



## The Corporation of the Town of Tecumseh

Community & Recreation Services

**To:** Mayor and Members of Council

**From:** Beth Gignac, Director Community & Recreation Services

**Date to Council:** February 14, 2023

**Report Number:** CRS-2023-01

**Subject:** CADA Library Renovation – Final Concept Design

---

### Recommendations

It is recommended:

**That** Report No. CRS-2023-01 CADA Library Renovation – Final Concept Design, **be received;**

**And that** the final conceptual design recommendations outlined in Attachment 1 to Report No. CRS-2023-01 to renovate the Cada Library Building located at 13675 St. Gregory's Road, **be approved;**

### Background

At the April 24, 2020 Regular Meeting of Council, direction was given to have Town Administration compile a report on viable options to refresh or renovate the current Cada Library building through consultations with associated committees, including Tecumseh Accessibility Advisory Committee (TAAC), Senior's Advisory Committee (SAC), Youth Advisory Committee (YAC) and Cultural Advisory Committee (CAC), along with other key stakeholders.

Furthermore, funding had been approved in the 2020-2024 Buildings Five (5) Year Capital Works Plan (RCM-397/19) for \$60,000 to contract the services of an architect to work with the Town and Essex County Library administrations in conducting public input

sessions and producing a concept design to modernize the library building and improve its functionality.

In February of 2022, Archon Architects Incorporated was retained by the Town as the architect and prime consultant for the Cada Library Renovation Project to produce a concept design satisfactory to the public consultations and discussions held with the Town and County of Essex Library Board administration.

The contract with Archon was segmented into two (2) phases, where the initial phase is comprised of the pre-design, schematic design and construction documents. The second phase consists of the contract administration and management of the project.

## Comments

Throughout 2022, the project evolved through various stages of development including discussions and consultations with community stakeholders to formalize a conceptual design that is most suitable for revitalizing the library's internal spaces.

In November, consultations culminated in hosting public engagement through an in-person forum and an online civic engagement platform (PlaceSpeak). Commentary and input from the community was received based on the proposed conceptual design developed from stakeholder input.

Altogether, feedback received was positive and generally satisfied with the overall approach concerning the plan layout for requisite and public spaces including its renewed performance and accessibility, use of neutral interior finish and colour schemes, and modern furnishings.

As a result, the proposed interior renovation plan improves efficiencies and creates greater functionality of the overall space. Highlights of the proposed renovation are displayed through the interior renderings included in Attachment 1 and as provided below:

- Extensive Barrier-Free and Accessibility Upgrades including:
  - New Universal/Gender Neutral Washroom;
  - New Barrier-free multi-fixture Male and Female washrooms;
  - Main Entrance Automatic Sliding Doors;
  - New Barrier Free Information Desk for improved client interactions;
  - Removal of elevated stage areas in Program Room.

- Improvements/Replacements to all interior finishes including:
  - New carpet and tile floors throughout;
  - New ceiling tiles;
  - Painting of all walls;
  - Identification for themed areas;
  - Increased electrical distribution and power receptables for use of charging phones, laptops, tablets, etc.
  - Replacement of all lighting with LED energy efficient light fixtures and daylight harvesting control system;
  - Installation of new clerestory windows along west wall to provide increased natural lighting to reduce the need for artificial lighting;
  - Improved Staff Support areas for programing preparation.

In addition, the Cada Library building has also received new HVAC units to supplement the upcoming renovations to provide further improved efficiencies of the existing building as well as upgraded exterior lighting.

Upon Council approval of the final concept, it is anticipated that the final construction drawings will be developed and the project tendered in early Q2 with construction potentially commencing as early as May of 2023. A project schedule is included in the conceptual design renderings within Attachment 1.

## **Consultations**

Financial Services  
Essex County Library  
Tecumseh Residents  
Stakeholders

## **Financial Implications**

Previously, Archon Architects Incorporated provided renovation costs to the Essex County Library Board and the Town estimated at \$1,000,000. This amount was approved for the project in December, 2022 as part of the Municipal Buildings 2023-2027 Five (5) Year Capital Works Plan. The estimated cost includes an adjustment to reduce the scope of the project that influenced the overall cost, and allowance for

inflation on materials and construction along with a contingency. Recent economic trends may very likely impact the project's overall cost due in part to extraordinary market conditions that have swelled construction and material costs.

Both, the Town and the Essex County Library will contribute financially through a shared commitment whereby the Town will be responsible for \$700,000 and the Essex County Library Board for \$300,000, exclusive of any additional equipment and furnishings.

Funding is generally allocated through Lifecycle Reserves (LC) for Municipal Buildings, but given the substantial enhancement of this particular asset, other sources of funding will be relied upon to cover the renovation. It is planned that \$580,000 will be drawn from the Town's Infrastructure Reserve (also known as the New Infrastructure Levy or NIL) and the remaining \$120,000 will come from a reserve of Town funds held in trust by the County for library purposes.

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☐

Website ☒

Social Media ☒

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Daniel Wolicki  
Manager Facilities & Energy Management

Reviewed by:

Beth Gignac, BA Hons  
Director Community & Recreation Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	CADA Library Renovation – Interior Renderings of Final Concept Design