

# Main Library Facility Planning

Facilities Planning Committee

October 24, 2012

# OPL Board Strategic Plan 2012-2015

## *Strategic Priority B*

Places and Spaces that are Vital, Welcoming  
Community Hubs

# Main Library



# Main Library – Current State

- Opened in 1974 - built for books
- Largest (90,418 sq ft) and busiest OPL branch
- Has never had a comprehensive renovation
- Accessibility issues
- Lack of public meeting and gathering spaces
- Not built for modern library service delivery especially technology

# Main Library Survey

- Opinion survey of users/non-users undertaken by Nanos Research in spring 2012
- Main Library is branch for the downtown community
- Users like the central downtown location and wide selection of resources
- 83% of users highly satisfied but...
  - People want more resources and a refreshed library

# Board Direction (1)

May 14, 2012 motion approved:

- *That the Board approve the following branches as facilities renewal priorities for future planning including incorporation into the nine-year capital forecast: Main, Rosemount, Constance Bay, Centennial, Emerald Plaza, Elmvale Acres, North Gower and Orléans.*

## Board Direction (2)

September 10, 2012 motion approved:

- *That the Board receive the Main Library Building Condition Audit and Structural Assessment (Morrison-Hershfield Report No. 2123051.00 July 24, 2012) report; and*
- *That the report be referred to the Facilities Planning Committee for consideration; and*
- *That staff bring a report to the Board in November 2012 on recommended next steps in planning for renewal of the existing Main Library facility.*

# Building Condition Audit Key Results (1)

- Main Library building is in generally good condition
- About \$6.3 million identified in repairs/replacements over next 10 years
  - \$4.2 million to replace 40 year old electrical system (end of life)
  - \$1.1 million for parking garage repairs
  - \$1.0 million for other repairs/replacements



# Building Condition Audit Key Results (2)

- Functionality
  - Large open spaces on the 1<sup>st</sup> – 3<sup>rd</sup> floors offer flexibility other than the walls surrounding the elevators, stairwells and atrium
  - The basement level has limited flexibility to be altered

# Building Condition Audit Key Results (3)

- Expansion Potential
  - Limited expansion potential
  - Challenging – significant structural and legal encumbrances
  - Maximum potential is for 2 storey addition of 8,800 square feet
  - Any addition would impact on air rights and the Sir Richard Scott building

# *Moving Forward*

# Guiding Principles

Fiscally responsible plan that:

- Supports modern library service delivery and
- Includes a significant fund-raising component

# Planning Options

- Three options to consider in Main Library facility planning next steps:

Option 1: Maintain

Option 2: Modernize

Option 3: Expand

# Option 1: Maintain

<b>Description</b>	Status quo
<b>Scope</b>	Life cycle maintenance of Main Library facility
<b>Order of Magnitude</b>	\$
<b>Results</b>	<ul style="list-style-type: none"><li>• Responds to condition audit but does not address current facility limitations in supporting library service delivery</li><li>• Restricts RFID implementation</li><li>• Facility is not refreshed</li></ul>
<b>Duration</b>	Short-term solution (10 years)
<b>Strategic Alignment</b>	<ul style="list-style-type: none"><li>• Council-approved Comprehensive Asset Management strategy</li><li>• B: Places and Spaces that are Vital, Welcoming Hubs → Maintenance of current facilities</li></ul>

# Option 2: Modernize

<b>Description</b>	Modernizing of current Main Library through redesign and refreshing of current space
<b>Scope</b>	Life cycle maintenance of facility Major renewal and comprehensive renovation of existing facility maximizing public space
<b>Order of Magnitude</b>	\$\$
<b>Results</b>	<ul style="list-style-type: none"> <li>• Responds to condition audit</li> <li>• Addresses service delivery deficiencies and accessibility issues</li> <li>• Will support modern library service delivery (open spaces, more people places, technology friendly)</li> <li>• Allows for optimal RFID implementation through facility design integration</li> </ul>
<b>Duration</b>	Mid-term solution (20 years)
<b>Strategic Alignment</b>	<ul style="list-style-type: none"> <li>• A: Services that are Relevant, Accessible and Customer-Centric</li> <li>• B: Places and Spaces that are Vital, Welcoming Hubs</li> <li>→ Maintenance and renewal of current facilities</li> <li>→ Sustainability</li> </ul>

# Option 3: Expand

<b>Description</b>	Expansion and major renovation of current Main Library
<b>Scope</b>	Total renewal and renovation of existing space Expansion through two storey addition to 4 <sup>th</sup> and 5 <sup>th</sup> floors
<b>Order of Magnitude</b>	\$\$\$
<b>Results</b>	<ul style="list-style-type: none"> <li>•Will address issues raised in condition audit</li> <li>•Major renovation with building stripped back to its shell</li> <li>•Increased service delivery space (+9.7%)</li> <li>•Addresses service delivery deficiencies and accessibility issues</li> <li>•Will support modern library service delivery (open spaces, more people places, technology friendly)</li> <li>•Allows for optimal RFID implementation through facility design integration</li> </ul>
<b>Duration</b>	Long-term solution (>20 years)
<b>Strategic Alignment</b>	<ul style="list-style-type: none"> <li>•Council-approved Comprehensive Asset Management strategy</li> <li>•A: Services that are Relevant, Accessible and Customer-Centric</li> <li>•B: Places and Spaces that are Vital, Welcoming Hubs</li> <li>→Maintenance and renewal of current facilities</li> <li>→Building new spaces</li> <li>→Sustainability</li> </ul>



# Comparison of Options

Results in a facility that	Option 1: Maintain	Option 2: Modernize	Option 3: Expand
Is structurally sound	X	X	X
Meets functional program requirements		X	X
Is accessible		X	X
Better supports technology-based services to customers		X	X
Supports full implementation of RFID technology		X	X
Is a vital, welcoming community hub		X	X
Maximizes public spaces		X	X
Offers increased square footage			X

# Preferred Option

- Staff recommend *Option 2: Modernize* as the preferred option
- Rationale
  - Modest renewal of the existing facility
  - Moderately priced
  - Supports delivery of modern library service

# Recommendations (1)

1. That the Facilities Planning Committee approve the following motion:
  - That *Option 2: Modernize* be the recommended option in planning for renewal of the existing Main Library facility

## Recommendations (2)

2. That the recommended option be presented through a staff report at the November 19, 2012 Board meeting
3. That the funding for the planning next steps be identified as the Jan Harder Capital Trust Fund.

# Planning Next Steps - 2013

1. Program requirements: Engagement of external services to identify functional requirements
2. Design vision: Engagement of architectural services to undertake preliminary feasibility analysis including order of magnitude costs