

ACTION

Subject: Main Library Building Condition Assessment Update

Prepared by: Elaine Condos, Division Manager, Facilities and Business Services

Prepared for: Ottawa Public Library Board

Meeting of: September 10, 2012

Date of preparation: August 29, 2012

RECOMMENDATIONS:

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 staff bring a report to the Board in October 2012 on recommended next steps in planning for renewal of the existing Main Library facility.

References

- Doc 3, *Main Library Building Condition Assessment*, September 12, 2011
- Doc 3, *Adoption of 2012 Board Workplan*, April 16, 2012
- Doc 2, *Facilities Planning Committee Report*, May 14, 2012
- Doc 5, *2012 Employee Strategic Work Program*, May 14, 2012

Background

1. One of the Library Board's five strategic directions focuses on developing library "Places and Spaces that are Vital, Welcoming Community Hubs".
2. On September 12, 2011, the Board approved the undertaking of an external building condition assessment of the Main Library building. The purpose of the study was to

examine expansion potential, building flexibility, end of life and structural soundness. The Main Library is the most heavily used building in the OPL fleet of facilities. With the building coming up to its 40 year anniversary in 2014, it was both timely and prudent to undertake a comprehensive assessment of the facility.

3. City of Ottawa Infrastructure Services engaged the services of Morrison-Hershfield consulting engineers to undertake the study. Work commenced in January and was completed in July. The final report is provided as Attachment 1.
4. As part of the planning for the renewal of the existing Main Library facility, a survey of users and non-users was undertaken in Q2 2012. Nanos Research was engaged to undertake this work which was completed in June. The final report is provided as Attachment 2.

Overall, people who use the Main Library said that they were satisfied with their user experience and saw the branch's central downtown location and wide selection of resources as its biggest advantage over other branches. A majority of respondents used the Main Library more than any other OPL location, and visited on average between once a month and once a week. Thinking of the future, respondents said that the branch should continue to widen its selection of resources, and asked for a more spacious library with an updated interior and more seating. Key findings indicated that the Main Library is a branch for the downtown community.

5. In May 2012, the Board approved facilities renewal priorities for 2013-2021 for future planning including incorporation into the nine-year capital forecast. Eight priorities were approved with the Main Library identified as number one on the list.

Analysis

1. As per the building condition audit, overall, the Main Library building is in generally good condition and is structurally sound.
2. An estimated \$6.253 million in repairs/replacements have been identified over the next ten years for essential and necessary repairs/replacements including:
 - Building envelope/structure - \$1,322,000
 - Building interior - \$405,000
 - Electrical systems - \$4,233,100
 - Mechanical systems - \$136,000
 - Conveying systems - \$157,000

3. With respect to functionality, the report notes that other than the walls surrounding the elevators, stairwells and the atrium, the space within the library is open concept so the existing partition walls can be relatively easily reconfigured.
4. Expansion potential is limited although it appears feasible to add a 1 or 2 storey vertical addition to the northern half of the lower library building.

Next Steps

1. Staff are recommending that the following actions occur:
 - a. Review of Main Library Building Condition Assessment be undertaken by the Facilities Planning Committee in September, and that
 - b. Identification of next steps in the planning process be developed and brought to the Board in October 2012.

Attachments

1. *Building Condition Audit and Structural Assessment, Main Library, 120 Metcalfe Street, Ottawa, Ontario* (Morrison-Hershfield, Report No. 2123051.00, July 24, 2012).
2. *Public Opinion on the Ottawa Public Library's Main Branch* (Nanos Report, Project 2012-253, FINAL).