

Report to / Rapport au:

**Ottawa Public Library Board
Conseil d'administration de la Bibliothèque publique d'Ottawa**

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File Number: OPLB-2018-1203

SUBJECT: Rosemount Revitalization Project Update

OBJET: Revitalisation de la succursale Rosemount – Mise-à-jour

REPORT RECOMMENDATIONS

That the Ottawa Public Library Board:

- 1. Receive this report and Rosemount preliminary design (to be tabled at the meeting) for information; and,**
- 2. Direct staff to include an additional \$400K for the Rosemount Revitalization in the 2019 capital budget.**

RECOMMANDATIONS DU RAPPORT

Que le Conseil d'administration de la Bibliothèque publique d'Ottawa :

- 1. Prenne connaissance du présent rapport et de la conception préliminaire de la succursale Rosemount (soumis lors de la réunion), à titre d'information; et**

2. **Charge le personnel d'ajouter au budget d'immobilisations de 2019 un montant supplémentaire de 400 000 \$ pour le projet de revitalisation de la succursale Rosemount.**

BACKGROUND

As per OPL Board ("the Board") policy OPLB-001, the Board is accountable for the full range of decisions affecting the Ottawa Public Library. This role is further refined within Board policy OPLB-002 Delegation of Authority:

- item #3, identifies the Board as having the authority to review and recommend annual budget estimates to City Council; and,
- item #10, specifies the Board's ability to approve additional expenditures for amendments to previously approved projects based on the deviation from the originally approved amount of $\geq 10\%$, and also allows the CEO permission to authorize additional expenditures of less than 10%.

In September 2016, the OPL Board approved the Library Facilities Framework and Investment and Growth Planning Study (OPLB-2016-0181), which identified Rosemount as the Board's top renewal priority.

In October 2017, the Board received the Rosemount Branch Renewal report (OPLB-2017-1002), and directed staff to include \$2M in the 2018 capital budget for the revitalization of the existing facility. This amount was based on a scope of work detailed in a 2016 Preliminary Design Study Report to meet the requirements of accessibility, building code deficiencies, and restoration of historic character.

In July 2018, OPL engaged +VG to design the Rosemount Revitalization incorporating feedback from public engagement and consultation. OPL's direction to +VG was to preserve the heritage character of the branch while extensively renovating and refreshing the facility, addressing building condition, safety, and accessibility, improving efficiencies of operations and use of space, modestly increasing public floor space, and introducing sustainable features.

Construction is anticipated for spring 2019 with completion in late 2019 during which library services will be provided at a temporary location.

The purpose of this report is to provide information on the work completed to date, as well as seek Board approval to increase the overall project budget by \$400K, for a total of \$2,4M.

DISCUSSION

To kick off the revitalization process, a three-phased public engagement was instituted. This consisted of a pre-design on-line survey (September 13 – October 9, 2018), an open house (October 3, 2018), as well as comment provision for on-line feedback for those unable to attend the open house. Staff and +VG were present to answer questions at the open house. In total, more than 800 people provided their thoughts and views on the revitalization project.

Results

Public feedback, as illustrated in the Public Consultation Feedback & Results Report (Document 1), was supportive of the proposed directions. Through the feedback, staff and the architects heard that the community would like OPL to:

Overall:

- maintain and expand existing branch services and amenities;
- conserve and respect the heritage of the existing building;
- find better use of space/harvest additional space;
- incorporate accessibility and sustainability features; and,
- include public and community art.

Interior:

- provide more places to sit, read, work, and meet;
- improve lighting and acoustics, while retaining heritage features wherever possible;
- increase connectivity and provide areas to charge devices;
- design a dedicated children's section and an expanded teens' space; and,
- include a community meeting space.

Exterior/Entry:

- enhance the experience of arrival at the branch with a new and improved lobby space;

- provide bike racks and stroller parking;
- make better use of outdoor space for children's programs; and,
- add to and improve spaces to read and pass time outside of the branch.

Design Development

Using the public input, the architects explored design options to address both the base building requirements and the public's wants. +VG has determined that the current construction budget will enable the project to achieve the original objectives, those are: meet operational, building code and accessibility requirements, preserve key heritage elements, incorporate some sustainability elements, and modestly increase public floor space. Class D estimates, subject to a variance of 20%, suggest that 60% of the budget is required for building code and accessibility upgrades, and 20% for functional building upgrades, such as a new roof. This leaves 20% of the budget for improvements related to the customer experience.

The proposed customer experience improvements in this design include:

- two bookable meeting rooms on the lower level, which will add a revenue stream to the branch;
- a revitalized upper level with an additional 95 square feet of public floor space;
- a dedicated teen space;
- a defined children's space and a public reading nook;
- new seating;
- adaptable shelving; improved lighting; and,
- some reopened windows for additional natural light.

Alternative Consideration

Given the feedback received from members of the community, and recognizing the building's current limitations, staff requested that the architects explore additional design options to further enhance the customer experience. As a result, +VG proposed an option that includes all the features of the basic design while:

- further increasing public floor space;
- opening more windows for added natural light;
- improving seating options;
- upgrading finishes;
- further enhancing the historical character; and,

- adding sustainability features.

This design would add 150 square feet of additional public space, in the form of a glass “reading room” addition off the main library space, increase the size of the front entry, add much requested public seating, and create a visual connection between the revitalized branch and the community. The glass reading room would function as a “beacon” to welcome the community into the branch, and create a more prominent entry to the branch. The enhanced design option would also increase the project scale sufficiently to make it eligible for the City’s Public Arts program. This means that there would be a public art competition for a work of art to be created for the project and incorporated into the building, allowing another opportunity for the community to participate in the branch revitalization and further enhance the architectural design. This enhanced design requires a project increase of \$400K.

Over the past years, OPL has taken a ‘touch it once’ approach to facilities’ renewals. By combining lifecycle requirements and renovation activities, there is minimal disruption to service to the community. The additional \$400K to the overall budget will allow the project to better address community feedback, will provide for an enhanced customer experience, and represents the best value for money without compromising the project timelines.

Next Steps:

Upon approval of this report recommendation, staff will include an additional \$400K in the 2019 capital budget for the Rosemount Revitalization and the architects will be directed to include a reading room addition and further enhancements in the design.

The public will have an opportunity to comment on the preliminary design at two information sessions to be held at the branch on Thursday, December 13 from 6:00 – 8:00 p.m. and Saturday, December 15 from 12:00 – 2:00 p.m.

The final design will be presented to the Board in February. The project is targeted for tender at the beginning of March, with construction completion in late 2019.

In order to continue services to the community during construction, OPL will operate out of a temporary location at 1207 Wellington West. The temporary location will provide a carefully curated collection of materials in all formats, holds pick-up, book return, public

computer access, Wi-Fi, and printing. Programming will be delivered in the community. The temporary location will open to the public two days after the branch closes for revitalization.

CONSULTATION

A multi-pronged, multi-media approach to engaging with the community is well underway. A pre-design on-line survey was issued to Rosemount customers and community groups from September 13 to October 9, 2018. There were 698 respondents. An employee survey was conducted at the same time. OPL and +VG subsequently hosted an open house at the branch on October 3, 2018 to engage the public and gather input on design ideas. This event was attended by more than 100 people. The open house materials were also posted on-line for comment from October 4 to November 2, 2018 for additional feedback.

The preliminary design will be displayed for community input on December 13 and December 15, 2018 with staff present to address questions and receive feedback. In February, the final design will be presented to the Board and subsequently displayed for public information. If additional funding is approved, a public art process engaging the public will commence in spring 2019. OPL will also explore ways to engage the community during construction, including posting progress photos on the web page.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications with this report.

FINANCIAL IMPLICATIONS

Staff recommend the inclusion of an additional \$400K in the 2019 capital budget for the Rosemount Revitalization. This will bring the project total to \$2,400,000.

ACCESSIBILITY IMPACTS

The Rosemount Revitalization project will incorporate accessibility features in the new design.

TECHNOLOGY IMPLICATIONS

There are no technology implications with this report.

BOARD PRIORITIES

The revitalization of the Rosemount branch aligns with the OPL Board's 2015-2018 strategic priority of "SPACES for community, collections, and creation," part of the direction to "Sustain collaborative and flexible physical spaces across the library system." This also aligns with the OPL Board's Branch Renewal Priorities (2016-2021) which identified Rosemount branch as the number one renewal priority.

SUPPORTING DOCUMENTATION

Document 1 - +VG report - Survey Results

DISPOSITION

Should the Board approve the recommendation, \$400K will be included in the draft 2019 budget submission for the Rosemount Revitalization Project.