Library Board, once the satellite library is operational, is estimated at \$108,630.

#### Land Acquisition

The Block 10 Community Centre lands were acquired in 2006 at a cost of \$1,538,800 per hectare. Staff are advised that based on City by-laws a 4,000 sq ft library requires approximately 20,000 sq ft or 1,858 sq metres (0.1859 ha). Estimate cost of land is \$315,770.

The Library Board through its motion presented to the Budget Committee February 26, 2008 requested that Council donate the land for the satellite Library. The land for the Pierre Berton Resource Library was charged to Library development charges.

If the library is to be constructed, staff recommend that the cost of the land be charged to the Library development charges and the funds received be credited to Recreation development charges, the original source of funding for the land acquisition.

#### Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

#### Regional Implications

Not applicable.

#### Conclusion

Direction from the Budget Committee in response to the motion from the Vaughan Public Library Board is requested.

**Attachments**

Attachment 1 - 2003 to 2012 Development Charges Library Capital Program

Attachment 2 - Satellite Library Construction Cost Estimate

Attachment 3 - Proposed Operating Budget Block 10 Satellite Library

**Report prepared by:**

Ferrucio Castellarin, CGA  
Director of Reserves & Investments  
Ext. 8271

Yvonne Kharag, CGA  
Director of Finance, Vaughan Public Library  
Ext. 4104

Respectfully submitted,

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Clayton D. Harris, CA  
Deputy City Manager and  
Commissioner of Finance & Corporate Services

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Ferrucio Castellarin, CGA  
Director of Reserves & Investments

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Yvonne Kharag, CGA  
Director of Finance, Vaughan Public Library

APPENDIX C  
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 CITY OF VAUGHAN  
 2003-2012 PROVISIONAL CAPITAL BUDGET PROGRAM  
 CAPITAL PROJECTS IN WHOLE OR IN PART GROWTH-RELATED  
 (In Thousands of Constant Dollars)

| PROJ<br>NO.                           | DEV CHARGE CATEGORY/<br>PROJECT DESCRIPTION           | START | FINISH | NUMBER        | UNIT           | GROSS<br>COST     | RECEIPTS/<br>SUBSIDY/<br>DEDICATION | NET<br>COST       | 2003           | 2004             | 2005         | 2006         | 2007             | 2008         | 2009         | 2010         | 2011         | 2012             |              |
|---------------------------------------|---|-------|--------|---------------|----------------|-------------------|-------------------------------------|-------------------|----------------|------------------|--------------|--------------|------------------|--------------|--------------|--------------|--------------|------------------|--------------|
| <b>2.00 LIBRARY SERVICE</b>           |   |       |        |               |                |                   |                                     |                   |                |                  |              |              |                  |              |              |              |              |                  |              |
| <b>2.10 LIBRARY BUILDINGS</b>         |   |       |        |               |                |                   |                                     |                   |                |                  |              |              |                  |              |              |              |              |                  |              |
|                                       | West Vaughan Resource Library - Communications System | 2003  | 2003   | 36,000        | sq. ft.        | \$102.2           |                                     | \$102.2           | \$102.2        |                  |              |              |                  |              |              |              |              |                  |              |
|                                       | Resource Library - Northeast Site                     | 2004  | 2004   | 36,000        | sq. ft.        | \$7,740.0         |                                     | \$7,740.0         | \$7,740.0      |                  |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2005  | 2005   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2006  | 2006   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              | \$0.0            |              |              |              |              |                  |              |
|                                       |   | 2007  | 2007   | 15,000        |                | \$3,225.0         |                                     | \$3,225.0         |                |                  |              |              | \$3,225.0        |              |              |              |              |                  |              |
|                                       |   | 2008  | 2008   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2009  | 2009   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2010  | 2010   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              |                  |              |              |              |              | \$0.0            |              |
|                                       |   | 2011  | 2011   | 12,000        |                | \$2,580.0         |                                     | \$2,580.0         |                |                  |              |              |                  |              |              |              |              | \$2,580.0        |              |
|                                       |   | 2012  | 2012   |               |                | \$0.0             |                                     | \$0.0             |                |                  |              |              |                  |              |              |              |              |                  | \$0.0        |
| <b>SUB-TOTAL - LIBRARY BUILDINGS</b>  |   |       |        | <b>63,000</b> | <b>sq. ft.</b> | <b>\$13,647.2</b> | <b>\$0.0</b>                        | <b>\$13,647.2</b> | <b>\$102.2</b> | <b>\$7,740.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$3,225.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$2,580.0</b> | <b>\$0.0</b> |
| <b>2.20 LAND FOR LIBRARIES</b>        |   |       |        |               |                |                   |                                     |                   |                |                  |              |              |                  |              |              |              |              |                  |              |
|                                       | Resource Library - Northeast Site                     | 2003  | 2003   | 2.92          | Ha.            | \$967.1           | \$0.0                               | \$967.1           | \$0.0          | \$2,823.9        |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2004  | 2004   |               |                | \$0.0             |                                     | \$0.0             |                | \$2,823.9        |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2005  | 2005   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2006  | 2006   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2007  | 2007   | 1.34          |                | \$967.1           |                                     | \$967.1           |                | \$1,295.9        |              |              | \$1,295.9        |              |              |              |              |                  |              |
|                                       |   | 2008  | 2008   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2009  | 2009   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2010  | 2010   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2011  | 2011   | 1.25          |                | \$967.1           |                                     | \$967.1           |                | \$1,208.9        |              |              |                  |              |              |              |              |                  |              |
|                                       |   | 2012  | 2012   |               |                | \$0.0             |                                     | \$0.0             |                | \$0.0            |              |              |                  |              |              |              |              |                  | \$0.0        |
| <b>SUB-TOTAL - LAND FOR LIBRARIES</b> |   |       |        | <b>5.51</b>   | <b>Ha.</b>     | <b>\$5,328.7</b>  | <b>\$0.0</b>                        | <b>\$5,328.7</b>  | <b>\$0.0</b>   | <b>\$2,823.9</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$1,295.9</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$0.0</b> | <b>\$1,208.9</b> | <b>\$0.0</b> |

**Satellite Library Construction Cost Estimate****Land**

|       |           |             |                |
|-------|-----------|-------------|----------------|
| Area  | 0.1858 ha | \$1,650,000 | \$306,570      |
| Admin |           | 3%          | <u>\$9,200</u> |
|       |           |             | \$315,770      |

**Building**

|                |             |       |                  |
|----------------|-------------|-------|------------------|
| Construction   | 4,000 sq ft | \$250 | \$1,000,000      |
| Contingency    |             | 10%   | \$100,000        |
| Architec Fee   |             | 10%   | <u>\$110,000</u> |
|                | Sub Total   |       | \$1,210,000      |
| Admin          |             | 3%    | \$36,300         |
| BIRF - Reserve |             | 2%    | <u>\$24,210</u>  |
|                |             |       | \$1,270,510      |

**Furniture & Equipment**

|                       |                     |         |                 |
|-----------------------|---------------------|---------|-----------------|
| Furniture & Equipment | 7,828 \$ per capita | \$16.11 | \$126,109       |
| Hardware              |                     |         | <u>\$65,000</u> |
|                       | Sub Total           |         | \$191,109       |
| Admin                 |                     | 3%      | <u>\$5,721</u>  |
|                       |                     |         | \$196,830       |

**Materials**

|           |                     |          |                 |
|-----------|---------------------|----------|-----------------|
| Books etc | 7,828 \$ per capita | \$103.04 | \$806,597       |
| Admin     |                     | 3%       | <u>\$24,198</u> |
|           |                     |          | \$830,795       |

**Total Capital Costs****\$2,613,905****Funding Summary**

|                         |             |
|-------------------------|-------------|
| CWDC- Library Bldg      | \$1,583,019 |
| CWDC- Library Materials | \$747,716   |
| Taxation                | \$283,170   |

**\$2,613,905**

## Proposed Operating Budget Block 10 Satellite Library

| ACCOUNT NO. | DESCRIPTION                   |                |
|-------------|-------------------------------|----------------|
|             | <b>Expenses</b>               |                |
| 7015        | Salaries - Part Time          | 69,000         |
| 7017        | Benefits                      | 9,180          |
| 7100        | Mileage                       | 250            |
| 7120.01     | Telephone Charges             | 1,000          |
| 7200        | Office Supplies               | 400            |
| 7205.02     | Computer Supplies             | 100            |
| 7210        | Office Equipment & Furniture  | 400            |
| 7220.01     | Copiers/Faxes Lease Charges   | 2,600          |
| 7220.03     | Copier/Fax Supplies           | 100            |
| 7310.01     | General Maintenance           | 1,500          |
| 7317.02     | Hydro                         | 7,000          |
| 7500        | Data Processing Services      | 1,500          |
| 7570        | Periodical - Library          | 1,800          |
| 7699.01     | Sundry Expenses               | 100            |
| 7702        | Joint Services Charges - City | 20,000         |
|             | <b>Total Expenditure</b>      | <b>114,930</b> |
|             | <b>Revenue</b>                |                |
| 3511        | Service Charges               | (1,000)        |
| 3574        | Rev. - Recoverable Expenses   | (300)          |
| 3598.01     | Fines & Penalties - Regular   | (5,000)        |
|             |                               | -              |
|             | <b>Total Revenue</b>          | <b>(6,300)</b> |
|             | <b>Net Expenditure</b>        | <b>108,630</b> |