

Report to / Rapport au:

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

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File Number: OPLB-2015-0013

SUBJECT: Central Library Project Update

OBJET: Mise à jour du projet de la Bibliothèque centrale

REPORT RECOMMENDATION

That the Ottawa Public Library Board receive the Central Library Project Update report.

RECOMMANDATION DU RAPPORT

Que le C.A. de la Bibliothèque publique d'Ottawa prenne connaissance du rapport d'étape sur le projet de la Bibliothèque centrale.

BACKGROUND

In July 2014, the Ottawa Public Library Board ("the Board") received the Main Library Facility Planning report which identified that:

- The functional program space requirement for a modern central library is 130,000 square feet and the current facility has 98,000 usable square feet;

- There are three (3) options for modernizing the Main Library facility (Class D estimates):
 - Option 1: Renewal - \$40 million for 109,000 square feet, with a life span of 15-20 years;
 - Option 2: Renovation - \$50 million for 115,000 square feet, with a life span of 25-35 years;
 - Option 3: Redevelopment - \$70 million for 131,000 square feet with a life span of 40+ years; and,
- None of the options fully address the deficiencies of the current space; even Option 3 is unable to resolve current limitations to shipping and receiving access.

The report also identified risks with the cost estimates given the number of unknowns that may occur when renovating an existing building of this size, age and of which no major renovations have been undertaken since it was built.

All of the options involved a significant investment from the City of Ottawa (“the City”), and the report did not include a business case for proceeding with any of these options versus building new or seeking public-private partnership opportunities that might take advantage of any new builds that would benefit from access to rapid transit. In response, the Board approved motion 20140707/3 directing staff to develop an option analysis for a full 130,000 square foot functional program requirement for a central library at a new site and to report back in 2015.

The purpose of this report is to provide the Board with a status update on the work that is underway in response to motion 20140707/3.

DISCUSSION

“Main Library” refers to the current facility at 120 Metcalfe Street. To avoid confusion, “Central Library” will be the terminology used on a go-forward basis to define the project that is in progress regarding the renewal or redevelopment of the existing facility.

The scope of this project is to complete required deliverables to respond to the Board motion regarding the additional option analysis, which is commonly referred to as Option 4. The end results will provide the Board with information required to determine the best “Value for Money” option for recommendation to Council for consideration. The complete range of options to be analyzed includes the three modernization options from

the July 2014 report (Options 1-3), Option 4 (new build on new site) and Option 5 (status quo).

The project schedule requires completion of key deliverables by May 2015 in order for the Central Library Project to be considered in the discussion of 2014-2018 Term of Council Priorities. The Board will also be reaffirming its strategic priorities during this time frame.

Key deliverables include development of a business case and validation of functional requirements. The status of these projects is:

Business Case Development: A mini-Request for Proposal process was followed using PPP Canada's list of pre-qualified Financial and Business Case Advisors. This process resulted in the awarding of a contract to Grant Thornton Raymond Chabot. The value of the contract is \$85,021.20 (including taxes). Work is in progress for completion in early May.

Validation of Functional Requirements: Library Strategies International LLC has been engaged to validate functional requirements for the renewal / redevelopment of the Main Library facility. One of the firm's principals was involved in similar planning for the Halifax Central Library which opened in December 2014. The value of this contract is \$65,000 USD. Work is underway for completion in early May.

Public Engagement: Public consultation is a component of the functional requirements study. This will include a session to be held in March which will support both in-person and on-line input.

CONSULTATION

Consultation has occurred with the Board Chair, OPL Chief Executive Officer, the Director, Real Estate Partnerships and Development Office, the Deputy City Treasurer, Corporate Finance, and the General Manager, Infrastructure Services.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated directly with this report.

FINANCIAL IMPLICATIONS

here are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology impacts associated with this report.

BOARD PRIORITIES

In May 2012, the Board identified the Main Library as its highest facilities renewal priority. This priority was confirmed in November 2012 with Board approval of investigation of potential for modernizing the existing facility and again in July 2014 with direction to investigate the potential of a full 130,000 square foot program requirement for a new build on a new site.