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Item No. 3

Halifax Regional Council
June 24, 2008
July 8, 2008
August 5, 2008
Committee of the Whole

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in dark ink, appearing to read "Dan English", written over a horizontal line.

Dan English, Chief Administrative Officer

A handwritten signature in dark ink, appearing to read "Wayne Anstey", written over a horizontal line.

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: June 16, 2008

SUBJECT: **Halifax Central Library - Building Program and Space Requirements Report**

ORIGIN

In June 2007, Council approved, in principle, designation of the property at the corner of Spring Garden Road and Queen Street as the site of the Central Library and authorized HRM staff to negotiate the land transfer with the Province. Council directed the Halifax Regional Library Board to engage consultants to develop the building program and space requirements for the Central Library. Funds for this purpose were approved in the 2007-2008 Capital Budget.

RECOMMENDATIONS

It is recommended that:

1. The Halifax Regional Municipal Council approve the Central Library in principle.
2. The HRM Council direct HRM staff to examine funding options and develop a financial plan for the project.
3. The HRM Council direct the Halifax Regional Library Board to begin a Request for Proposal process for the provision of architectural services for the new Central Library.

BACKGROUND

The Halifax Central Library is a proposed project that has been on the table for an extended period of time. The Halifax Regional Library Board recognized that it was necessary to clearly define the building program and space requirements to address mounting need for expanded cultural and educational services. At the same time, the rapid deterioration of the Spring Garden Road Memorial Public Library and the inability of this facility to deliver service efficiently and effectively further supported the Board's initiative.

Prior to issuing the tender for the Central Library - Building Program and Space Requirements, the Halifax Regional Library Board commissioned numerous studies outlining recommendations and evaluating building sites. These studies include:

- 1987 A Site Analysis Study (*Duffus Romans Kundzins Roundsfell Ltd.*)
- 1994 The Halifax City Regional Library Space and Services: Needs Assessment Study (*Beckman and Associates*)
- 1996 Towards a New Central Library: Use and Limitations of the Spring Garden Road Library and Projected Needs for a New Central Facility (*Library Staff*)
- 1997 Central Library Study (*A.J. Diamond, Donald Schmitt and Company*)
- 2001 Structural Engineering Reports (*HRM RPAM*)
- 2002 Facilities Review and Inventory (*HRL & HRM RPAM*)
- 2004 Needs Assessment and Master Facilities Plan (*Terrain*)
- 2005 Capital District Public Facilities Needs and Opportunities (*HRM*)
- 2006 Spring Garden Road / Queen Street Area Joint Public Lands Plan (*Environmental Design and Management Ltd. in association with Urban Strategics Inc.*)

The Central Library - Building Program and Space Requirements report, prepared by the HOK Planning Group, builds on the urban design recommendations and guidelines included in the Spring Garden Road / Queen Street Area Joint Public Lands Plan adopted in principle by Council.

A Central Library within the Halifax Regional Municipality complements municipal strategic initiatives, including the extensive HRMby Design project, the cultural plan, economic development and immigration strategies, youth engagement and infrastructure revitalization.

Unequivocally, it was the public's input from focus groups, public meetings and survey responses that drove the proposed building program and the final theme and vision adopted for the new Central Library - "A Partnership of Learning and Culture."

DISCUSSION

The work plan for the Central Library Building Program and Space Requirements covered an 8-month period beginning in November 2007 and was highly participatory, intended to engage the public to determine their library service needs and desires.

The first phase focussed on a consultation process that was open, transparent and inclusive. It included focus groups, a survey and engaging dialogue at a public meeting attended by approximately 200 people in February 2008. Overall, support for the Central Library was clearly expressed. From this process, a series of alternative models were developed on 3 overarching themes that emerged time and again.

Each of these themes, the library as a community cultural centre, a community learning centre or a centre for community partnerships, were further developed and graphically presented at the second public meeting.

As a result of feedback received, the final concept - a Partnership of Learning and Culture - was fully developed and space requirements were calculated for each functional component.

The following Guiding Principles reflect public comment and serve as the foundation for the Central Library design and construction:

- A civic landmark and a source of pride and inspiration for all residents.
- A centrepiece of the Capital District, contributing to the economic revitalization of the downtown and sparking cultural and learning activities.
- An accessible, bright, and welcoming destination for adults, youth, families and newcomers providing opportunities for civic and social interaction as well as quiet individual use.
- An environmentally friendly, sustainable building.
- A rich resource centre for knowledge, learning and personal growth.
- An asset to the branch libraries by providing resources which assist them in being more responsive to local community needs.
- An adaptable and flexible space that will be able to meet the changing needs of users and accommodate new innovative technologies and new demands.

The new Halifax Central Library will be a regional resource, an active information destination and a reflection of the communities within the Halifax Regional Municipality. The Central Library's design, spaces and services will be driven by the needs of people.

The proposed Central Library building area is significantly smaller than what had been previously suggested in earlier studies. The gross building area is 108,896 square feet. Advances in technology, changes in service delivery approaches, self-service options, and new collection formats have all contributed to this reduction in overall building size, as well as an appreciation of municipal funding challenges. Recognized standards were used to calculate space requirements.

The building program allocates space for circulation, adult, children's and teens collections, seating and computers, a local history and genealogy centre, an adult learning and literacy centre and a centre for technology and innovation. A 250-seat auditorium for programs, author readings, performance and community use has been incorporated along with large and small meeting rooms. A café, staff work areas and public washrooms are also provided.

The following chart details service improvements:

	Existing Spring Garden Memorial Public library	Proposed Central Library
Operations:		
Number Days/Week	6	7
Number Hours/Week	50	70
Collection:		
Adult	158,100	200,000
Teen	10,000	15,000
Children	57,000	100,000
Public Computers:		
Adult & Teen	30	285
Children	7	50
Seating:		
Adult	96	555
Teen	5	60
Children	23	100
Study Rooms	0	8
Meeting Rooms	2	5
# of seats	90	488
Auditorium	0	1
# of seats	0	250
Total Gross Floor Area	38,000 sq. ft.	108,740 sq. ft.

A cost analysis was prepared by Hanscomb Consulting using an estimate of \$321.60 per square foot for a total construction cost of \$35,026,000. This sum includes Leeds certification, site development and construction allowances. The total project cost, including furniture, fixtures and equipment and additional fees, is \$42,031,000.

The report includes a discussion of implementation and project funding strategies.

Once the project has been approved in principle, the CAO and HRM staff will need to address the issue of project funding and identify a financial strategy for design and construction. The funding can be spread over a period of 4 or 5 years, meaning that the full amount is not required in order to start but full commitment is required to complete the project before the project begins.

In order to move ahead, it is recommended that approval in principle be given and that the Halifax Regional Library Board proceed to a Request for Proposal and architect selection process.

BUDGET IMPLICATIONS

In 2008-09, use approved capital funds of \$400,000 budgeted in Acct. CBW00978 for a design competition for the architect selection process.

Additional funds estimated in the amount of \$3,003,000.00 or 10% of the projected construction cost of \$30,325,000 will be required in the 2009-10 Capital Budget to complete the building design. Addition of a contingency allowance would be prudent.

Construction, depending on the financial plan developed, may be spread over a few years and is estimated at \$42,031,000. This sum includes Leeds certification, construction, site development and furniture, fixtures and equipment. This estimated cost closely matches the Library's previous submissions of \$40,000,000. While there will be a fundraising component, the bulk of the funding will come from municipal sources.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

None.

ATTACHMENTS

Halifax Central Library Building Program and Space Requirements Report

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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HALIFAX CENTRAL LIBRARY Halifax, N.S.

BUILDING PROGRAM AND SPACE REQUIREMENTS
June 2008



The HOK Planning Group

HALIFAX CENTRAL
LIBRARY
Halifax, N.S.

BUILDING PROGRAM AND SPACE REQUIREMENTS
June 2008

The proposed future Central Library will blend the best of traditional library services with new and innovative spaces, making it a vital centre for learning and culture in the heart of the community.



The HOK Planning Group





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EXECUTIVE SUMMARY

The Halifax Public Libraries is a multi-faceted organization that provides an essential public service through an extensive network of community branch libraries within the Halifax Regional Municipality. As a result of continued municipal growth, increased service use and demand for expanded cultural and educational services, the Halifax Regional library Board recognized the critical need to develop, design and construct a Central Library. At the same time, the rapid deterioration of the Spring Garden Road Memorial Public Library and the inability of this facility to deliver service efficiently and effectively further supported the Boards' initiative.

The HOK Planning Group was retained by the Halifax Regional Library Board to develop a building program and define the space requirements for the future Central Library. This process was supplemented with the expertise of Library consultant, Susan Kent and representatives of AMEC, a Halifax engineering and architectural firm who provided support and local knowledge throughout the project. This report is the culmination of an extensive iterative public consultation process, research in best practices and ongoing discussion between the Library's Senior Management Team, HRM Senior Management and the consultants over an eight-month period.

The work plan of the project was based upon a consultation process that was comprehensive, open and inclusive. There were three significant

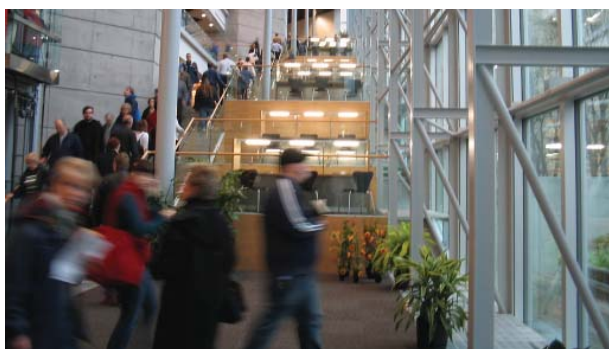
milestones throughout the process. These included active participation from specific focus groups and the general public over a series of days during each major phase of the project. At the end of each set of focus group meetings, a public meeting was held. All the public meetings were extremely well attended. Additionally, public surveys were undertaken with survey questionnaires available at the library and on the Library's web site.

Unequivocally, it was the public's input from the focus groups, public meetings and survey responses together with the knowledge and expertise of the staff from the Halifax Public Libraries that drove the conception of the proposed building program, and the final theme and vision adopted for the new Central Library – "A Partnership of Culture and Learning".

The public has been involved from the very beginning and consulted throughout the process. It is also critical that the public continues to remain included and informed as this phase of the project closes out and the next phase begins – design and, ultimately, construction. The continued success of this project depends on the involvement and ongoing engagement of the citizens residing within the Halifax Regional Municipality. The passionate response to the project over the past eight months was unparalleled and there is an obvious commitment by the residents of HRM, a commitment that clearly indicates that a Central Library is a necessity for the future development and growth of the Municipality and its citizens.

The following Guiding Principles will function as the foundation for the Central Library throughout all stages of design and development:

- A civic landmark and a source of pride and inspiration for all residents.
- A centrepiece of the Capital District, contributing to the economic revitalization of the downtown and sparking cultural and learning activities.
- An accessible, bright, and welcoming destination for adults, youth, families and newcomers providing opportunities for civic and social interaction as well as quiet individual use.
- An environmentally friendly, sustainable building.
- A rich resource centre for knowledge, learning and personal growth.
- An asset to the branch libraries by providing resources which assist them in being more responsive to local community needs.
- An adaptable and flexible space that will be able to meet the changing needs of users and accommodate new innovative technologies and new demands.



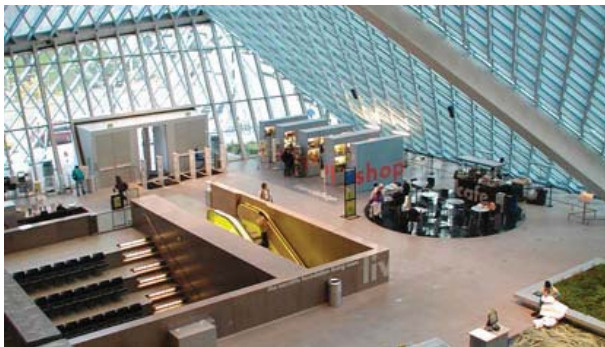
Within the last decade, there has been a resurgence of Central Library construction: the cities of Vancouver, Winnipeg, London, Montreal in Canada, Phoenix, Nashville, Memphis, Minneapolis, Jacksonville, Seattle and Salt Lake City in the United States, as well as Amsterdam, the Netherlands, and Hong Kong are just a few examples.

Municipalities recognize the key role that Central Libraries play in securing the vitality of downtown cores, stimulating economic development and binding diverse communities together. A Central Library within the Halifax Regional Municipality complements municipal strategic initiatives, including the extensive Halifax By Design project, economic development and immigration strategies, youth engagement and infrastructure revitalization.

Halifax residents from all walks of life have voiced their hopes and ideas for a new and exciting Central Library in downtown Halifax. They are eagerly anticipating a building that will be a vital centre of learning and culture in the heart of the community, a library that blends the best of traditional library service with new and innovative spaces, technology and collections that meet the need of residents now and in the future.

As a result of this study, we recommend the following:

- The Halifax Regional Municipal Council approve the Central Library in principle and direct HRM staff to proceed to investigate and report back to Council on funding options for the project.
- The HRM Council directs the Halifax Regional Library Board to begin a Request for Qualifications process to select an architect for the new Central Library and provides the funding necessary for the architectural selection process.



SECTION ONE:

Introduction





I. INTRODUCTION

Libraries provide a core educational and cultural component within communities. For many, the Library plays a role that is unique and very much a part of active learning and ongoing development for people of all ages. As with all major facilities that provide a resource to the community, the Public Library must evolve with time and be flexible, responding to technological advancements, new methods of learning, and new ways of finding information and be accessible to everyone. This is a challenging exercise but one which Halifax is ready to embrace and as such, the need is to move forward with a Central Library that will represent and promote the Halifax Regional Municipality and be able to adapt to future demands.

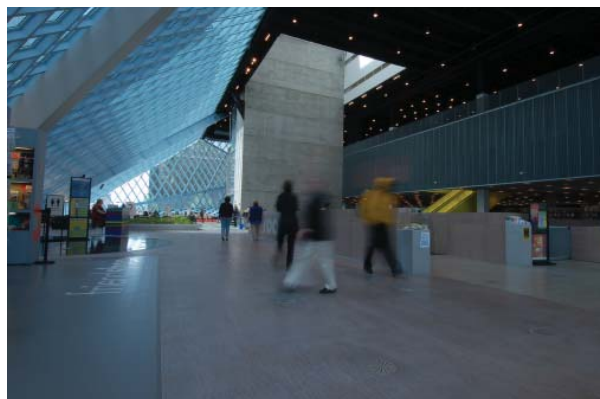
The Halifax Central Library is a proposed project that has been on the table for an extended period of time and it is only now that all of the relevant factors required to ensure this development have come together. As a result of this, the Halifax Regional Library Board recognized that it was necessary to clearly define the building program and space requirements for a new Central Library. By doing this, the program has an opportunity to develop as a reflection of the Halifax Regional Municipality and the building will be designed in such a way that it will be flexible enough to accommodate the diverse needs of the community, promoting literacy and the technological demands of the future.



The need is here to move forward with a Central Library that will represent and promote the Halifax Regional Municipality and be able to adapt to future demands.

In response to the request for proposals distributed by the Halifax Public Libraries, the HOK Planning Group developed a work plan that was inclusive and participative in nature, focused on determining the needs and desires of the specific focus groups, the general public and the staff of the Halifax Public Libraries. The final building program was based on a series of participative events and consultation with Library staff. Alternative models for the Library were developed midway through the process and were based on recurring themes gleaned from public input. As a result of this participative process and identifying gaps within the existing urban fabric of HRM, a final and holistic building program was developed and the overarching theme was encapsulated in its title, *The Halifax Central Library – A Partnership of Culture and Learning*.

The Halifax Central Library – Building Program and Space Requirements report is the end result of identifying and analyzing the opportunities and constraints within the existing Public Library.



1.1 PROJECT BACKGROUND

The Halifax Central Library – Building Program and Space Requirements report evolved as a result of a mounting need recognized by the Halifax Regional Library Board. This need has existed for many years and, as such, consecutive reports and studies have been completed outlining recommendations and evaluating various site options. An initial study was completed by Duffus Romans Kundzins Rounsfell Ltd. (1987) entitled, *A Site Analysis Study* which focused on the Spring Garden Road Memorial Public Library. The report evaluated the feasibility of expanding the Library to 100,000 gross square feet. Following this analysis, *The Halifax City Regional Library Space and Services: Needs Assessment Study* was completed by Beckman and Associates in 1994. This study developed a program analysis for a facility that would function as a Central Library for the City of Halifax library system.

In 1996 amalgamation took effect, bringing together under one municipality (HRM) the City of Halifax, City of Dartmouth, the Town of Bedford and the Halifax County Municipality. During this same year of amalgamation, the Halifax Public Libraries staff prepared a report,



With continued positive pressure from the public and immense commitment from the Halifax Public Library Board and entire staff, the timing is now right to move forward with complete and comprehensive building program and space requirements.

Towards a New Central Library: Use and Limitations of the Spring Garden Road Library and Projected Needs for a New Central Facility, which analyzed the pressure that would be placed on a new Central Library resulting from the newly amalgamated Regional Municipality.

After amalgamation in 1996, A.J. Diamond, Donald Schmitt and Company completed a study specifically for Halifax Public Libraries pertaining to a new Central Library. The project studied the role of a Central Library within HRM, the feasibility of reusing or replacing the Spring Garden Road Memorial Public Library and potential costs associated with such a development. The purpose of this report was to function as a precursor to the design and ultimate construction of the Central Library; but, as a result of funding issues at the time, the Central Library project was unable to move forward.

Recently completed in 2006 at the request of the Halifax Regional Municipality and the Nova Scotia Department of Transportation and Public Works, was the, *Spring Garden Road / Queen Street Area Joint Public Lands Plan*, report by EDM (Environmental Design and Management Ltd.) in association with Urban Strategies Inc. The purpose of this plan was to complete a thorough study of the Spring Garden Road and Queen Street area and to develop a number of urban design strategies. As a result of this study, it was determined that the Central Library would be best situated at the corner of Spring Garden Road and Queen Street directly next to the existing Dalhousie University, Faculty of Architecture and Planning Building. This site is a surface parking lot owned by the Province and leased to Dalhousie University. It will be the responsibility of the Province to determine the release

of those lands, potentially permitting the development of the Central Library on that particular site. *The Spring Garden Road / Queen Street Area Joint Public Lands Plan* also provided a set of urban design recommendations and guidelines which were adopted in principle by Council and was used by the HOK Planning Group throughout this process.

Over the years, there have been a number of studies completed and various consultants who have all analysed and studied the possibilities and options for the future development of the Central Library. Timing and funding have been two reasons why the Central Library project has not been able to move forward. However, with continued demands from the public and the needs defined by the Halifax Regional Library Board, it is now the opportune time to bring forth a complete and comprehensive building program and space requirements.



1.2 PROJECT PROCESS

The project process stemmed from a Request for Proposals (RFP) calling for submissions for, *Planning Consulting Services for a Central Library Building Program and Space Requirements*, by the Halifax Public Libraries, led by the CEO, Judith Hare. In response to the RFP, the HOK Planning Group submitted a proposal with a team of consultants with expertise in planning, public engagement, library programming and costing analysis. The work plan submitted by HOK was a highly participatory one and was intended to engage the public to determine their needs and desires.

The project covered a span of eight months beginning in November 2007, with a final presentation to Council in June 2008, by Judith Hare of the Halifax Public Libraries and Robert Marshall of the HOK Planning Group (Figure 1). The project was based on three major phases, each culminating in a public meeting. The first phase was defined by three days of focus groups sessions in early February, subsequently followed by another focus group session and public meeting in April. The final building program and presentation was delivered to the public in an open house format on June 2, 2008.

The first phase focused on a consultation process that was open, transparent and inclusive. A number of focus groups were formed after specific stakeholder groups were identified by the Halifax Public Libraries staff. Over a three day period HOK and Susan Kent presented to each of the groups, providing examples of other libraries from around the world, exploring the ideas of “what could be” within the future Central Library for HRM. The purpose of the presentation was to gain a better understanding of the needs, desires and vision of the HRM community. At the end of the third day a public meeting was held at the Lord Nelson Hotel where a presentation was given similar to those given at the focus groups. The public meeting was attended by approximately 200 people. The presentation was well received and generated an engaging dialogue between the audience and the panel. Overall, support for the development of a Central Library was clearly expressed.

Subsequently, as a result of the workshops and feedback from the public and staff, a series of alternate models for the Library were developed based on three overarching themes which rose to the surface time and again. Each of these themes were then translated into graphic representations and presented to a number of focus groups, followed by a public meeting held at the Lord Nelson Hotel. As a result of this process a “hybrid” approach was developed as the overall theme that would be substantiated by the early development of the design principles. A detailed overview of the consultation process and a developed explanation of the three different themes presented at the second public meeting may be found in Section 3.

With extensive input from the Senior Management Team from the Halifax Public Libraries, a comprehensive overview was developed which listed in detail all the proposed services within the Central Library, including staff, offices, workstations and the overall space requirements for each service. The intent was not to develop a detailed floor plan for this new facility, but to outline the building program and adjacencies so that the Library may function as an effective and flexible space. The Central Library must be able to adapt to the evolution of library services which will inevitably include new technology, and to the ways which the Library space may be used for the next half century. The building program and the space breakdown are provided in Section 5.

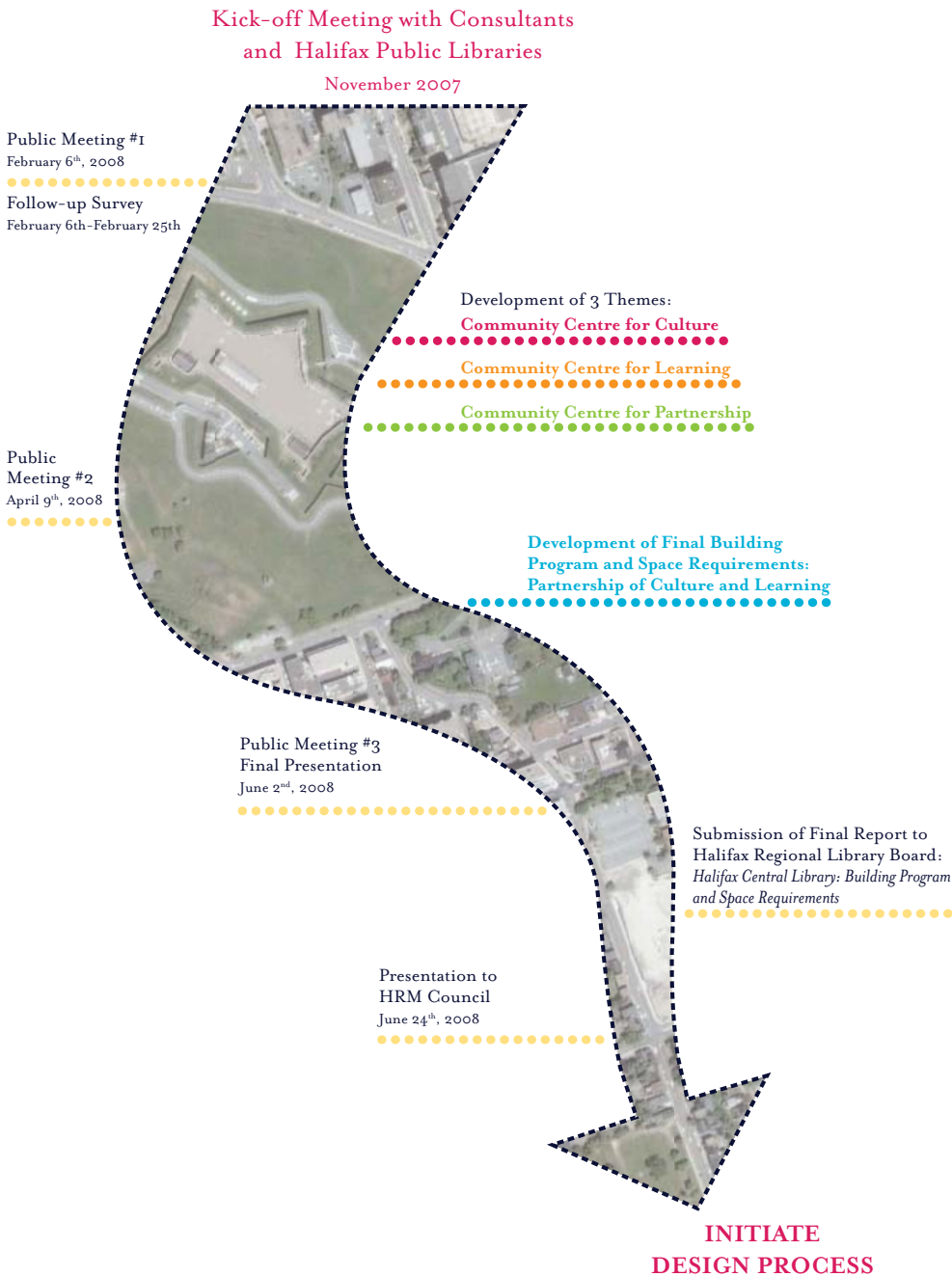


Figure 1: Project Timeline

1.3 DOCUMENT ORGANIZATION

This report is organized in such a way that the reader will be able to follow the development of this particular project in a sequential and logical manner. Each of the sections are summarized below.

Section 1 – Introduction:

The introduction includes the project background providing a reference point for the reader to acquaint themselves with prior reports and studies. This is followed by the project process outlining the timeline and milestones that occurred throughout the project.

Section 2 – Vision:

The Vision refers to the overall image of the Central Library and encapsulates the goals and objectives of how HRM will be reflected in the new Library. The vision ultimately reflects the needs, desires and goals of the Municipality. The design principles are also described in this section and will function as a constant point of reference throughout the design process.

Section 3 – Public Consultation:

The public consultation section explains the process undertaken for each of the focus groups and the public meetings. Feedback and summaries of input are relayed in this section and the results from the surveys are included in the Appendix. Included within this section is a description for each of the proposed themes for the library. An explanation is provided regarding the core or the foundation services of the Library and the differences among each of the themes.

Section 4 – Site Analysis:

The site analysis describes the entire proximity of the Spring Garden Road and Queen Street area which includes the proposed site for the Library. The surrounding context looks at the various components of the community, such as retail, Dalhousie University, Spring Garden Road and the relationship to the new Library. A quick review is provided explaining the existing zoning and any other relevant regulations. Finally, proposed urban design guidelines as laid out by HRM by Design are described, including any relevant implications to the site.

Section 5 – Building Program & Space Requirements:

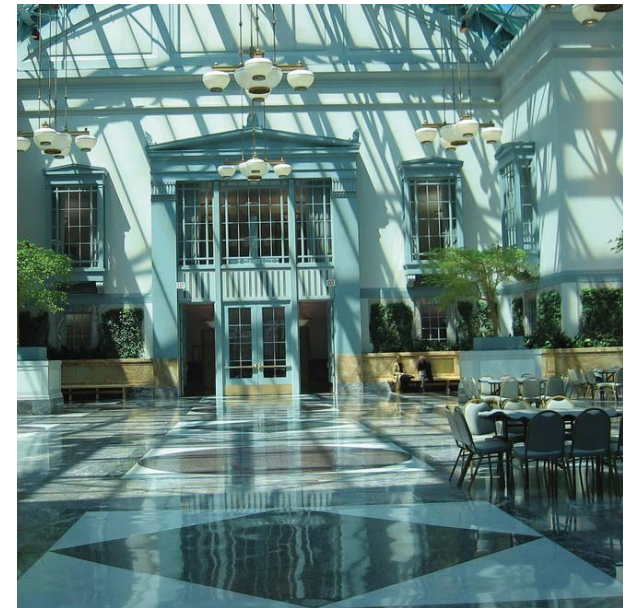
The core component of this section addresses each of the proposed services in the Central Library, supported by the space requirements for each of the outlined building programs. Each of the descriptions includes potential adjacencies between services and interior design components.

Section 6 – Cost Analysis:

Hanscomb Consulting was engaged to prepare an initial report on the potential costs for the development of the Library based on the overall proposed gross square footage. The complete report may be found in Appendix D.

Section 7 – Recommended Implementation Strategy:

This final section focuses on the next steps that are necessary and appropriate to move this project forward. Options and recommendations are explored pertaining to design.



SECTION TWO:

Vision for the Halifax Central Library





2. VISION FOR THE HALIFAX CENTRAL LIBRARY

The Halifax Central Library building and the services it offers will represent the desires and vision of the residents of HRM, most of whom are users of the Halifax Public Libraries. It will be a technologically sophisticated and modern building that does not lose sight of Halifax's history and maritime heritage. The building will function as a focal point for the community where groups and individuals will come to attend programs and discussions in one of the meeting rooms, or find a warm and inviting space in which to sit and read or study. It will be a place where literally lifelong learning is always the primary focus. Residents will enjoy the environment of a welcoming, inviting and completely accessible public building and all that it offers.

The interior of the building will be open, bright and airy, an environment where visitors will feel like they are able to retreat from the complexities of urban life or gather together in community events and social interactions.

The building will incorporate and reflect the ongoing creative culture of the HRM community through public art, exhibitions and programming. Special places will be created throughout the facility, allowing people of all ages to enjoy one of the quiet spaces or group areas. All aspects of the building will be universally accessible for all individuals. This is a public building that will service the needs of the community and function as a focal point for the entire Municipality.

The Central Library will be a sustainable and environmentally conscious building. This ideal will be reflected through the materials used for its construction and its furnishings, with the ultimate goal of achieving a LEED Silver accreditation¹. The Central Library will be a flexible space so that it may evolve over time with the advances of technology but will remain an efficient, friendly and functional facility.

1. LEED Silver (33-38 points) – Leadership in Energy and Environmental Design v2.2. Certification granted by Green Building Council.

The Central Library will be a technologically sophisticated and modern building that does not lose sight of Halifax's history and maritime heritage.

As a result of the vision for the Halifax Central Library, we have developed the following Guiding Principles:

- A civic landmark and a source of pride and inspiration for all residents.
- A centrepiece of the Capital District, contributing to the economic revitalization of the downtown and sparking cultural and learning activities.
- An accessible, bright, and welcoming destination for adults, youth, families and newcomers providing opportunities for civic and social interaction as well as quiet individual use.
- An environmentally friendly, sustainable building.
- A rich resource centre for knowledge, learning and personal growth.
- An asset to the branch libraries by providing resources which assist them in being more responsive to local community needs.
- An adaptable and flexible space that will be able to meet the changing needs of users and accommodate new innovative technologies and new demands.



The Central Library is most often located within the downtown core and is an architecturally distinguished building that often becomes an easily identified municipal “icon”.

2.1 WHAT IS A CENTRAL LIBRARY?

The new Halifax Central Library will be regional resource, an active information place and a reflection of the communities within the Halifax Regional Municipality. It will enhance the Halifax Public Libraries’ ability to design and redesign services, reaching out and attracting ever-increasing numbers of people. Services will be flexible and based on the needs of the community combined with the best that technology has to offer. The Central Library’s service will be timeless. It will support the needs of all users, delivering age-level specific and distinctive services. It will offer a wide range of creative approaches such as classes, programs, exhibits and print and electronic collections in technologically appropriate spaces. The new Central Library’s design, spaces and services will not be driven by physical collections or ephemeral technologies but, most importantly, by the people who use them.

The residents of Halifax Regional Municipality (HRM) want and need a Central Library that will be:

- An active part of daily life in Halifax where people connect with one another and work collaboratively and individually.
- A resource supporting lifelong learning, professional development, and personal growth.
- A new approach to traditional library services reflecting developments in technology and different learning styles.
- A vibrant part of HRM’s rich cultural, educational and civic resources.

- A welcoming environment where citizens feel empowered and enlightened by the provision of knowledge and their own learning experiences.
- An avenue of real-time access to collections and resources.
- An asset to the branch libraries in supporting their collections, service development and programming.

A Central Library functions as the hub or core of the public library system within a City, Region or Municipality. It is usually the largest of all the libraries in the library system and houses the most comprehensive collections as well as special collections relevant to the community it serves. The Central Library is generally located within the downtown core and is an architecturally distinguished building that often becomes an easily identified municipal “icon”. Additionally, the Central Library serves as a resource and provides a supportive role to the other branch libraries. Its large general and more specialized collections enhance the branch resources so that people using the branches have access to more comprehensive and special resources, books, media and staff expertise, more easily and more effectively.

2.2 SPRING GARDEN ROAD MEMORIAL PUBLIC LIBRARY BACKGROUND

The Halifax Regional Municipality is a community of approximately 372,679² and an area of 5,490.90 square kilometres³. The Halifax Public Libraries includes 14

2. <http://www12.statcan.ca/english/census06/data/profiles/community/Details>

3. <http://www12.statcan.ca/english/census06/data/profiles/community/Details>

branches, and a Mobile Library. All of these services are well used. The most frequented branches are the Keshen Goodman Public Library, recently completed in 2001 and the Spring Garden Road Memorial Public Library.

The Spring Garden Road Memorial Public Library was opened in 1951 in honour of those who lost their lives during World War I and World War II. In 1973-74, an extension was added to the original building as a result of the demand and the continued growth of the city of Halifax. Including the addition, the overall area for the library is 38,000 sq ft with an estimated collection of 225,000 volumes. The Spring Garden Road Memorial Public Library is located in the heart of downtown Halifax on the northeast corner of Spring Garden Road and Brunswick Street and is an extremely popular destination for families and residents of all ages.

The Library is becoming increasingly challenging to operate due to its dysfunctional layout, overcrowding and space shortage which prevents installation of new technologies or other modern services. From an operational perspective, there are serious and urgent building deficiencies that pose potential health and safety liabilities. Maintenance and repair efforts coordinated with Real Properties and Asset Management have managed to keep the building operational but this is a band-aid solution to the problem. The Spring Garden Road Memorial Public Library is unable to meet the needs and vision of the HRM community. Further expansion of the Library is not feasible as a result of paupers’ graves and Grafton Park.

Although the Spring Garden Road Memorial Public Library has very much been a part of the community for the past 57 years, it has reached the point where it is no longer possible to construct an extension or replace the building on the existing site. In order for Halifax Public Libraries to evolve, it is imperative that a Central Library be built so that it may truly function as a focal point to the Halifax Public Libraries community.

2.3 COMPARISON OF THE EXISTING SPRING GARDEN MEMORIAL PUBLIC LIBRARY TO THE PROPOSED HALIFAX CENTRAL LIBRARY

The following chart breaks down the existing resources provided by the Spring Garden Road Memorial Public Library and the resources which are proposed for the new Central Library. The chart compares several critical factors between the current Spring Garden Road Memorial Public Library facility and the proposed new Central Library. In each of the parameters displayed below, it is clear that the proposed building will accommodate more books, more users, more computers and more public spaces.

TABLE 1:

COMPARISON OF EXISTING RESOURCES			
		SPRING GARDEN ROAD MEMORIAL	NEW CENTRAL LIBRARY
NUMBER DAYS / WEEK		6	7
NUMBER HOURS / WEEK		50	70
COLLECTION:			
	Adult	158,100	200,000
	Teen	10,000	15,000
	Children	57,000	100,000
PUBLIC COMPUTERS:			
	Adult and Teen	30	285
	Children	7	50
SEATING:			
	Adult	96	555
	Teen	5	60
	Children	23	100
STUDY ROOMS:		0	8
MEETING ROOMS:		2	5
	# of seats	90	488
AUDITORIUM:		0	1
	# of seats	0	250
TOTAL GROSS FLOOR AREA		38,000 sf	108,896 sf *

* Total building area does not include parking or retail



2.4 BENEFITS OF A CENTRAL LIBRARY

HRM residents from all walks of life have voiced their hopes and ideas for a new and exciting Central Library in downtown Halifax. They are eagerly anticipating a building that will be a vital centre of learning and culture in the heart of the community, a library that blends the best of traditional library service with new and innovative spaces, technology and collections that meet the needs of HRM residents now and in the future.

The residents of HRM want and need a Central Library that will be:

- An active part of daily life where people connect with one another and work collaboratively and individually.
- A resource supporting lifelong learning, professional development, and personal growth.
- A new approach to traditional library services reflecting developments in technology and different learning styles.
- A vibrant part of Halifax's rich cultural, educational and civic resources.
- A welcoming environment where citizens feel empowered and enlightened by the provision of knowledge and their own learning experiences.
- An avenue of real-time access to collections and resources.
- An asset to the branch libraries in supporting their collections, service development and programming.

A new Central Library within HRM will benefit the community in many ways. Currently the Spring Garden Road Memorial Public Library does not have the capability to cope with the current or anticipated future demands of the public, particularly regarding books and non-print materials, programs, technology and public spaces. The only way the Halifax Public Libraries can respond to these issues and serve the community in the future is to build a larger and more efficient library. By doing this, the City will benefit immensely as residents embrace the new resources and spaces in the new building.

The new Central Library will be an "iconic" and "green" building which will create excitement and captivate interest amongst people who are currently library users as well as with those people who do not generally visit a library. Increased use of the Library system, as well as increased visitors to downtown Halifax, are just two of the many positive results of a new building.

The function of a Central Library will be to provide an exceptional public service that will go beyond the function of borrowing books. The new facility will feature special spaces that are themselves resources for learning and personal development. One of the gaps identified during the community consultation process was the lack of performance spaces and available meeting places for groups to gather. In response to this, the new building program for the Central Library incorporates a large fixed seat auditorium space capable of seating 250 people. This performance area will be able to accommodate plays, readings by authors, guest lectures and musical performances to name a few. Multiple meeting spaces will be provided throughout the building, but a group of larger meeting rooms will be clustered near the auditorium which will be able to seat between 50 and 125 people. The meeting rooms and the auditorium will be made available after regular library hours.

Simply by creating a more spacious and more comprehensive Library, the collections of books and non-print material for all ages will be significantly increased. This will be an excellent opportunity to merge the older existing collections at the Spring Garden Road Memorial Public Library with new materials for adult, children's and teen services. New opportunities will be created through the Centre for Technology and Innovation. Currently within HRM, a public place does not exist where people of all ages may visit, learn and experience new aspects of technology. This Centre will provide a tremendous educational opportunity for residents.

The Central Library will be located along the Spring Garden Road corridor which contains a mix of retail, residential and institutional uses. The foot traffic which moves throughout this dynamic and vibrant urban corridor will be increased by locating the main entrance to the Library along Spring Garden Road. The large number of pedestrians who visit the Library will also be an economic force for businesses on Spring Garden Road and the nearby vicinity. The Library will have the same setback as the School of Architecture and Planning, creating an open space that will be dedicated to civic events such as festivals, performances and, exhibits, with additional outdoor seating. The length of the building will run along the east side of Queen Street creating an interesting opportunity for development and may act as the catalyst in sparking potential developers interest to invest in and develop a mixed use development within this particular area.

Undoubtedly the development of a Central Library will provide HRM with a community resource that is second to none. It will be flexible, functional and modern in addition to being an attractive place for exhibits and performers. This new building will be identified by other cities around the world as an excellent example of how a Central Library can reflect the needs of its community.

SECTION THREE:

Public Consultation Process



3. PUBLIC CONSULTATION PROCESS

3.1 CONSULTATION PROCESS

In order to ensure that the development of the building program be an open and transparent process it was essential that as many people be involved as possible. The public engagement process included three ways in which public consultation was sought and given:

- **Focus groups** of various stakeholders, e.g. business, cultural and educational organizations, etc.
- **Public meetings**
- **Public surveys** available in print and on the Library's website

The three phase public consultation process was an iterative one, encouraging several rounds of participation in meetings held in February, April and June, 2008.

3.2 PHASE ONE – FEBRUARY, 2008

The first phase of the consultation process was based on meeting with a broad cross section of stakeholders who were invited to attend a series of sessions over a three day period in early February, concluding with a public meeting on the evening of February 6, 2008 at the Lord Nelson Hotel. The purpose of the focus groups and the public meeting was to re-introduce the idea of a Central Library for HRM and to determine what it is that the residents of the community want to see within the Central Library. The presentation featured examples of how other cities around the world have developed their libraries (Appendix A). The public meeting concluded with a number of key questions that prompted a very exciting discussion amongst the audience.

The outcome of the first set of focus group meetings and the public meeting assisted the consultants in identifying the type of library the community hopes to have in HRM. For those individuals who were unable to attend any of the focus group sessions or the public meeting, a survey was made available at all of the branch libraries and

on the Halifax Public Libraries website. The response to the survey was nothing short of extraordinary and had, along with the information gathered at the focus groups and public meeting, a significant influence on the development of the three alternate themes for the building program for the Central Library. These themes were presented at the second round of focus groups and public meeting held in early April, 2008.

The focus groups were composed of representatives from the community who have specific knowledge or could provide insight into various aspects of HRM and could assist in developing the overall content and context of the building program for the Central Library. Throughout the first round of focus groups held in February, 2008, each of the stakeholder groups was well represented.

The focus groups functioned at specific interest levels, (e.g. business people, teens); and, the consultants were able to gain insight specifically into what the Central Library could provide for these groups and the benefits that the stakeholders could, in turn, provide for the Library. It was through these engaging and more personalized discussions that the consultants were able to identify recurring themes from each of these groups. These conversations assisted in creating the alternate models which were then presented at the second round of public meetings, ultimately influencing the final shape and theme of the building program.



**Public Meeting for the future
Central Library for HRM**

You are invited to be a part of this exciting process in planning for the future Central Library for HRM. A presentation and information gathering session will be carried out by the HOK Planning Group in conjunction with staff from the Halifax Public Libraries.



**Halifax Central
LIBRARY**

Lord Nelson Hotel
1515 South Park St. Halifax, NS B3J 2L2

February 6, 2008 @ 7pm



The focus groups included throughout this consultation process were the following:

- Board Members & Capital Steering Committee
- Municipal Representatives, Directors and Councillors
- Halifax Public Libraries Staff
- Arts, Educational, Young Professionals
- Merchants, Business Associates, Chamber of Commerce
- Teenagers
- Local Partners

There was a strong turnout for each of the focus group sessions and all of the responses were recorded. In addition to each of the focus groups, senior management representatives from the Halifax Public Libraries were also in attendance and were available to answer questions or issues specific to the Spring Garden Road Memorial Public Library or the public library system in general.



3.3 SURVEY RESULTS

The response to the survey issued at the first public meeting and made available at all the local branches throughout HRM for a two week time frame afterwards was overwhelming (Appendix B). Over 700 people responded to the survey, answering each of the questions and writing very thoughtful and insightful comments. Highlights of the survey identified that almost half of the respondents use the Spring Garden Road Memorial Public Library, distantly followed by Alderney Gate Public Library and Keshen Goodman Public Library. One of the most interesting aspects gleaned from this survey was that over 58% of those who responded visit the Library in person more than once a week. A large percentage of the Library users also navigate through the Halifax Public Libraries' website more than once a week to obtain information. The responses provided very useful information for the Central Library project.

3.4 PHASE TWO – APRIL, 2008

Phase Two was the result of feedback and information gathered during the first phase of the project. After the completion of Phase One, the consultants reviewed all the results and observed that various points or themes kept recurring. As such, three themes or models were extrapolated from the information and a series of building programs was developed, one each based on culture, learning and partnership.

Without developing a building representation or creating specific floor plans for the Central Library, the challenge was to graphically represent each of the themes in a way that made the programs and service areas spatially relevant and connected. The final presentation showed an overall building program for each of the suggested themes through different sized boxes that were linked through connecting lines. The core elements of the foundation of each of the models remained consistent throughout. The program areas specific to each of the themes: culture, learning and partnership, were colour coded to differentiate among the themes.

The second phase of the public consultation process was held between April 7 and April 9, 2008. Over a three day

period, the focus groups were once again invited to attend a meeting where the consultants presented an update of the project. For this round of meetings, several focus groups were merged. Although it was imperative that each person at the focus sessions have the opportunity to express his or her idea or thoughts regarding each of the proposed themes it was thought that it was possible to still do this effectively by combining some of the focus groups. The focus groups for phase two of the consultation process were the following:

- Library Board Members / Library Capital Campaign Committee / Halifax Public Libraries Senior Management Team
- Spring Garden Road Memorial Public Library Staff
- Combined groups of academics, representatives from the arts community, education, young professionals, councillors, merchants, business associates, Chamber of Commerce and Municipal representatives.

2nd Public Meeting

Future Central Library for HRM

You are invited to be a part of this exciting process in planning the future Central Library for HRM.

The HOK Planning Group in conjunction with Halifax Public Libraries will present building program scenarios and a project update. Come tell us what you think!

Halifax Central LIBRARY

Lord Nelson Hotel
1515 South Park St. Halifax, NS B3J 2L2

Wednesday, April 9, 2008/ 7 p.m.

The consultants gained a great amount of insight as to the possible shape that the final building program for the Central Library would eventually take.

The presentation to each of the focus groups reviewed the results from the survey, and presented the three themes that had evolved since the last time the focus groups had come together. The presentation outlined the core elements of the Library and the functions that would occur in each of the major services (Appendix A). Subsequently, the themes were described focussing on the function of each and the ways in which the proposed models would benefit HRM. The presentation was supplemented by images supporting each of the programs visually explaining the function or role that each of the services may contribute to the Central Library.

The public meeting held on the evening of April 9, 2008, once again held at the Lord Nelson Hotel, was well attended. The evening began with an introduction from Judith Hare, CEO, Halifax Public Libraries. Rob Marshall with HOK and Susan Kent, library consultant, presented each of the building programs for the cultural, learning and partnership models. After completing the overview of each of the themes, the audience broke into groups. Each of the groups had a facilitator and three presentation panels summarizing each of the three themes. The facilitators engaged their group in a discussion pertaining to each of the themes, while recording everyone's comments and ideas. The purpose of breaking the audience down into small facilitated groups of 10 to 12 individuals was to learn which of the models the public preferred or what components from each of the models individuals liked. The facilitated groups were successful and lively. The consultants gained a great amount of insight as to the possible shape that the final building program for the Central Library would eventually take. Section 3.5 breaks down in detail each of the alternative themes presented at the second public meeting.

3.5 DEVELOPMENT OF ALTERNATIVE THEMES

As previously mentioned in the Public Consultation section, the three alternate themes that were intended to serve as ideas for development for the Central Library came about as a result of the participative approach adopted for this project. In discussing the three themes the residents of HRM clearly stated that the Central Library needs to function as a pivotal institution in the Municipality. Because an immense amount of input and feedback were gathered throughout the process, it was necessary to determine recurring themes and statements which arose either through conversations, responses to the survey and or comments made on the website. After carefully sifting through all the information gathered, three major themes emerged describing the Central Library as a centre for (1) community culture, (2) community learning or (3) community partnership.



3.5.1 COMMUNITY CENTRE FOR CULTURE

Culture plays an integral role within the community and is very important to the residents. After many discussions with the focus groups and the public, it became evident that what is missing within the Municipality is a publicly-owned theatre space that would accommodate approximately 250 people and is centrally located in the downtown. It was felt that there was a need for public exhibition space for local and visiting artists. As a result, a potential theme for the library emerged and was developed to incorporate specific components that relate to culture.

The Community Centre for Culture is based on the concept that the Library is a vibrant cultural centre and a venue for cultural programs such as music and dance performances, author readings, films and a variety of other events (Figure 2). The library building would include various sized spaces for these cultural programs and exhibitions as well as an outdoor area for performances. The Library's collection in the areas of culture and the arts would be a major asset in this thematic approach.

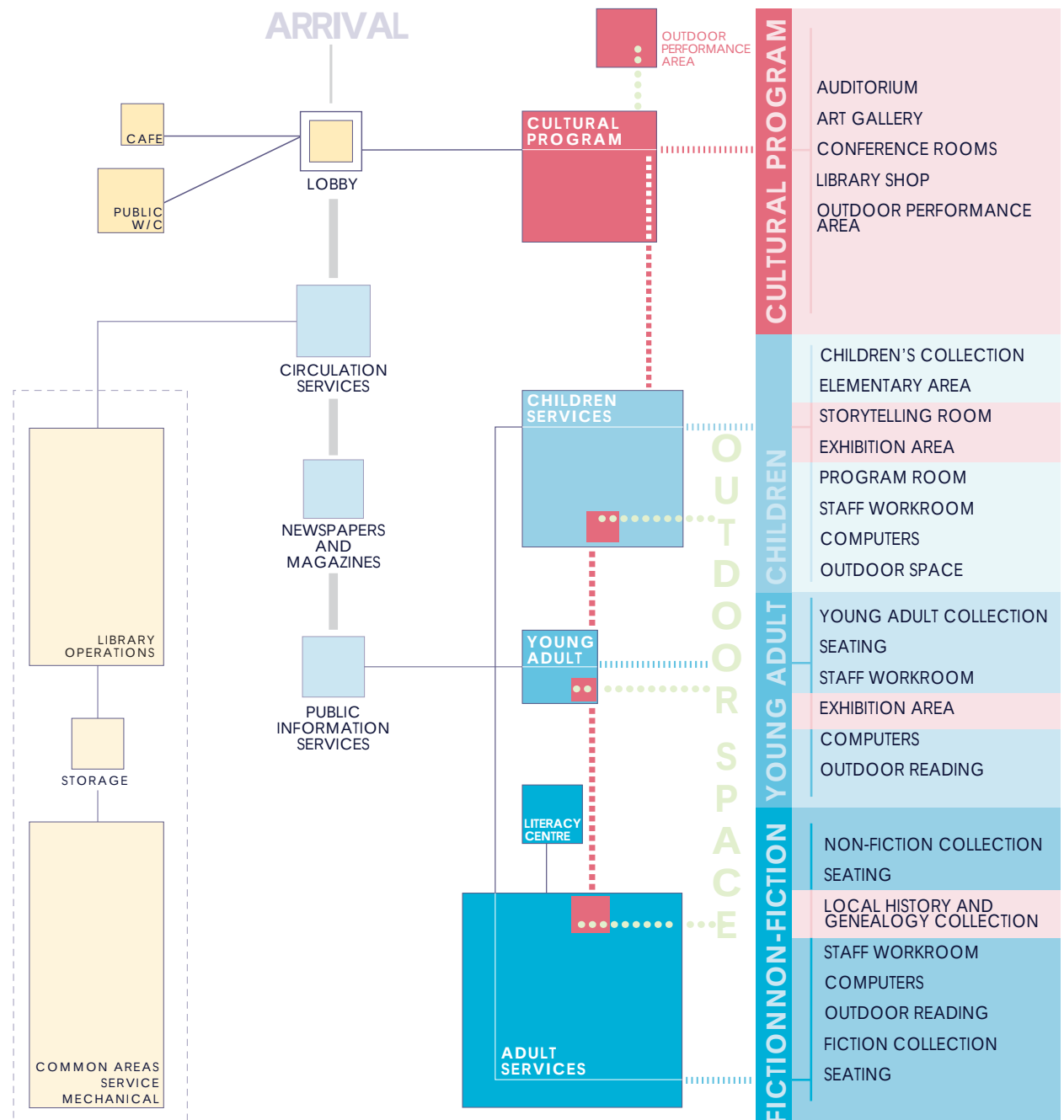


Figure 2: Community Centre for Cultural Building Program

3.5.2 COMMUNITY CENTRE FOR LEARNING

Learning and education are essential functions of public libraries, roles that the Central Library will continue to play. Residents want to be able to continue coming to the Library to read, do research and take advantage of all the opportunities that the Library will offer. The learning theme provides multi-faceted functional areas for education and skill development combined with the traditional role of the library in providing reading materials and a place to meet.

The Community Centre for Learning would emphasize the Library's role in education and lifelong learning (Figure 3). The library's collections and services in the areas of local history / genealogical collections, adult literacy, computer literacy, early childhood education, parenting, health information, and preparing young people for education and careers would be enhanced by the creation of learning spaces such as study rooms, homework spaces, classrooms for adult literacy students, an auditorium for lectures and discussions, meeting rooms for programs presented by a variety of educational groups and a computer classroom for online learning.

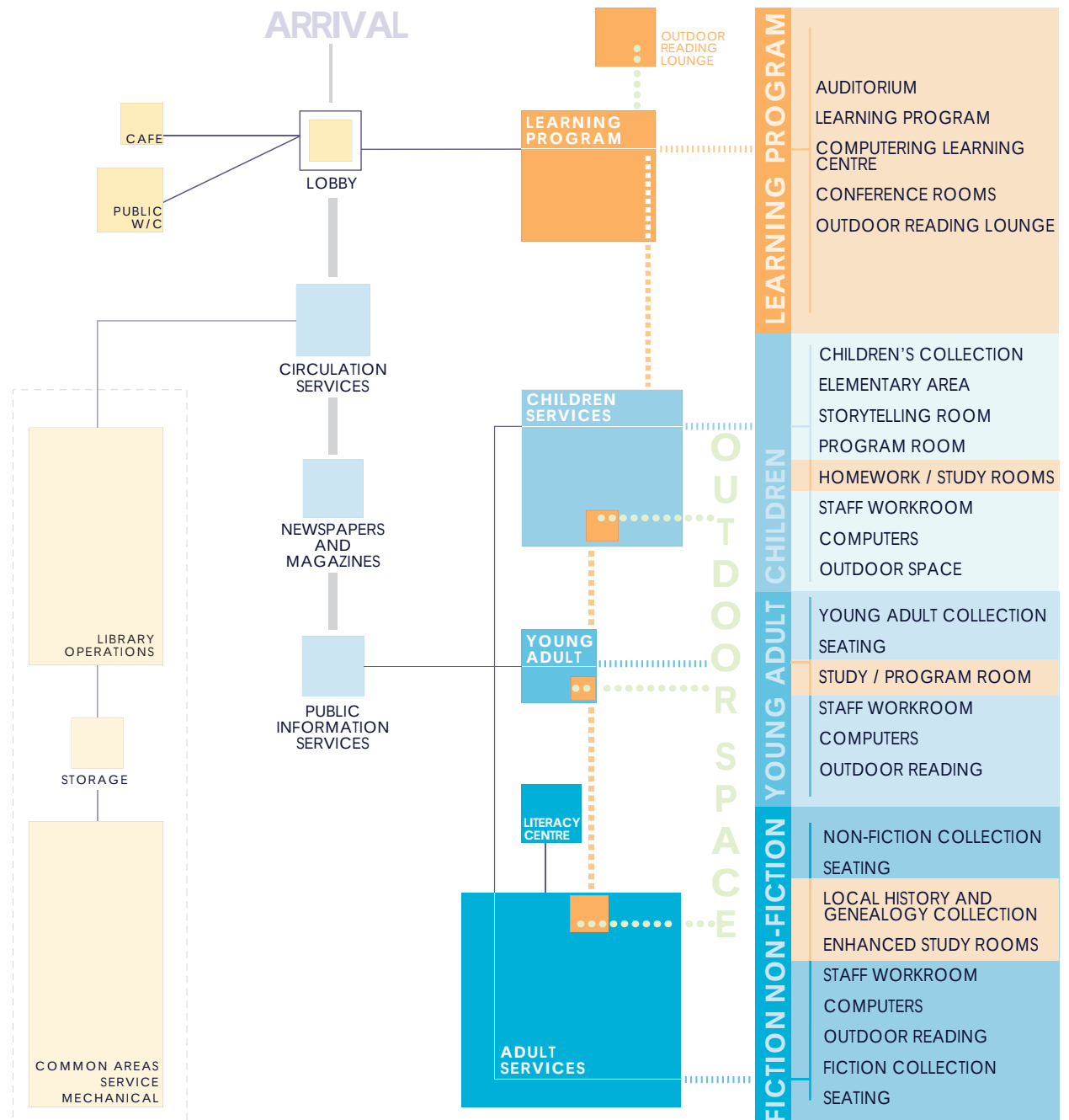


Figure 3: Community Centre for Learning Building Program

3.5.3 COMMUNITY CENTRE FOR PARTNERSHIP

There is a lack of space within the Municipality for small organizations and not-for-profit groups to function and remain accessible to the community. As a result of this issue, a partnership theme developed.

The Community Centre for Partnership would emphasize existing or future partnerships that the library may have within the community (Figure 4). The Library building will feature a mix of spaces for use by community organizations, who will in turn enhance the Library's cultural and learning functions through major events and or workshops produced and presented by these organizations. The Library building would also include office space available to community partners on a leased basis.

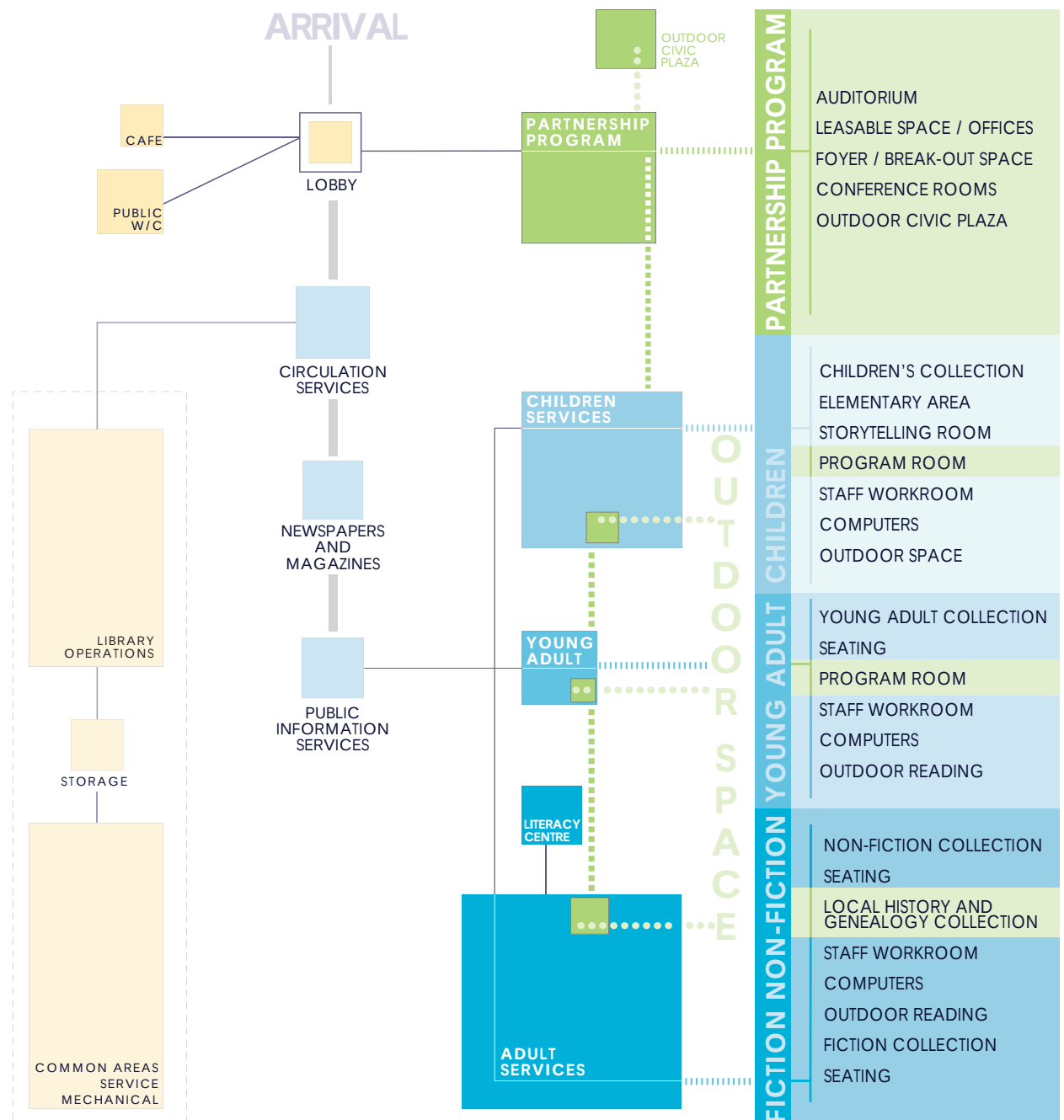


Figure 4: Community Centre for Partnership Building Program

3.6 PHASE THREE – JUNE, 2008

The final public meeting was held on the evening of June 2, 2008 where Rob Marshall and Susan Kent presented the complete building program and space requirements for the proposed Central Library. The evening began with a graphical display of each of the main public services to be provided within the Library. Those attending the meeting were encouraged to review each of the panels and ask questions to any of the staff or consultants. Judith Hare, CEO of Halifax Public Libraries, opened the presentation by introducing the final portion of the project and providing an overview of the entire project and what the next stage will involve.

The presentation reviewed the guiding principles used in determining the building program. These will continue to be used to guide the next phase of design. Included in

this presentation was a description of the benefits that will occur as a result of the development of the Central Library. Each of the benefits highlighted the positive return that this new facility will have on HRM, such as increased collections for adults, teens and children, civic performance space and increased activity along Spring Garden Road. The presentation focussed on describing the final building program and each of the services and their function within the Central Library (Appendix A).

The presentation wrapped up with a question and answer period. There was a very favourable response to the presentation, and the audience had a number of questions. The evening concluded with a resounding amount of support for the future development of the Central Library.

FINAL Public Meeting

Central Library Building Concept

Come see what the future Central Library for HRM will be!
Join us for an open house as we present the chosen building concept for the new Central Library.

Meet the library staff and planning team behind the project and share your thoughts as we move toward this exciting future.

Halifax Central LIBRARY

Lord Nelson Hotel
1515 South Park St. Halifax, NS B3J 2L2

Monday, June 2, 2008 / 7 p.m.

For more information please visit www.halifaxpubliclibraries.ca, or contact us at 902.490.5744 or central@halifaxpubliclibraries.ca



SECTION FOUR:

Site Analysis





4. SITE ANALYSIS

4.1 SURROUNDING CONTEXT

The location of the proposed Central Library is on the southeast corner of the Spring Garden Road and Queen Street intersection. The site is bounded by Dalhousie University to the east in the block ending at Barrington Street (which runs north south). The northern boundary of the site is defined by the retail corridor that runs along Spring Garden Road between South Park Street and Barrington Street. Spring Garden Road functions as a main corridor for pedestrian traffic and encompasses both institutional and at grade store front uses. To the west and intersecting perpendicularly with Spring Garden Road are a series of smaller streets which run parallel to one another, beginning with Queen Street, and then moving one block west to Birmingham Street, followed by Dresden Row

Currently the site is a surfaced parking lot adjacent to the Dalhousie University, Faculty of Architecture and Planning Building, located to the east of the parking lot. Immediately to the south of the proposed site was the old Infirmary which was demolished in 2005, with the intention to make way for future development. The remainder of the block is dedicated to Dalhousie University, with the exception of the Provincial Court House which is situated on the north side of the block facing directly onto Spring Garden Road. Next to the Court House is the Old Burying Ground / St. Paul's Cemetery, and across the street to the north is St. Mary's Basilica.

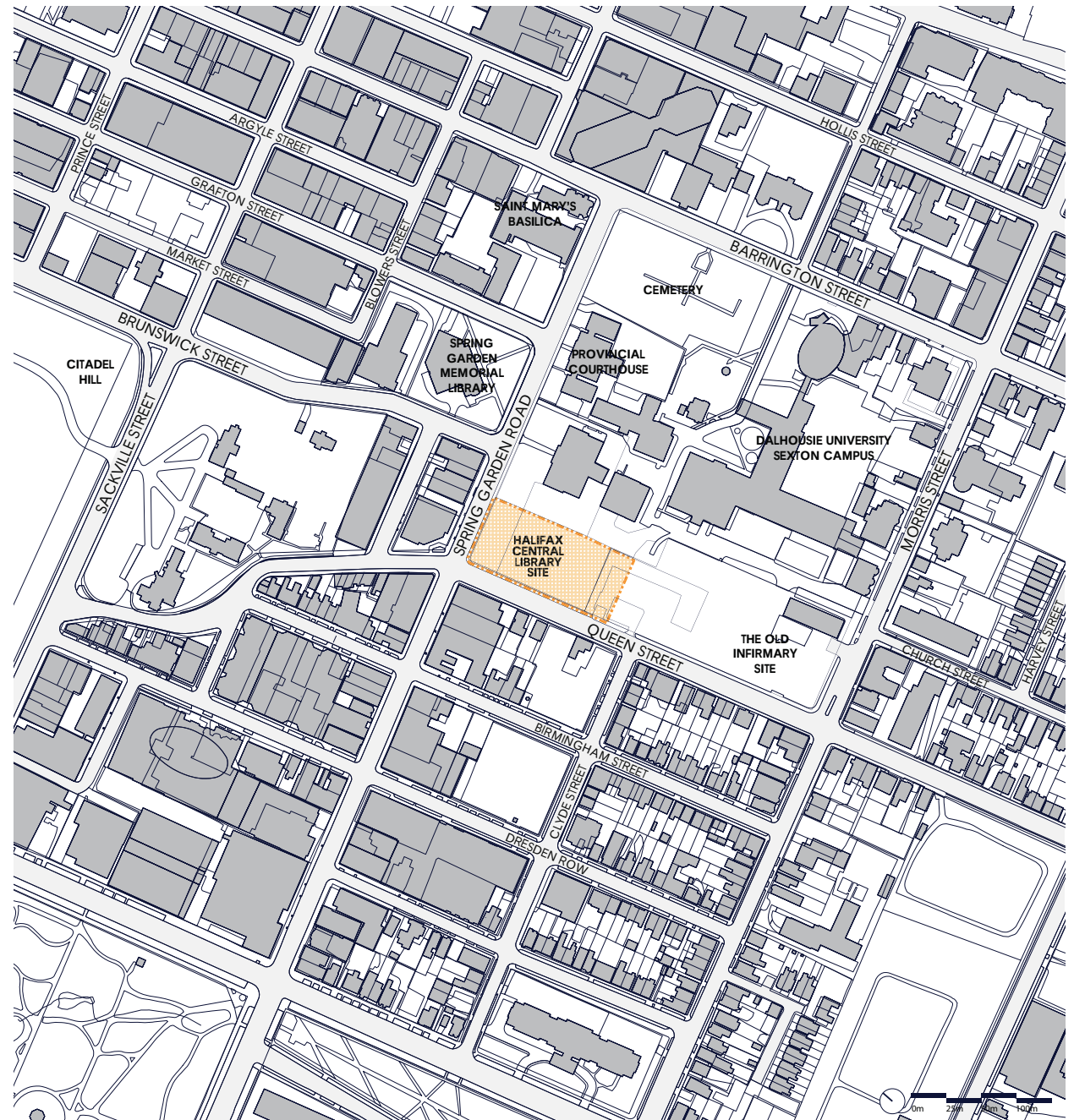


Figure 5: Site Context

4.2 EXISTING ZONING AND REGULATIONS

The blocks located along Spring Garden Road with the exception of the blocks containing the existing Spring Garden Road Memorial Public Library, the Court House and the School of Architecture are zoned “C-2D – General Business Zone – Spring Garden Road Area”. This zone is specific to the Spring Garden corridor and essentially outlines that all retail, restaurants, lounges and banks will occur at grade level while residential may occur above the retail but must have access from street level.

The proposed Library site is located on a block designated a combination of U-2 – High Density University and P Zone which is a Park and Institutional Zone. The U-2 zoning is strictly limited to University use with designated setbacks as allocated within the Halifax Regional Municipality Land Use By-Law⁴. The P Zone allocates the possibility of public use, including but not limited to a public park, recreational field, sports club and community facilities, cemetery, hospitals, child care... For a complete list of permitted uses refer to the Halifax Land Use By-Law as illustrated in Figure 6⁵.

The site allocated for the Central Library is zoned for RC-3. This designation permits High Density-Residential / Minor Commercial Zone and would function as a natural transition down from the slightly more intense commercial, retail occurring along the main core of Spring Garden Road⁶. It has been recommended and in principle has been approved, by HRM Council to re-zone this particular site to permit major institutional uses on site with an appropriate commercial component⁷. Therefore the new zoning would be the Park designation permitting Institutional uses, and appropriate zoning for the future Library.

4. Halifax Regional Municipality Land Use By-Law Halifax Peninsula with Amendments to July 21, 2007, p.121

5. Halifax Regional Municipality Land Use By-Law Halifax Peninsula with Amendments to July 21, 2007, p.115

6. Halifax Regional Municipality Land Use By-Law Halifax Peninsula with Amendments to July 21, 2007, p.87

7. Spring Garden Road / Queen Street Area Joint Public Lands Plan, Urban Design Report. November, 2006. EDM with Urban Strategies Inc.

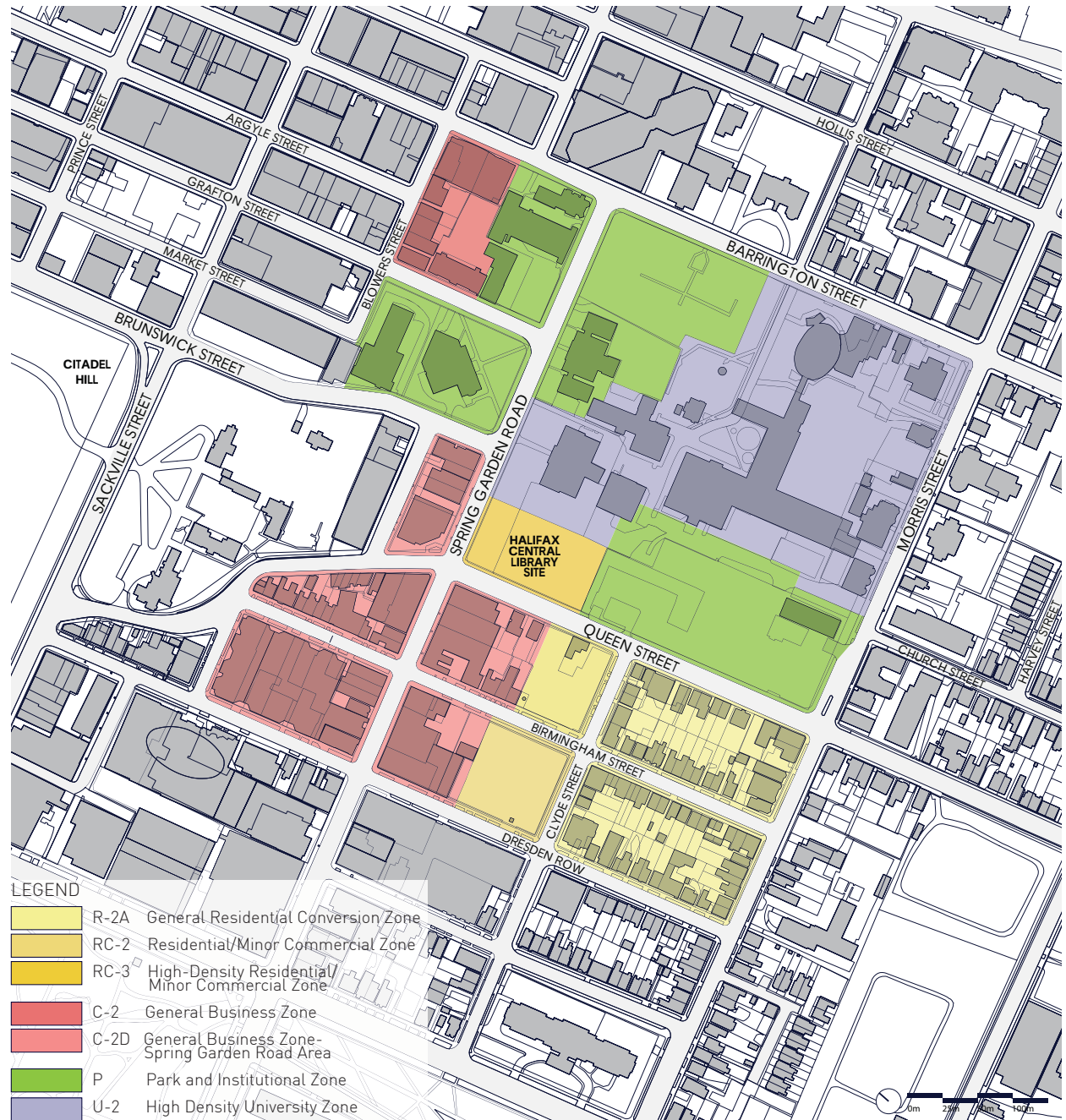


Figure 6: Zoning Map

4.3 HRM BY DESIGN BACKGROUND

The Spring Garden Road and Queen Street area has been under close study for the past number of years. As previously mentioned the southeast corner of Spring Garden Road and Queen Street is currently a surfaced parking lot and contains 111 parking stalls which are used primarily by staff employed by the University, but is also available to the public on a “pay and display” basis. Directly to the south of the parking lot is the former site of the Old Infirmary for Halifax. Essentially the entire west side of the block from Spring Garden Road to Morris Street has been identified as a unique opportunity for re-development with the intention that the anchoring cornerstone be the new Central Library.

The proposed urban design guidelines stem from the HRM by Design Draft Report completed in April, 2008 which is partially based on a previously completed report entitled, “*Spring Garden Road/ Queen Street Area Joint Public Lands Plans, Urban Design Report*”. Combined, both of these reports have set forth some guidelines that directly impact the proposed site for the Library, and will be followed when applying the setbacks and overall development requirements for this site.

4.3.1 Impact of Urban Design Recommendations

HRM by Design is currently in the process of finalizing the proposed Downtown Halifax Secondary Planning Strategy (DHSPS) intended to guide future development within the HRM downtown core by implementing specific guidelines and objectives for identified districts to ensure a high level of design and building typologies. Based upon the Joint Public Lands Report mentioned in the previous section, a number of key objectives have been identified. Some of the objectives that will impact the proposed Library site are the following:

- The need to amend existing policy from RC-3 to P zoning to allow for an institutional use, in particular the Central Library;
- A proposal for an architectural competition to ensure that the highest standard of design is incorporated and complements the surrounding urban context;

- A 70 ft (21m) setback from Spring Garden Road which will be flush with the existing School of Architecture and Planning, Dalhousie University;
- Provision of a public open space within the 70 foot setback;
- A height restriction of 90 ft (27m) on the site;
- Maintenance of a “monumental” architectural development style.

The overall intent in developing the site is to create a public space that will be continuously available while maintaining the character of the Spring Garden Precinct, which runs from the Public Gardens down to Barrington Street. The 70 foot setback from Spring Garden Road to the façade of the new Central Library is intended to “enhance the visibility of the structure and to accommodate special events and festivals”⁸ and will connect in with the public realm that has been established by the open space in front of the School of Architecture and Planning Building and the triangular piece of green space in front of the existing Spring Garden Road Memorial Public Library (Figure 7).

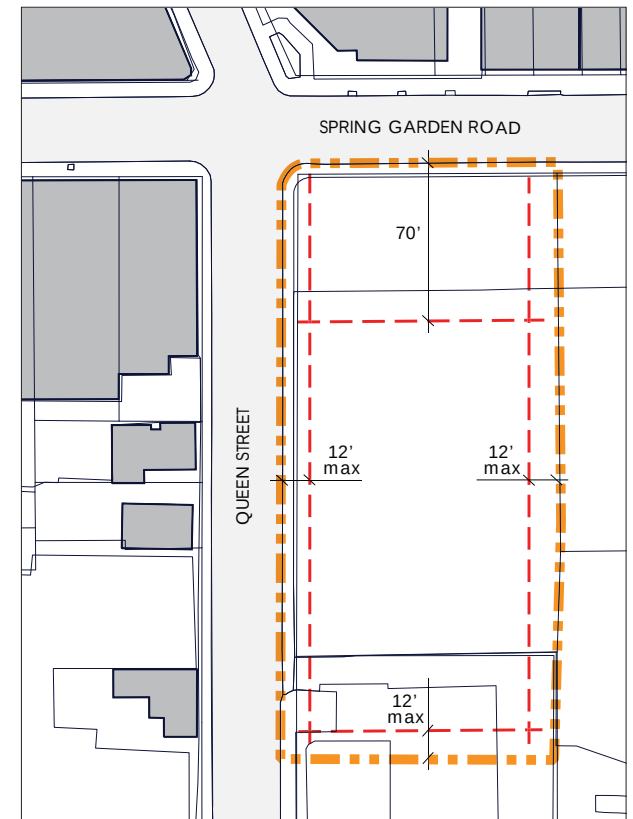


Figure 7: Site Constraints

8. Spring Garden Road / Queen Street Area Joint Public Lands Plan, Urban Design Report. EDM with Urban Strategies Inc.

SECTION FIVE:

Building Program and Space Requirements for Central Library





5. BUILDING PROGRAM & SPACE REQUIREMENTS FOR THE HALIFAX CENTRAL LIBRARY

5.1 GENERAL LIBRARY GUIDELINES

It has been observed that libraries are structures that do not rigidly adhere to a set of architectural standards. However there does exist a set of loose guidelines with regards to space planning for the interiors of libraries which then allows modifications to be made so that the development of the new library accommodates the needs and vision of the community and in particular to reflect the unique character of the City.

Recognized standards which function as the basis for determining approximate areas may be classified into separate types of spaces generally found in libraries:

- Collection Space (including public electronic workstations)
- User Seating Space
- Staff Work Space
- Meeting Space



- Special Use Space
- Non-Assignable Space (including mechanical space)

Preliminary space allocations in the Halifax Central Library were based upon suggested calculations for determining the square footage for each of these types of library spaces.

A primary step in defining the size of a library is to project the number of books and media to be housed in the building. Once the collection size was established that figure was used to calculate an important facet of the square footage of the building.

In order to determine the minimum required square foot area for collection space, the following calculations took place:

- The total number of projected volumes was divided by 10
- To determine compact book storage, the projected total number of volumes was divided by 25
- The total projected number of periodicals was divided by 1.5
- Total number of back issue periodicals was determined and then multiplied by 0.5⁹

9. Whole Building Design Guide. (2006). Public Library. http://www.wbdg.org/design/public_library.php



Other calculations used to determine baseline areas for the Library are as follows:

- Public computers were determined by multiplying the projected number of users by 40
- Computer workstations with seating by multiplying by 20
- General user seating was established by using an average of 30 square feet per user
- Conference style meeting spaces, the total number of seats multiplied by 25¹⁰

These calculations serve only as a base standard for the space allocation for libraries in general. Calculations for the Halifax Central Library were initially based upon the above noted calculations. Through many discussions and reiterations of the proposed model for the Library, an overall area for each of the identified services was calculated and adjusted to the needs as expressed by the community.

10. Whole Building Design Guide. (2006). Public Library. http://www.wbdg.org/design/public_library.php



5.2 BREAKDOWN OF SPACE REQUIREMENTS

The development of the space requirements evolved throughout the project and resulted from the public consultation and discussions with the Library's Senior Management Team. The final breakdown of areas includes each of the major services within the Library, in addition to each of the specific program areas, such as the auditorium, meeting spaces, Centre for Technology and Innovation, etc. A further breakdown of each of the services gives more detail to the different spaces within each of the service areas, in particular office space for staff, program rooms, restrooms, and special activity areas such as puppet show space and one-on-one tutoring spaces (Figure 8).

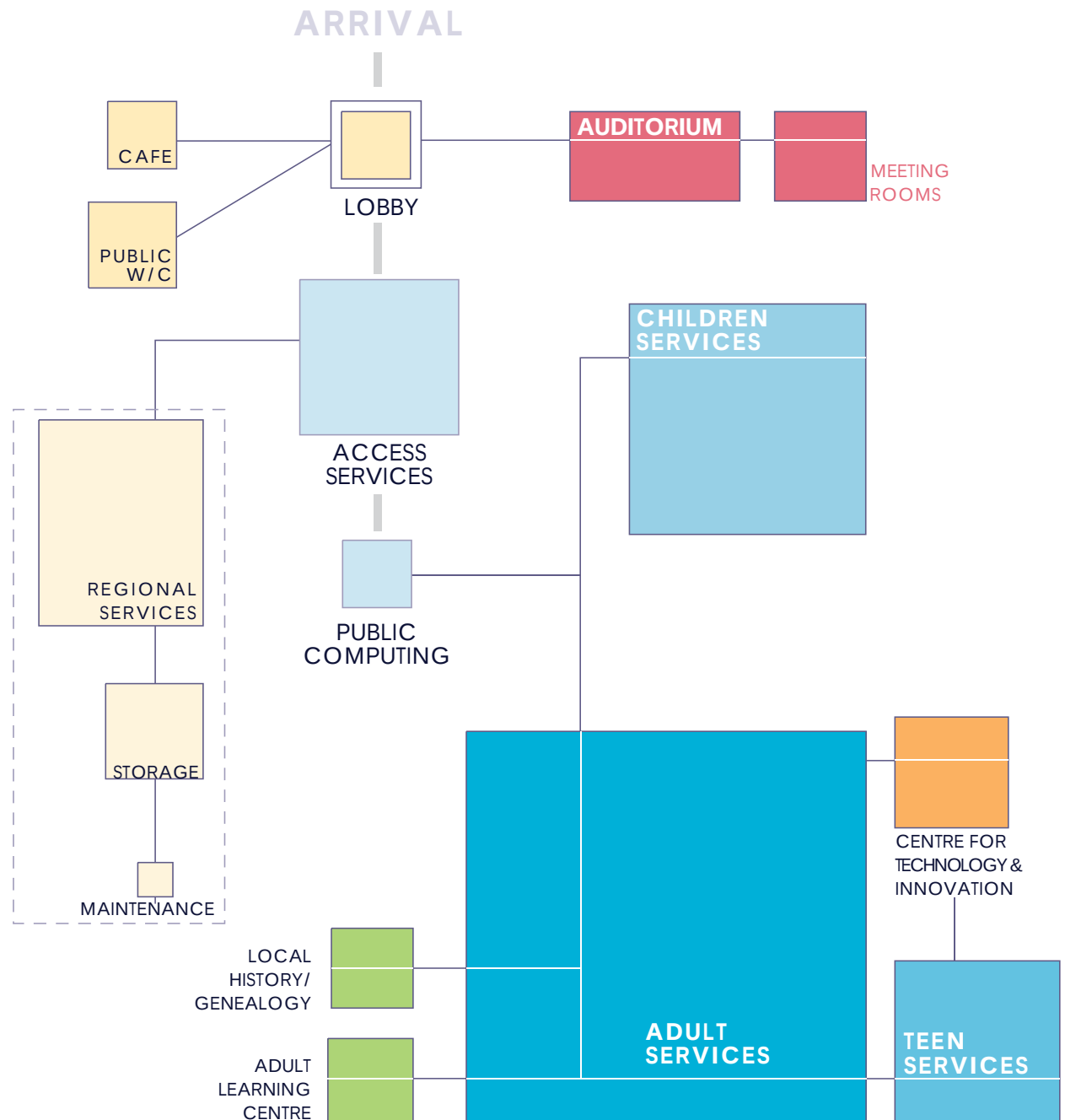


Figure 8: Halifax Central Library - Service Components

Each of the services listed in the previous figure has been translated into a pie chart, providing a graphical representation that assists in understanding the breakdown of the spaces that will be utilized by each of the identified areas. The fundamental services within the Library focus on the public and, as the pie chart depicts, the majority of the area is dedicated to adult, teen and children's services (Figure 9).

The proposed area is significantly smaller than what had previously been suggested in earlier studies. This Library, encapsulates the visions and comments as expressed by the residents of HRM throughout the public consultation process. For a detailed breakdown of each of the proposed services and areas, please refer to Table 2 on the following page.



Figure 9: Halifax Central Library - Public Access



TABLE 2:

PARTNERSHIP OF CULTURE AND LEARNING			
SERVICES	NOTES	AREAS (F ²)	AREAS (M ²)
LOBBY / ARRIVAL			
Lobby / Arrival	Includes Customer Service point	1,000	93
SUB TOTAL		1,000	93
ACCESS SERVICES			
Desk and Workroom	Includes checkout/check-in, sorting area, book truck storage, etc. (include 300 sq ft public circulation desk.	4,500	418
Holds Pickup		250	23
Access Services		364	34
- Registration			
- Meeting Rooms			
- Tours			
- Promo Sales			
- Copy Centre			
Book Drops			
- Internal		100	9
- External			
Staffing: Work Area		96	9
SUB TOTAL		5,310	493
PUBLIC COMPUTING			
Public Computing	Terminals throughout building	1,000	93
SUB TOTAL		1,000	93
CAFÉ			
Café		1,000	93
SUB TOTAL		1,000	93

* All restrooms are barrier free

PARTNERSHIP OF CULTURE AND LEARNING (continued)

SERVICES	NOTES	AREAS (F ²)	AREAS (M ²)
ADULT SERVICES	Reader's Services / Collection Marketing / Older Adults		
Assumptions: Integrated Reference / Readers Service with at least 1 Information Desk (using roving model)			
Collection	Based on a collection of 200,000	20,000	1,858
Seating		7,150	664
Newspaper and Magazines		500	46
Computers		1,000	93
Adult Services Information Area		500	46
Group and Study Rooms (4x)		1,320	123
Staff Work Area	Capacity: 5 - 10 people each at 33 sq ft/person (area based on 432 sq ft meeting room and on a potential capacity of 12 public plus 1 staff/instructor). Meeting Room will include tables/computer workstations with phone and data wiring, instructor's station with computer video projection and lockable storage cabinet.	2,410	224
Storage	Offices at 110 sq ft, workstation @ 49 sq ft Space to include: Office Supplies (deep bin type shelves), Display Materials Supplies	700	65
Staff Washrooms *	This could also service local history and adult learning. 1 male washroom at 22 sq ft and 1 staff female washroom at 22 sq ft.	62	6
SUB TOTAL		33,642	3,124
LOCAL HISTORY / GENEALOGY			
Collection	Based on assumption of 20 users	600	56
Seating		300	28
Computers and Microformat Machines		200	19
Public / Staff Information Area (includes staffing)		120	11
Display Cabinets		84	8
Storage and Staff Workroom		100	9
SUB TOTAL		1,404	130
ADULT LEARNING (Literacy and ESL)			
Seating	For 10 - 12 tutor/learner pairs - based on 30 sq ft per person	720	67
Collection and Project Based Materials		150	14
Small Classroom Space - Laptop Lab	Capacity" 15 people based on 25 sq ft per person	400	37
Staff Work Area		257	24
SUB TOTAL		1,527	142

* All restrooms are barrier free

PARTNERSHIP OF CULTURE AND LEARNING (continued)

SERVICES	NOTES	AREAS (F ²)	AREAS (M ²)
CENTRE FOR TECHNOLOGY INNOVATION			
Technology	Adjacent to teen / adult area preferably	1,850	172
- PC's			
- Computer classroom			
- Multimedia production studio			
- Smart board			
- Surface computers			
- Blue screen technology			
Staff Work Area		257	24
SUB TOTAL		2,107	196
TEEN SERVICES			
	Adjacent to multimedia lab / creative incubator		
Collections and Seating	Includes collections, soft seating / reading nooks and tables / booths	2,400	223
Teen Computers and Gaming		500	46
2 Small Study Rooms		200	19
Small Rooms / Areas for Group Work (2x)		300	28
Restrooms *	1 male at 95 sq ft and 1 female at 125 sq ft	220	
Staff Work Area	Includes program prep table(s), program bins, supplies storage and small meeting room		
SUB TOTAL		4,120	383
CHILDREN SERVICES			
Preschool Area - includes small program area	Includes collections, soft seating and play / early literacy space	2,500	232
Preschool Family Computers		300	28
Elementary Area		5,000	465
- Homework area	Includes collections, soft seating / reading nooks and tables		
Elementary Computers and Gaming		500	46
Info Desk / Entry		500	46
Large Program Room	Class visits, puppet shows, seasons specials, chair and A/V storage for 150+ adults / children without chairs	1,500	139
Stroller Parking		100	9
Restrooms * (this number can be increased to accomodate families, can use a range of 31 - 35 sq ft w/c per public bathroom as a minimum)		540	50
Staff Restroom	1 unisex approximately 22 sq ft	40	4
Staff Work Area	Includes program prep table(s), program bins, supplies storage and small meeting room	750	70
SUB TOTAL		11,730	1,090

* All restrooms are barrier free

PARTNERSHIP OF CULTURE AND LEARNING (continued)

SERVICES	NOTES	AREAS (F ²)	AREAS (M ²)
PROGRAM AND MEETING SPACES			
Auditorium - fixed seating	Capacity: 250 people - full performance auditorium requires 300 sq ft for a green room, 250 sq ft for change rooms, 150 sq ft for washrooms, storage and actual stage between 1,100 and 1,200 sq ft	4,100	381
Exhibits / Auditorium Foyer		1,000	93
Meeting / Conference Rooms	Capacity: 125 people with sink and counter. Based on 10 sq ft per projected seat.	1,250	116
Meeting / Conference Rooms (2x)	Capacity: 50 people with sink and counter. Based on 10 sq ft per projected seat.	1,000	93
Prep Kitchen Area		250	23
Storage for Meeting Rooms	To accomodate folding or stackable chairs	250	23
SUB TOTAL		7,850	729
PUBLIC RESTROOMS			
Restrooms *	This is the combined total of public washrooms which will be interdispersed through the library	1,625	151
SUB TOTAL		1,625	151
REGIONAL SERVICES			
Staff Work Area		4,373	406
Boardroom	Capacity: 30 people with kitchenette (sink, fridge, counter, cabinets) with restroom adjacency. Based on 29 sq ft per person plus amenities	1,000	93
Restroom for Boardroom *	1 unisex washroom	22	2
Small Meeting Room	Capacity: 6 - 8 people for use by adminstration divisions. Based on 25 sq ft per person, creating a 200 sq ft meeting room	200	19
Restroom for Staff *	1 male at 22 sq ft and 1 female at 60 sq ft	82	8
SUB TOTAL		5,677	527
INFORMATION TECHNOLOGY			
Telecommunications, Computer, Storage		1,240	115
Staff Work Area		453	42
SUB TOTAL		1,693	157
MAINTENANCE			
Building Systems Monitoring		120	11
Staff Work Area		159	15
Janitorial workroom and storage		100	9
SUB TOTAL		379	24

* All restrooms are barrier free

PARTNERSHIP OF CULTURE AND LEARNING (continued)

SERVICES	NOTES	AREAS (F ²)	AREAS (M ²)
STAFF FACILITIES			
Lockers	For staff without dedicated office or workstation - includes additional space for coat racks with shelves at 4 sq ft	560	52
Staff Room	Includes kitchen (fridges, microwaves, dishwasher, cabinets, preparation area, tables and chairs)	1,000	93
Sick Room	1 mandatory. Entrance must accommodate a stretcher with a space for a bed, 1 chair with arms, 1 sink	80	7
Restrooms	1 staff male washroom at 22 sq ft and 1 staff female at 22 sq ft	62	6
SUB TOTAL		1,702	156
GENERAL STORAGE			
Storage	Custodial storage, office supplies, display storage	1,500	139
Shipping and Receiving (includes Mail Service)	Adjacent to book circulation services	500	56
SUB TOTAL		2,000	186
NET TOTAL		83,766	7,782
CIRCULATION / MECHANICAL at 30%		25,130	2,335
GROSS TOTAL FOR CENTRAL LIBRARY		108,896	10,117
Underground parking based on 430 sq ft / stall Includes 6,000 sq ft retail		37,675 6,000	3,500 557
GROSS TOTAL with UNDERGROUND PARKING AND RETAIL		152,571	14,174

* All restrooms are barrier free

The overall area for the proposed Central Library is 108,740 sq ft (10,098 sq m) and each of the spaces has been clearly defined and broken down in such a way that it is flexible, usable and efficient. The Central Library is a public facility intended for the use and enjoyment of the public and as such, over 75% of the building program is dedicated to public services (Figure 10).

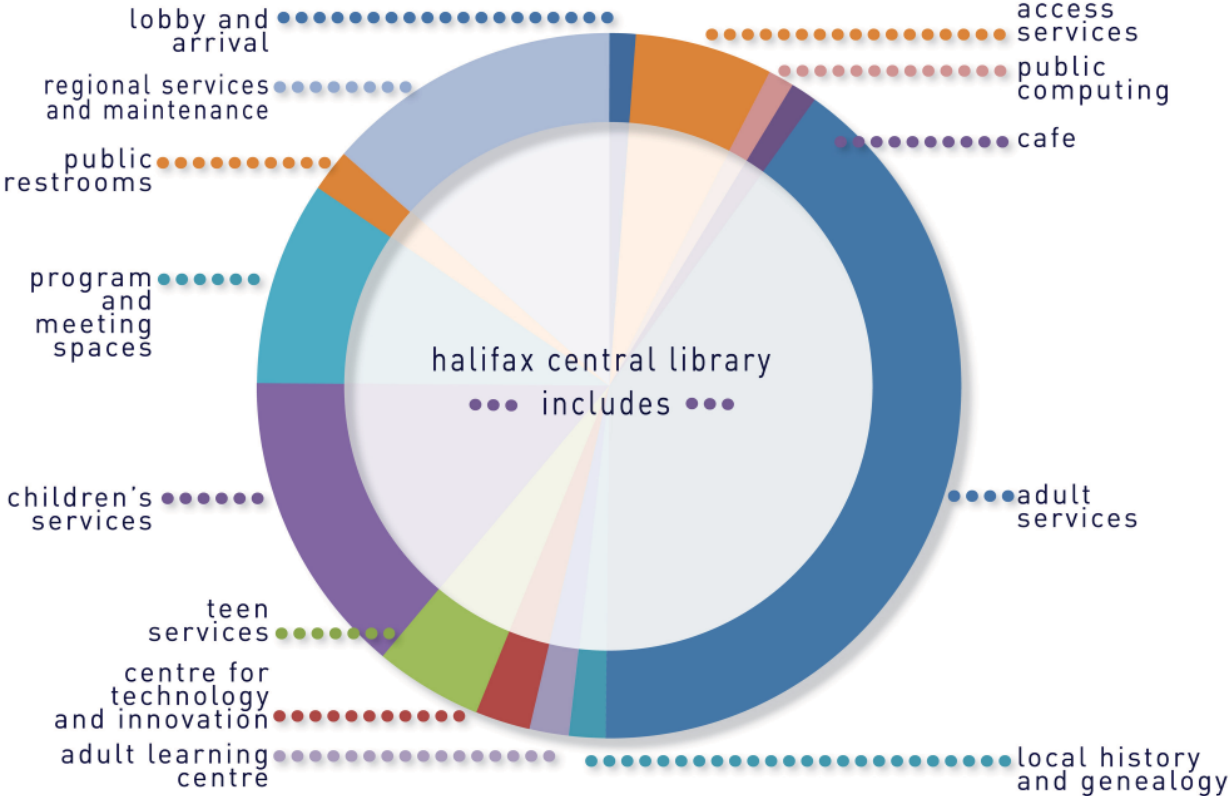


Figure 10: Halifax Central Library - Building Program and Space Requirements



5.3 BREAKDOWN OF BUILDING PROGRAM AND PROPOSED ADJACENCIES

5.3.1 Lobby / Arrival

The lobby and arrival area will be the first space that the visitor will experience. It will have an open and inviting feel to it. An information desk will be located in such a way that people will clearly be able to locate it and will be able to consult with staff. From the lobby / arrival area, visitors will be able access all areas of the library, either by elevator, escalator or stairs. Way finding signage will clearly provide directions to each of the services in the building. The café and the public meetings spaces, including the auditorium, will be accessible from the lobby area (Figure 11).

5.3.2 Access Services / Book Circulation Services

The primary purpose of the Access/ Circulation Services is to manage every aspect of the collection in regards to checking out and checking in library materials. In addition, this area will be where library users go to sign up for library cards. Publicly accessible space will be required for library users picking up their books on hold. The sorting of all the books returned will take a large portion of behind the scenes space.

In response to the positive feedback from the other public libraries currently using the self check-out and self check-in process, it is recommended there that there be multiple self-check units available throughout the building allowing patrons to manage their own circulation processes.

Registration for programs, meeting rooms, general tours of the library, promotional sales and a public copy centre will operate out of access services (Figure 11).

5.3.3 Public Computers

Public computer terminals will be located throughout the Central Library. People visiting the library will have access to computer terminals to look up information regarding library collections and locations of materials and will be able to access the Internet. The computers will be located on each floor and will be laid out in such

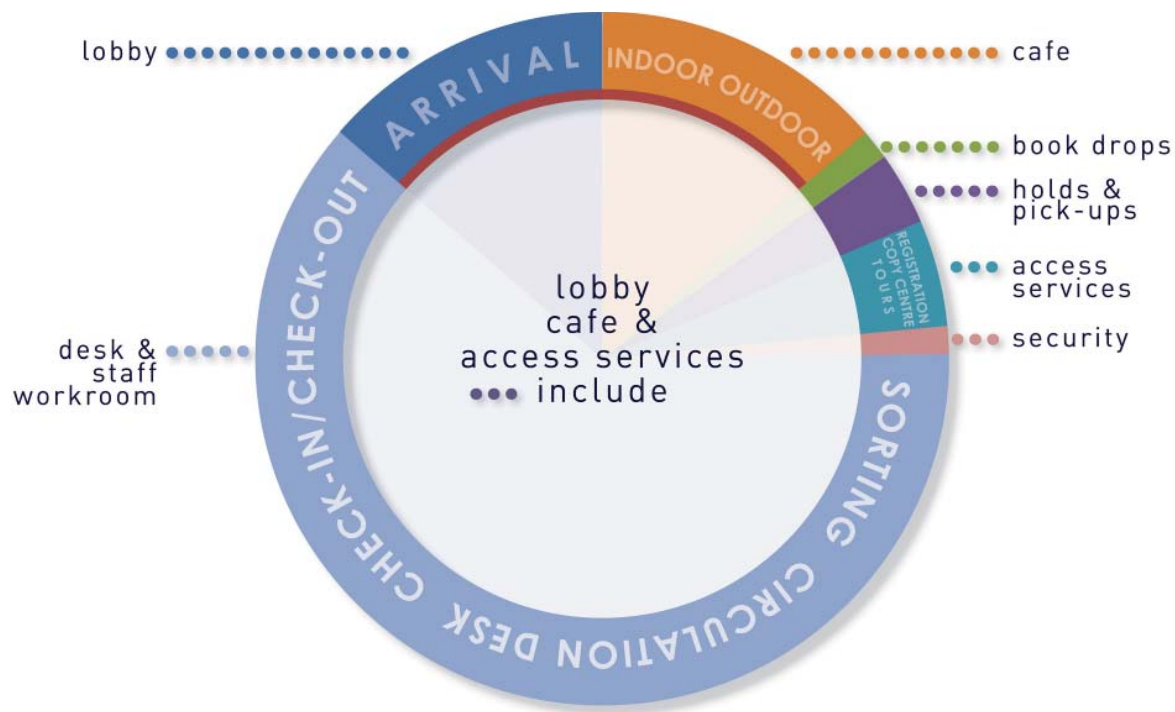


Figure 11: Lobby, Cafe and Access Services

a way that they will be visible and accessible. These computer terminals are not intended to have individuals spend an extended period of time doing research but to browse the topic on which they are seeking information and locate the books, DVDs or any other information that satisfies their search. Other computers intended for research purposes will be located the various age-level service spaces.

5.3.4 Café

The café is a special component of the library. It will be conveniently located within the Library and will offer a variety of food and beverage options. It is not intended to function as a restaurant but as a place where patrons will be able to enjoy a cup of coffee and a snack while meeting with friends or casually reading a book. A good sized seating area will be provided within the library but during the warmer months it is envisioned that the café

will spill out onto an outdoor area where visitors can take advantage of the landscaped street and the outdoors (Figure 11).



5.3.5 Adult Services

The Adult Services areas will occupy the most significant portion of the building and will be composed of print and media non-fiction and fiction collections. The collection is based upon a projected 200,000 items - books, DVD's, CD's, etc. Computers and seating areas will be interspersed throughout the adult services sections of the building. Within the adult section, staffed information areas will be provided to function as major public service points for information, reference and research assistance.

The adult services section will provide a large and diversified collection. It will also be a place where the public will be able to take advantage of the various types of seating provided and where they may enjoy an extended or abbreviated visit to the library. Several meeting rooms for group work and instruction for the public will also be made available. These meeting rooms will accommodate up to 10 people and will be fully equipped with tables, phone and internet capacity. Specific quiet areas have also been identified.

The Newspapers and Magazine area is intended to provide an intimate space for people to enjoy sitting in comfortable chairs while reading the current paper or magazine of their choice. The large cross section of people from many cultures within the Municipality will be able to access newspapers and magazines from around the world (Figure 12).

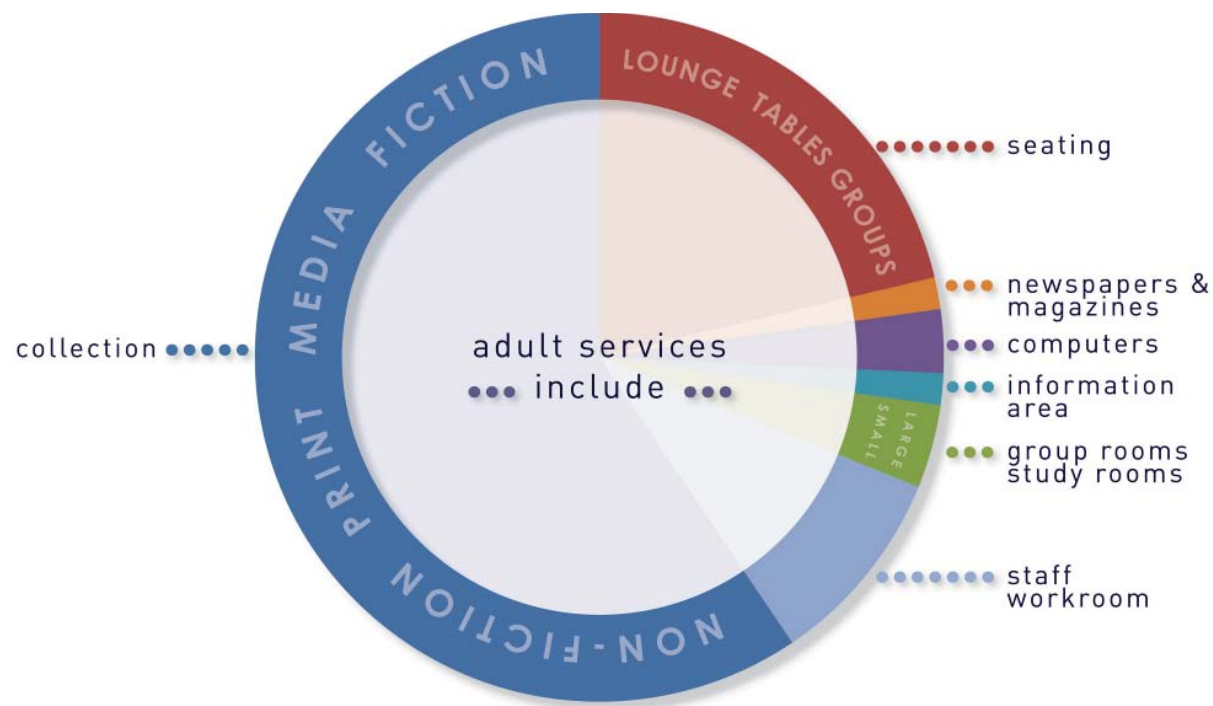


Figure 12: Adult Services



5.3.6 Local History / Genealogy

The local history and genealogy collections contained in this area are focussed primarily on the Halifax Regional Municipality. They include materials on regional history, items of local genealogical relevance, maps and documents. Historical information can be found in both print and microfiche / microfilm, e.g. the Daily News, Chronicle Herald and the Mail Star. Some older and rare government documents, city and telephone directories and archives will be contained within closed stacks.

The space will be climate controlled and special furniture will be made available for the older artefacts. Additional map stands and cases will be provided for the placement of maps and other items as required for research or display. This is a relatively small component of the Library but is an essential one and every effort should be made to ensure that all the materials are well handled and cared for. Comfortable seating and appropriate lighting will also be a part of the development of the space to ensure it is a welcoming environment that reflects the history of Halifax (Figure 13).

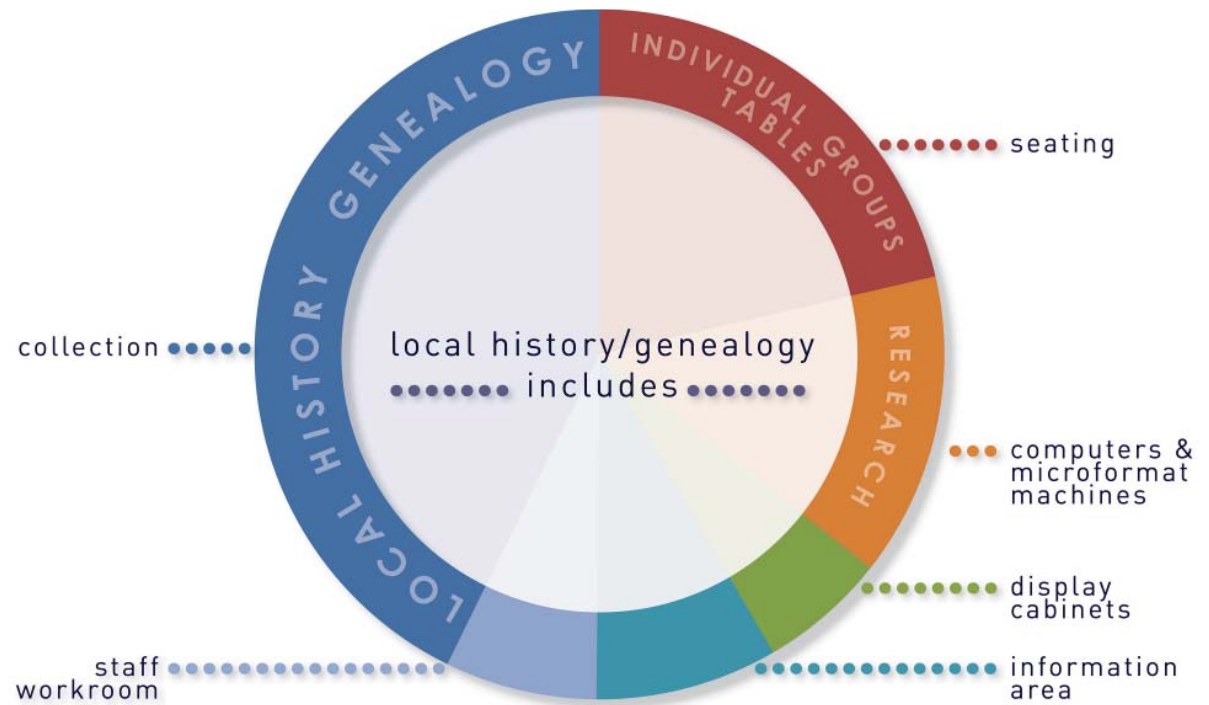


Figure 13: Local History / Genealogy



5.3.7 Adult Learning Centre

Public libraries play an essential role in the ongoing and lifelong development of learning for people of all ages. The purpose of the Adult Learning Centre is to create an environment that will promote education and skill development for adults who wish to strengthen their literacy skills or newcomers to the Municipality who wish to learn English language communication skills. The area designated for this use must be well equipped in terms of materials specific to language development or other relevant topics that may assist individuals in the ongoing advancement of learning. It should be a welcoming and engaging space that will provide privacy for independent learning in addition to group spaces to accommodate one on one tutoring or group meetings when appropriate.

The space will be well equipped in regards to technology and will allow for opportunities for adults to take literacy or English language classes. Computer stations and laptop capabilities will also be provided to allow for flexibility in addition to providing services for individuals who do not have access to computers at home. Staff will offer assistance when required and will coordinate the regional adult learning centres, English Language classes and literacy programs available in the branch libraries (Figure 14).

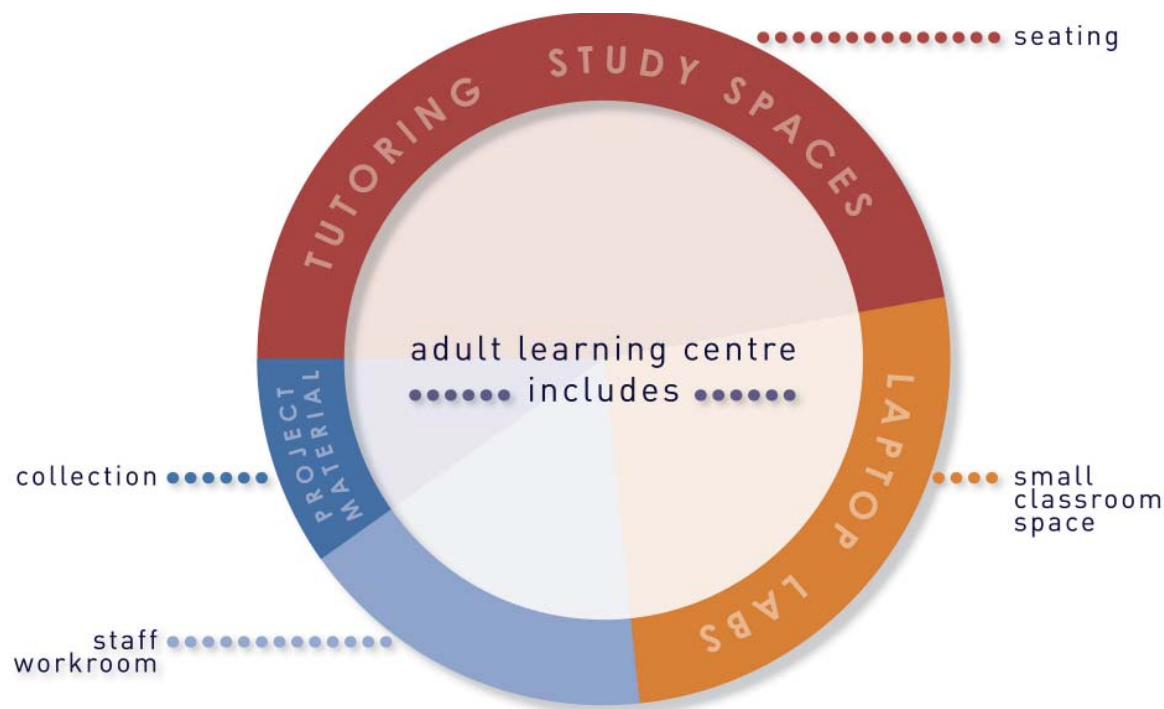


Figure 14: Adult Learning Centre



5.3.8 Centre for Technology and Innovation

The Centre for Technology and Innovation will be a dynamic and interactive space within the new Central Library providing many opportunities for patrons to learn about and experience the newest of technologies. This Centre is geared towards people of all ages and is meant to be an exciting place where workshops will be held for such activities as editing videos and music, production of digital media gaming and the introduction to all of the latest technologies and computer developments.

The Centre will be situated in close proximity to the Teens Services and Adult Services areas. It will be located in an area that is easily accessible but does not interfere with visitors who are looking for a quiet space to read, study or meet. It will be clearly identified through signage and an environment will be created through a design that reflects the type of activities that will occur within this space (Figure 15).

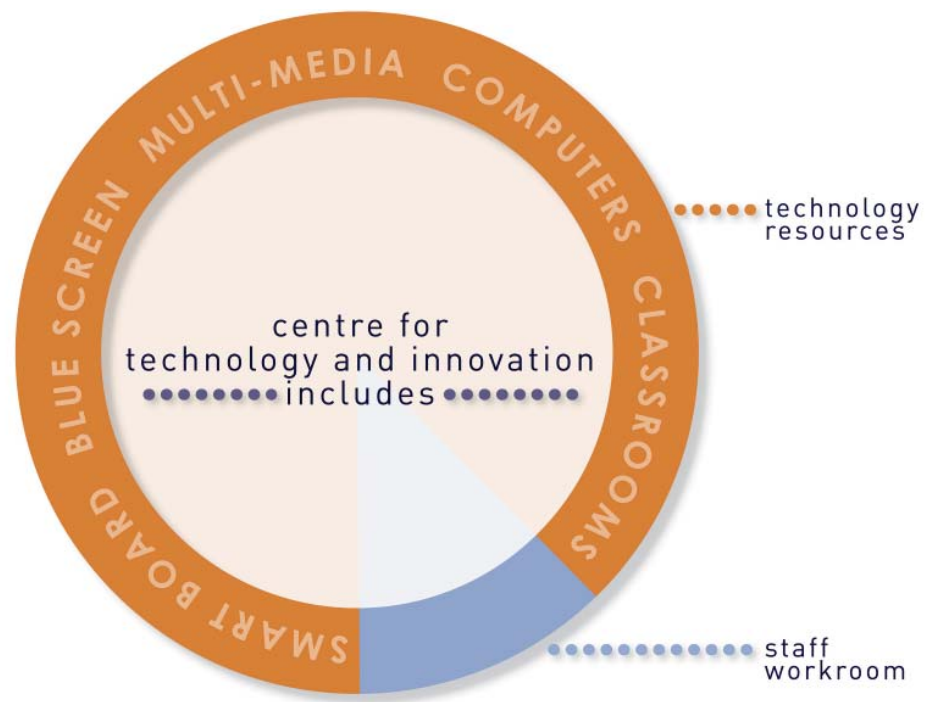


Figure 15: Centre for Technology and Innovation



5.3.9 Teen Services

Teens range in age from 13 to 18 and require a defined and interactive space that is specific to them. This age group is transitioning from childhood to adulthood. As such, they are discovering new and varied interests and developing a sense of independence. At the same time, they want to be a part of the Library that they grew up with and have a sense of familiarity.

The physical space that will be developed for teens will include a collection of 15,000 print and media resources. Interactive learning opportunities will be provided. There will be a gaming and computer area to promote technology as a component of learning. Teens will feel at ease within this space and will be able to communicate with one another at a level normal to them, as it will be designed in such a way that noise levels be contained. Group study rooms will be provided and will include access to the Internet and other technologies. Seating throughout the entire space will be comfortable and interesting and durable enough to withstand active teenagers (Figure 16).

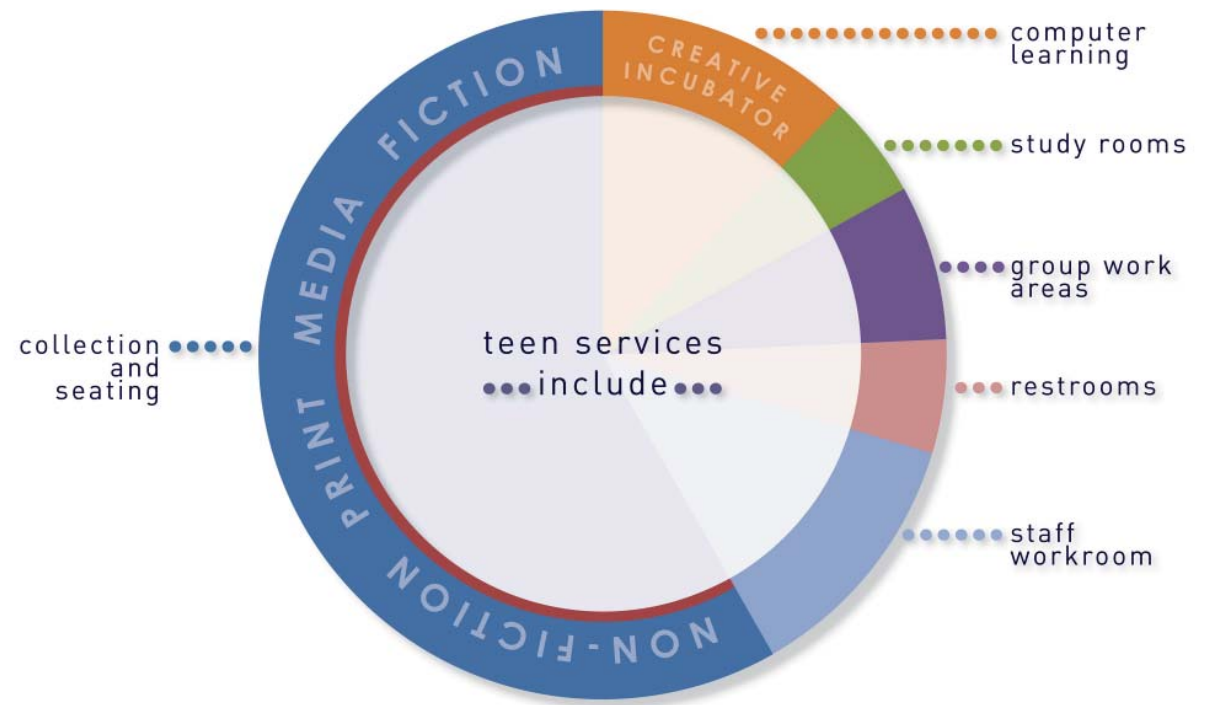


Figure 16: Teen Services



5.3.10 Children's Services

Children's Services is an area oriented to families and young children aged from birth up to 12. This particular section is a dynamic and creative area that plays the unique and exciting role of introducing reading and learning to very young. It provides an opportunity for children to experience the "enjoyment of reading and the excitement of discovering knowledge and works for the imagination... and how to develop skills in the use of printed and electronic media"¹¹.

The Children's Services area within the Central Library will be a visually stimulating space. Comfortable seating with tables and reading nooks will be dispersed throughout in addition to specific spaces for the storytelling, puppet shows and programs. Computers and shelving appropriate to a child's height will be placed throughout in open and bright spaces. A special area for preschool age children will focus on early childhood literacy. Resources for elementary school age children will assist with their educational needs. The collection will be broad and varied enough to accommodate the reading and learning needs of children of all ages. The program spaces will accommodate school groups and groups from child care centres (Figure 17).

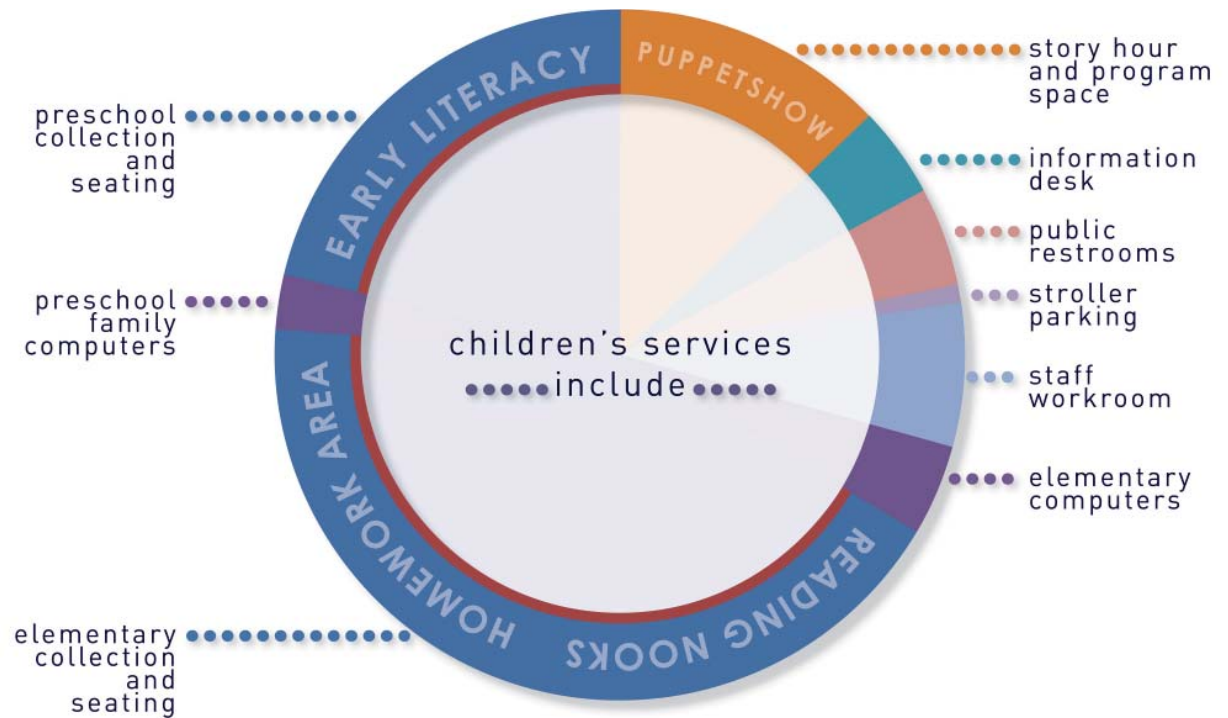


Figure 17: Children's Services

11. The Public Library Service, IFLA/UNESCO Guidelines for Development, 2001 Germany. P.26. <http://www.ifla.org/VII/s8/proj/publ97.pdf>



5.3.11 Program & Meeting Spaces

Program and meeting spaces within the Central Library will confirm the Library's significant and exciting role as a cultural asset for the community. A mixture of various size spaces for performances, workshops, and meetings in an accessible community focal point is much needed in HRM. The program and meeting areas are intended to provide opportunities for local artists and cultural groups to showcase their work in a major public cultural and educational institution.

The most notable space dedicated to performance is an auditorium that will provide fixed seating for 250 people. The auditorium will be dedicated to author readings, musical performances, plays, presentations and discussions. Exhibits will be mounted in the foyer of the auditorium and on wall spaces that are intended specifically for such displays. In addition to the auditorium, six other meeting or conference rooms will be made available for use by the public. The meeting rooms will be available in a range of sizes, accommodating from 25 people to 125 people, providing flexibility and availability for community organizations that require space for meetings during the hours that the library will be open. The auditorium will be made accessible and available for after hour performances and the foyer/exhibition space will be able to host receptions and other significant social events (Figure 18).

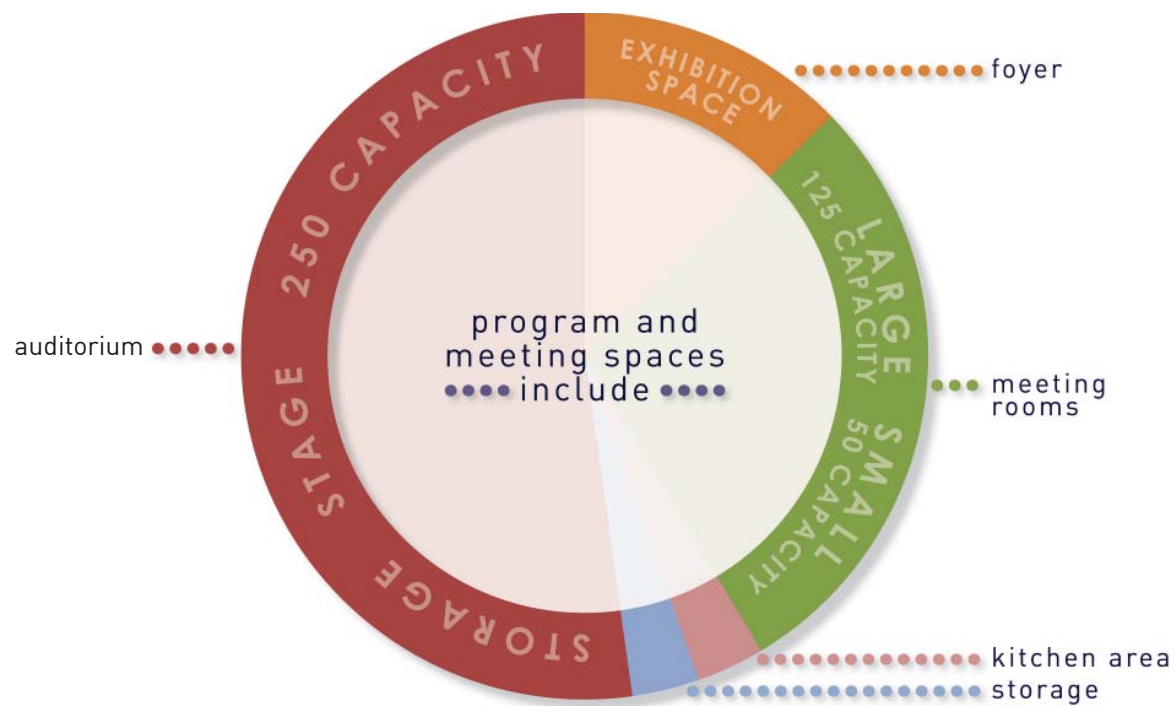


Figure 18: Program and Meeting Spaces



5.3.12 Outdoor Space

The majority of the outdoor space connected to the Central Library will be located at the front of the building along Spring Garden Road. A 70 foot setback (21 metres) from Spring Garden Road to the façade of the School of Architecture and Planning will create a large open area that will provide an opportunity for outdoor performances, festivals and general accessibility to the public. There is a grouping of trees located at the corner of Spring Garden Road and Queen Street which will be incorporated into the overall landscaping plan for this space (Figure 21). Along Queen Street on the west side of the proposed Library, a setback from the street will be provided which will allow for a sidewalk, some landscaping and paved outdoor space that will be connected to the Library. The intent is to create outdoor reading opportunities and to provide indoor and outdoor accessibility from the cafe located on the main floor of the Library.



Figure 17: Children's Services

5.3.13 Universal design

The Central Library will incorporate universal design to ensure that the building and its services are accessible to all.

5.3.14 Public Restrooms

Public Restrooms will be located throughout the Central Library and will be easily accessible and identified through clearly visible signage. Separate washrooms will be provided for the staff and the public on each floor of the library and all washrooms will be barrier free. All washrooms will be designed to exceed the required minimum standard as required by the Nova Scotia Building Code.

5.3.15 Regional Services

The Regional Services offices include the Library's senior management who are responsible for the overall management of the Halifax Public Libraries system. A Board Room for use by the Library Board and other community groups will be adjacent to this area. The area for each of the offices is based upon the standards used by HRM.

5.3.16 Maintenance

The maintenance component of the Library will be a behind the scenes function and will not be accessible to the public. Within the designated maintenance area, the building systems will be monitored by qualified staff who will be responsible for providing appropriate heating, ventilation and air conditioning climates to ensure a comfortable climate for those visiting the Library.

The janitorial office will be situated within this area. All janitorial staff responsible for the overall maintenance of the building will function out of this specific area. The workroom associated with the responsibilities of the janitors will be located adjacent to the janitors' office as well as to the storage room.



5.3.17 Staff Facilities

Staff Facilities is an area of the library that will be solely dedicated to the staff and will not be accessible to the public. Within this area there will be lockers where the staff will be able to place their personal belongings in a secure place. Adjacent to the lockers there will be a small kitchen and lounge area for staff breaks. A sick room will be situated in this same area. The sick room will be large enough to accommodate a stretcher and emergency personnel.

The overall environment for the staff facilities will be a calm, relaxing and inviting space.

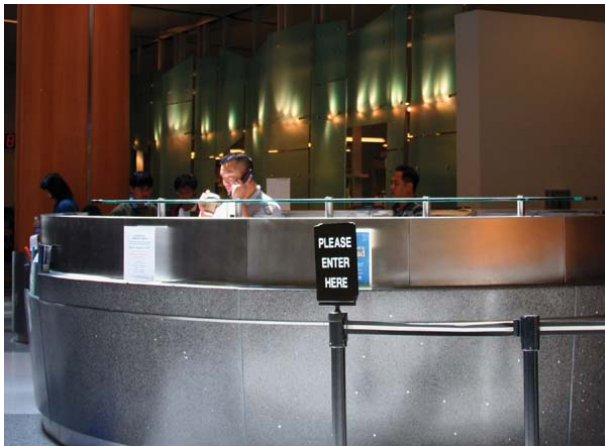
5.3.18 General Storage

This area will function as the main storage area for all aspects related to the library. It will be directly adjacent to the loading dock. It will be necessary to have the loading bay directly accessible from the service road, at the rear (south side) of the building, so that delivery trucks may have convenient access to the loading dock which also provides access the storage room. All shipping and receiving will occur through this area and, although it will be a functional space, it will be as modern and bright as the rest of the Library.

5.3.19 Parking

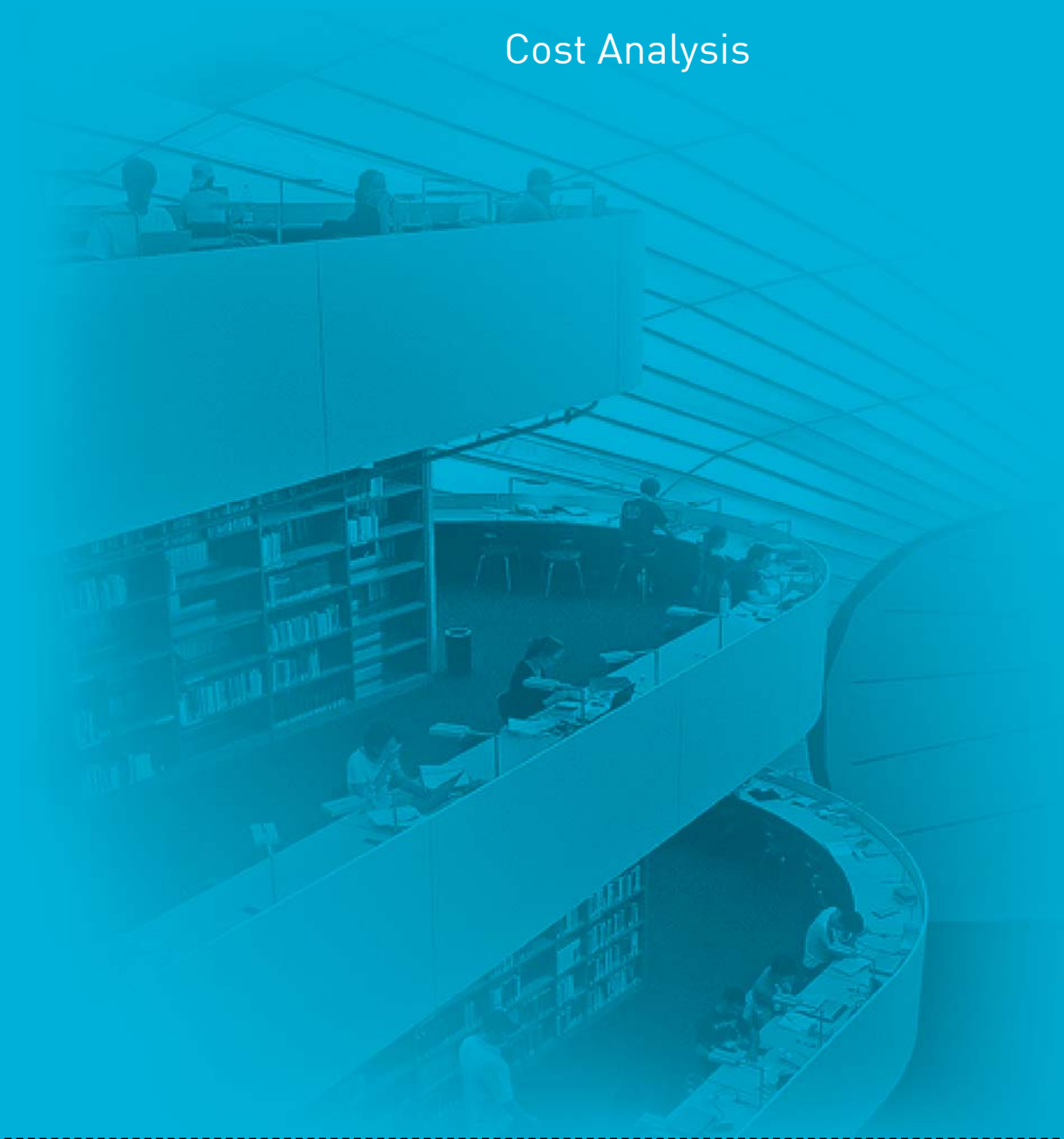
Parking will be located underground and access will be made available from the rear of the building off the proposed service road. Currently the existing site of the Central Library is a surfaced parking lot and contains 111 parking spaces under the ownership of the Province which is currently leasing the site to Dalhousie University. It is understood that it will be necessary to replace the existing parking on the site. This is an agreement which will ultimately have to be worked out by the Province and HRM.

An initial calculation has been provided in the overall area analysis of the Building Program and is based on 376 ft² (35 m²) per parking space. This area includes factors in the physical parking space, flow of two-way traffic and the radius required for turning. As a result of underground parking being an expensive option, it is preferred that it is kept to a one floor minimum, which will accommodate 103 parking spaces. This will include staff parking and the required number of stalls for accessible parking.



SECTION SIX:

Cost Analysis





6. COST ANALYSIS

The following information has been completed by Hanscomb Consulting and covers the estimated construction costs for the Halifax Central Library. The entire report can be found in Appendix D.

6.1 PROJECTED CONSTRUCTION COSTS

TABLE 3:

HRM CENTRAL LIBRARY NEW CONSTRUCTION OVERALL ESTIMATE OF CONSTRUCTION COSTS  REPORT DATE: June 10, 2008				
Description	Area	Rate	Cost	Subtotal
CONSTRUCTION COSTS				
Program Areas				\$8,502,000
A Access Services	6,310 SF	\$89.54	\$565,000	
B Adult Services/ Learning Centre	34,407 SF	\$93.03	\$3,201,000	
C Teens/Childrens Services	15,050 SF	\$95.95	\$1,444,000	
D Local History/Genealogy (climate controlled area)	1,404 SF	\$106.84	\$150,000	
E Centre for Technology Innovation	2,107 SF	\$118.65	\$250,000	
F Public Services	9,600 SF	\$171.98	\$1,651,000	
G Building Services	12,235 SF	\$101.43	\$1,241,000	
H Program Parking			NIC	
SUBTOTAL - PROGRAM AREAS	81,113 SF	\$104.80		\$8,502,000
Building Gross Up				
Circulation/ Mechanical Space	25,130 SF	\$79.98	\$2,010,000	
Public Washroom	2,165 SF	\$100.23	\$217,000	
Department Washrooms	488 SF	\$79.92	\$39,000	
SUBTOTAL - GROSS UP AREAS	27,783 SF	\$81.60		\$2,266,000
Building Shell Costs				
Shell - Structure & Enclosure	108,896 SF	\$120.00	\$13,068,000	
M & E Infrastructure	108,896 SF	\$25.00	\$2,722,000	
SUBTOTAL - SHELLED COSTS	108,896 SF	\$145.00		\$15,790,000
SUBTOTAL - GROSS BUILDING COSTS	108,896 SF	\$243.90		\$26,558,000
Site Development & Site Services				
		Sum	\$207,000	\$207,000
Landscaped Area	10,437 SF	\$10.00	\$104,372	
Landscaped Area w/ Potential Cafe/Outdoor Patio	2,582 SF	\$15.00	\$38,736	
Service Area	7,102 SF	\$7.00	\$49,711	
Softscape	2,798 SF	\$5.00	\$13,988	
Allowance for LEED (Silver)	3.0%		\$803,000	\$803,000
General Requirements & Profit (Stipulated Lump Sum)	10.0%		\$2,757,000	\$2,757,000
Construction Management Fee - NIC	0.0%		\$0	\$0
Design & Pricing Allowance	10.0%		\$3,033,000	\$3,033,000
Construction Allowance	5.0%		\$1,668,000	\$1,668,000
TOTAL CONSTRUCTION COSTS - FEBRUARY 2008	108,896 SF	\$321.60		\$35,026,000

HRM CENTRAL LIBRARY NEW CONSTRUCTION OVERALL ESTIMATE OF CONSTRUCTION COSTS  REPORT DATE: June 10, 2008				
Description	Area	Rate	Cost	Subtotal
ESCALATION				
				NIC
TOTAL HARD COSTS - JUNE 2008	108,896 SF	\$321.60		\$35,026,000
ANCILLARIES & SOFT COSTS				
Soft Costs (Non FF & E)				NIC
FF & E (Including Shelving)	20%		\$7,005,200	NIC
Equipment Budget (Office)				NIC
TOTAL ANCILLARIES & SOFT COSTS - JUNE 2008	108,896 SF	\$64.33		\$7,005,000
TOTAL PROJECT COSTS - JUNE 2008	108,896 SF	\$386.00		\$42,031,000
Tax - HST (13%)		NIC		NIC
TOTAL PROJECT COST - JUNE 2008	108,896 SF	\$386.00		\$42,031,000
POTENTIAL ENHANCEMENTS				
				\$9,524,000
U/G Parking *	37,675 SF	\$189.75	\$7,148,800	
Retail *	6,000 SF	\$320.61	\$1,923,664	
Art Component (1% of Total Hard Costs)	Sum		\$451,700	
TOTAL POTENTIAL ENHANCEMENTS - JUNE 2008	152,571 SF	\$62.42		\$9,524,000
* Rates include General Requirements and Allowances				

SECTION SEVEN:

Recommended Implementation Strategy





7. RECOMMENDED IMPLEMENTATION STRATEGY

As a result of this study, we recommend the following:

- The Halifax Regional Municipal Council approve the Central Library in principle and direct HRM staff to proceed to investigate and report back to Council on funding options for the project.
- The HRM Council directs the Halifax Regional Library Board to begin a Request for Qualifications process to select an architect for the new Central Library and provides the funding necessary for the architectural selection process.

7.1 IMPLEMENTATION STRATEGY

One of the critical issues yet to be decided for the Central Library project is the complex question of how the project will be implemented. The most complicated aspect of this question is how the project will be funded.

Once the Central Library project has been approved in principle by HRM Council, HRM's Chief Administrative Officer and Staff will have to address the issue of project funding and identify a financial strategy for design and construction of the project. The funding can be spread over a period of four or five years for design and construction, which means the full amount is not required in order to start, but there should be a full commitment to see the project through before the project begins.

There may be opportunities for funding through some special programs at other levels of government, or through some corporate and personal donations raised in a Central Library Fundraising program. These sources of funding may be able to finance special programs, building features or facilities. The core project funding will have to be the responsibility of HRM.

Fortunately, the land is being made available through a land title transfer that is currently underway between the Province and HRM, so that in effect the land will belong to the Municipality and there will be no funding required for land purchase. Additional lands surrounding the proposed Library site will also be acquired by HRM as part of the Provincial land transfer that could perhaps also be incorporated into a development funding strategy for the Library.

7.2 PROJECT FUNDING

Debit Financing

The most straightforward and traditional funding strategy for construction of the new Library would be a debit financing model where HRM in effect takes a loan to be paid off over time as required to cover the Central Library construction costs. The perceived negative side of this funding approach is that the credit capacity of the Municipality is affected by the loan and it may limit

HRM from undertaking other large scale construction or infrastructure projects in the interim.

The positive side of this approach is that construction of the Central Library could proceed according to a more traditional implementation process of: architect selection; architectural design (working with the Library as client); tendering; and, construction. This would give the Library and HRM more control over the architecture and design detail in the facility and more freedom to implement the project according to Library requirements.

There is a likely possibility that this funding approach will also ultimately cost the Municipality less over the long-term and that it will result in a better quality building. The negative is in the risk and restriction on HRM credit over the interim period.

Development Contribution

The land exchanged with the Province in the title transfer along with the proposed Central Library site is in an attractive location for private development, including a two block length of surface parking lots along Clyde Street, one block south of Spring Garden Road, and the extension of the Library site south to Morris Street along Queen Street. These land areas add up to about 116,000 sf (approximately 2.5 acres or 1 hectare) and allow for up to approximately 370,000 sf of mixed use development.

It has been suggested by HRM that if a private developer were interested in coming to a development agreement with the municipality for these lands or if the lands could be sold, the funds from this development agreements could be directed to the construction of the Library. HRM is investigating the potential revenues that may be derived from such a development agreement that could be attributed to Central Library funding.

Design Build

Another option may be to create a development agreement with a private developer who would take responsibility for the financing and construction of the Central Library on the basis of a lease-back agreement with HRM. This development agreement may include the additional lands mentioned under the Development

Contribution strategy, or may be exclusively for the development of the Central Library.

The problem with Design Build is that HRM and Halifax Public Libraries will give up a certain amount of control in relation to building design, detailing and construction quality. The development agreement itself may be written to define the requirements for the Central Library to try to guarantee the quality of the facility, but the reality is that control is given to an independent party whose prime concern is to minimize construction costs in order to maximize profits at the end of the day. There are realistic incentives for the developer to build a quality building with low maintenance costs if the developer is going to operate the building, but it must be accepted that HRM will not control all design and development decisions in this approach.

We recommend that it is very important for Halifax Public Libraries to have the final decision in all issues related to design of the Central Library. This includes selection of the design architect, which normally is outside the responsibility of a tenant in a Design Build development strategy. We all accept that the project will have to follow a budget and that at some point decisions will be required that will affect materials, finishes, detailing, program or design. Halifax Public Libraries must be in a position to be responsible for these decisions. Design Build solutions in almost all cases result in compromises that do not benefit the tenant of the facility. That is not to say that this option should be rejected, or that a very precise development agreement couldn't address the issue of design control.

Public/Private Partnership

A Public / Private Partnership approach is very similar to the Design Build strategy, however it may allow for a more precise and detailed strategy to enforce the public requirements for a development project. The public / private partnership by definition implies that both parties to the agreement have obligations and responsibilities to the success of the project and that both parties have a stake in the final outcome of the project.

Public / Private Partnerships are usually created for projects where there is a development benefit to both parties in the agreement. It is unusual for such projects to be limited to an individual building facility such as a Central Library that has no clear private sector benefits. These agreements however are subject to unique and individualized contractual obligations and, therefore may be structured to provide the flexibility of private funding combined with public control of project design and programming.

7.3 ARCHITECT SELECTION

The selection of the design architect for the project is obviously a critical step in defining the character and quality of the Central Library. It is also a selection that will be limited by the funding strategy defined for the project. In a Design Build strategy it is unlikely that Halifax Public Libraries will be able to select the design architect for the project because this would likely be the responsibility of the developer.

There has been some discussion through this process about the possibility of creating a design competition for the new Central Library. Some representatives of the public in the consultation process have raised the issue of an open design competition as something that could create public interest and benefit the Library.

If the sole objective was to select a design architect for the project, we would not recommend a design competition. Competitions tend to be expensive. They attract design firms who are either unqualified to build a library or who have so little work they will undertake a design competition to simply keep staff – there are firms that specialize in doing design competitions. Competitions can also create design solutions that are visually exciting, but don't reflect the real needs and building program for the Central Library because the designers have not had the opportunity to work with the Library staff.

If HRM decides to approve the Central Library project in principle, we would strongly recommend that Halifax Public Libraries undertake a Request for Qualifications

process to define interest from qualified architectural consultants and to define a shortlist of two or three architects. Halifax Public Libraries should then interview these qualified consultants to select the architect that they want to work with. The advantage to this kind of process is that the selection of the architect is based on both the architect's experience and ability to work with the client in a public setting. It also avoids the cost complications and extended timeframe associated with a design competition.

If HRM chooses to proceed with a design competition, we would still recommend that a qualifications process be undertaken to establish a shortlist of architects invited to participate in the competition. This guarantees that the submitting architects have experience with libraries or major public facilities and that they are qualified to take on a project of this scale. The purpose of the design competition in this instance should not be to select a design for the building, but to select an architectural partner for the development. The results of the competition can be exhibited, publicized and promoted to encourage development of the Central Library. It will be important to distinguish that in this architectural competition, Halifax Public Libraries will be looking to select an architect rather than a building design.

If HRM cannot decide to approve the Central Library project at the present time, the advantage of proceeding with the selection of an architect either through a Request for Qualifications process or a design competition is that it raises project profile and public interest – keeping the Central Library project in the public consciousness over the intervening time period required to determine funding for the project.

APPENDIX A:

Public Meeting Presentations







Halifax Central LIBRARY



Public Meeting
February 4-6, 2008



INTRODUCTION

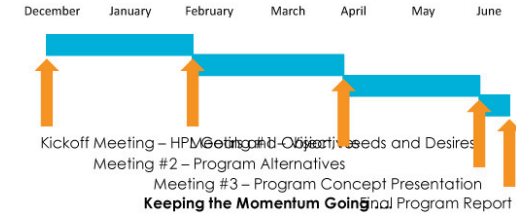


Introduction

- Halifax Public Libraries
 - Judith Hare
- Programming Team
 - Rob Marshall – HOK Planning Group
 - Anne Hutton – HOK Planning Group
 - Susan Kent – Library Consultant
 - Deryck Freeman – AMEC Local Consultants
 - Monique MacEwan – AMEC Local Consultants



Public Consultation Process



PLANNING FOR A NEW CENTRAL LIBRARY

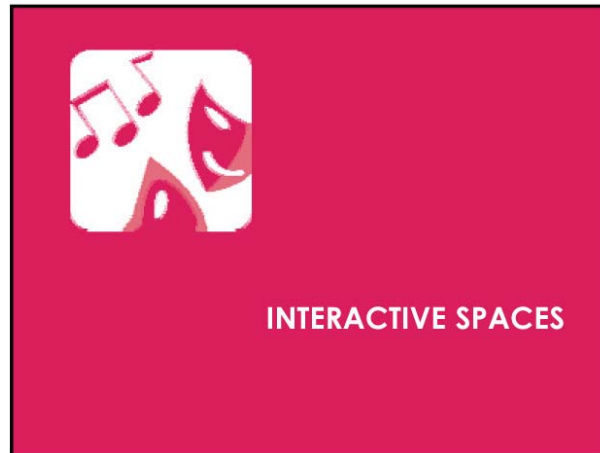


Your Vision for a New Library for Halifax

- How can the Community be involved
- Vision for a new library
- Role of the library within Halifax Regional Municipality



IMAGES & IDEAS





SPACES FOR TECHNOLOGY



Spaces for Technology



Spaces for Technology



Spaces for Technology



CHILDREN, TEENS, FAMILIES & LEARNING SPACES



Children, Teens, Families & Learning Spaces

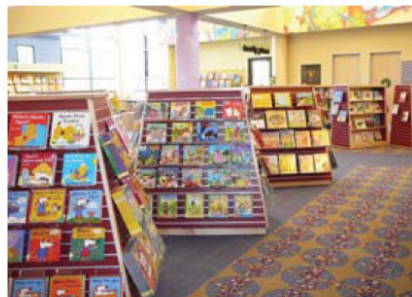




Children, Teens, Families & Learning Spaces



Children, Families, Teens & Learning Spaces



Children, Families, Teens & Learning Spaces



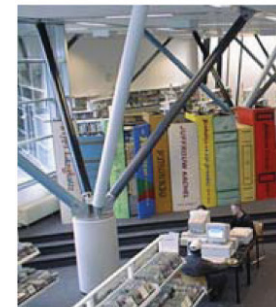
Children, Teens, Families & Learning Spaces



Children, Families, Teens & Learning Spaces



Children, Teens, Families, & Learning Spaces

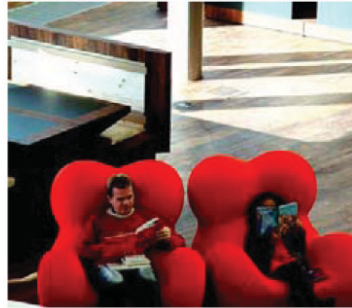




Children, Families, Teens & Learning Spaces



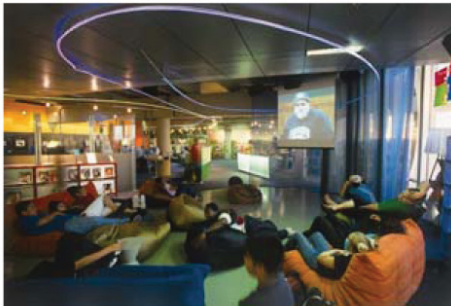
Children, Teens, Families & Learning Spaces



Children, Teens, Families & Learning Spaces



Children, Families, Teens & Learning Spaces

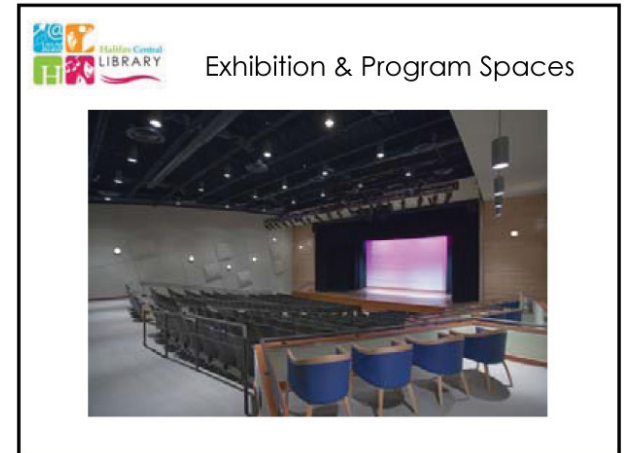


Children, Families, Teens & Learning Spaces



Children, Teens, Families & Learning Spaces



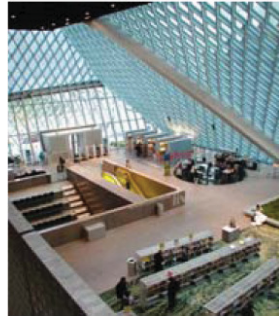




Amenities



Amenities



Amenities



Amenities

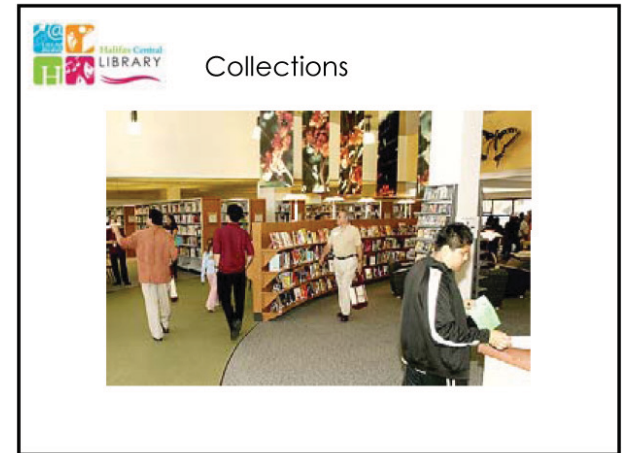
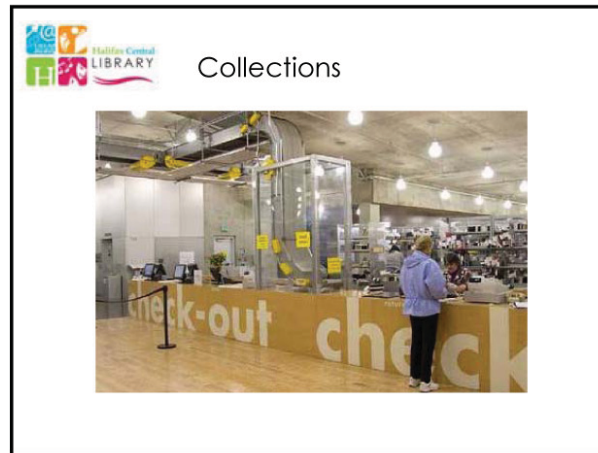
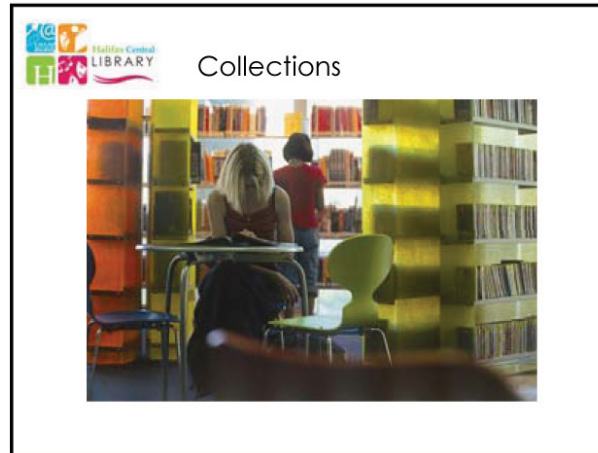
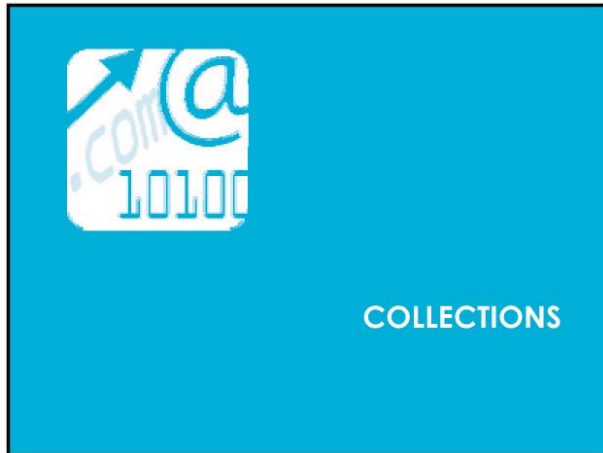


Amenities



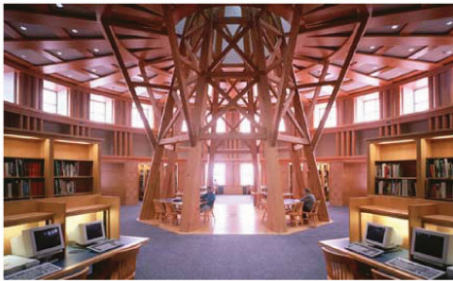
Amenities







Collections



Collections



Collections



Collections



MEETING & STUDY SPACES



Meeting and Study Spaces





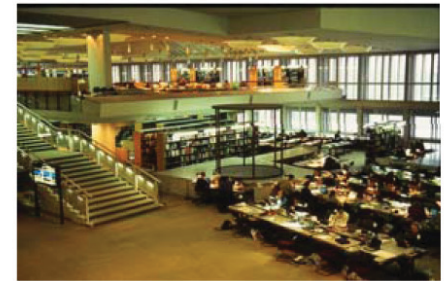
Meeting and Study Spaces



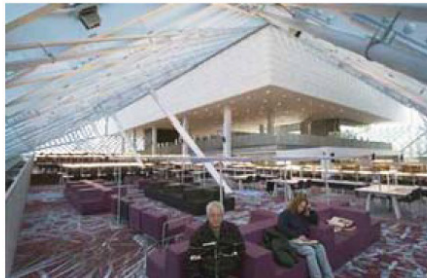
Meeting and Study Spaces



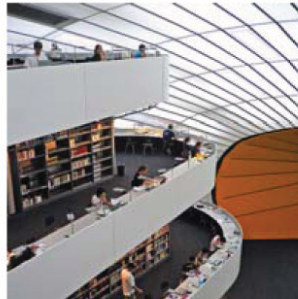
Meeting and Study Spaces



Meeting and Study Spaces



Meeting and Study Spaces



Meeting and Study Spaces





Meeting and Study Spaces



Meeting and Study Spaces



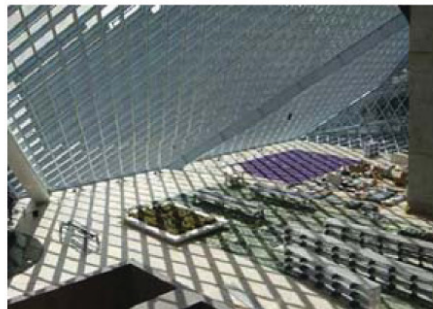
PUBLIC SPACES



Public Spaces



Public Spaces



Public Spaces

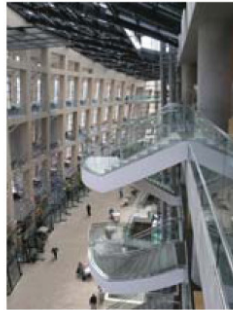




Public Spaces



Public Spaces



Public Spaces



Public Spaces



Public Spaces





"WHAT COULD BE..."



Discussion / Questions

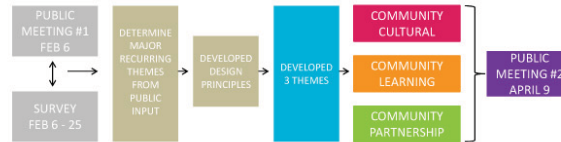
- How would you benefit from a new Central Library?
- What new ideas do you have for the library of the future here in Halifax?
- How can the new Central Library improve the quality of community life?



Halifax Central LIBRARY



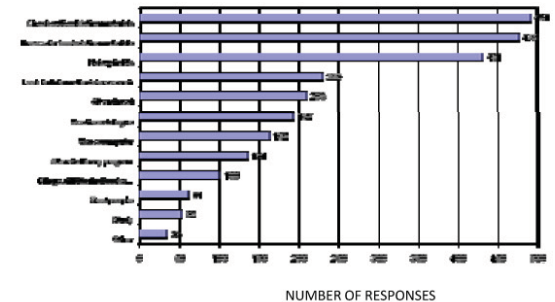
Public Meeting #2
April 9, 2008

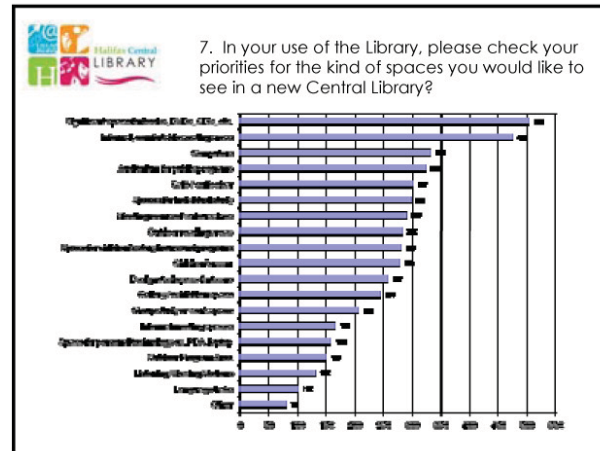
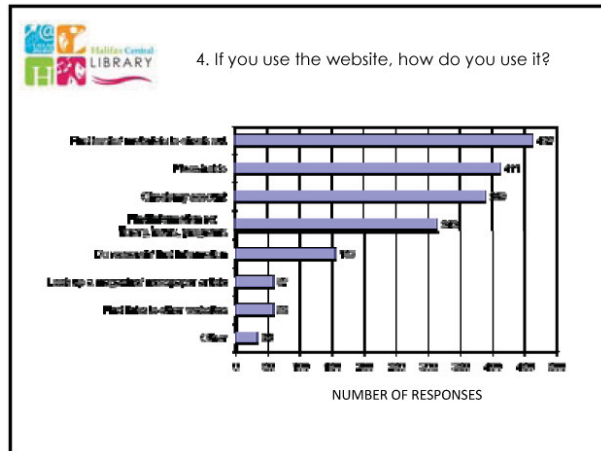


- Overview of survey results
- Presentation of the three alternative themes
- Break-out Session and Discussion Groups
- Presentation of results of Discussion Groups
- Next steps and Questions



- 656 Survey Responses
- Almost half of the respondents use the Spring Garden Memorial Library, distantly followed by Alderney Gate and Keshen Goodman.
- Over 58% of respondents visit the library in person more than once a week.
- At least 44% of respondents use the Halifax Public Libraries website more than once a week.





5. Tell us what you LIKE about the library branch that you most frequently use?

"Staff are helpful, friendly, will go the extra effort to find a book, information and help with computer glitches... displays are great and current."

"I like the amenities of the Keshen Goodman library – the café and fireplace, computer room and all those windows – glorious natural light."

"The kids' puppet show on Saturday morning is one of our family's favourite activities."

"A wonderful constant in our lives for the 60+ years we've been in Halifax".

 6. Tell us what you DISLIKE about the library branch that you most frequently use?

"Children's section desperately needs to be re-vamped".

"The stacks are very crowded. There is not really enough room for everyone to sit and read. In the summer the library is very hot."

"Noise, lack of space, lack of areas available for quiet reading."

"Not wheelchair accessible, no space to tutor without distracting others and being distracted by others."

"...not a great place to sit and read or study. The stacks seem dark because there is no natural light and are broken up throughout the building."



8. What services or building features would you like to see in a new Central Library?

"More places to sit and read, perhaps near some natural light."

"A large comfortable area for small children and their parents to play/read books. Coffee shop."

"Larger public meeting rooms, for programs and lectures. More computers for use by ESL and literacy students."

"Environmentally friendly."

"It would be great to see some outdoor reading spaces."

"More computers, comfortable seating, children's play area, coffee bar, green friendly construction."





GUIDING PRINCIPLES - *DRAFT*

The Central Library will be...

- A high-quality civic landmark building serving as a source of pride and inspiration for all residents.
- A centrepiece of the Capital District, contributing to the economic revitalization of the downtown and sparking cultural learning activities.
- An accessible, bright, open and airy destination for adults, youth, families and newcomers providing opportunities for social interaction as well as flexible spaces for active and quiet use.
- An environmentally friendly, sustainable green building.
- A rich resource centre for knowledge, learning and personal growth supported by leading technologies.



GUIDING PRINCIPLES - *DRAFT*

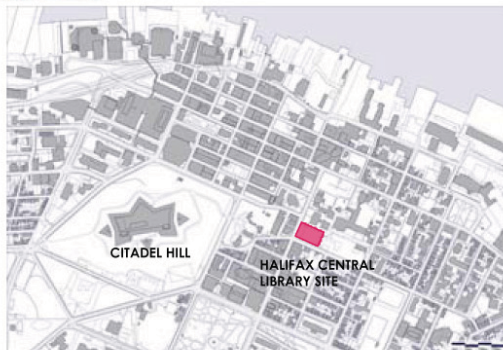
- Designed to centralize key system functions permitting branch libraries to be more responsive to local community needs.
- Committed to providing responsive customer service to all ages and adaptable to changing future needs and demands.



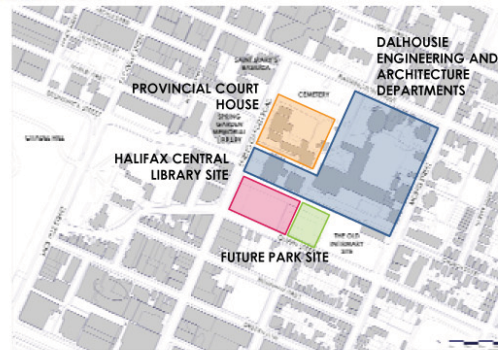
SITE CONTEXT



HALIFAX SITE CONTEXT



CENTRAL LIBRARY SITE



OVERVIEW OF PROGRAM ALTERNATIVES

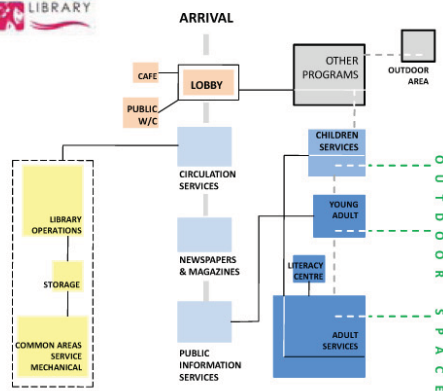


The Library

- The foundation pieces – services provided throughout each of the program themes



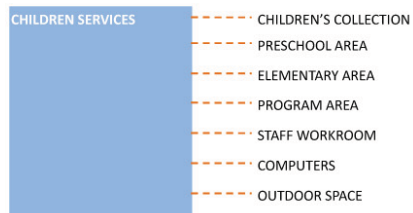
The Foundation



FOUNDATION SERVICES



Children Services



Children Services



Children's Services





Children's Services



Children's Services



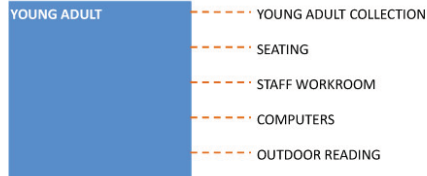
Children's Services



Children's Services



Young Adult Services



Young Adult Services





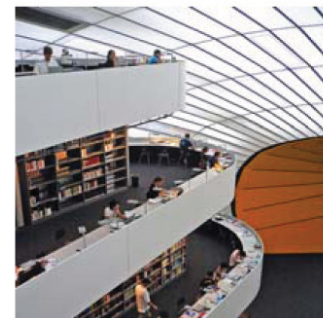
Young Adult Services



Young Adult Services



Young Adult Services



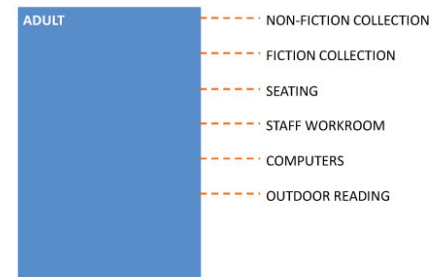
Young Adult Services



Young Adult Services



Adult Fiction/ Non-Fiction





Adult – Fiction/ Non Fiction



Adult – Fiction/ Non Fiction



Adult – Fiction/ Non Fiction



Adult – Fiction/ Non Fiction



Adult – Fiction/ Non Fiction



Adult – Fiction/ Non Fiction





Adult – Fiction/ Non Fiction



COMMUNITY THEMES



Community Themes

- Three themes for the Library with different emphasis have been developed as a result of the community input and feedback:

1. CENTRE FOR CULTURE IN THE COMMUNITY

2. CENTRE FOR COMMUNITY LEARNING

3. CENTRE FOR COMMUNITY PARTNERSHIPS



COMMUNITY CULTURAL PROGRAM



Overview

CENTRE FOR CULTURE IN THE COMMUNITY

The Cultural Theme is based on the concept that the Library becomes a vibrant centre for culture in the community and a venue for cultural programs such as music and dance performance, author readings, films and a variety of other events.



Community Cultural

CULTURAL PROGRAM

AUDITORIUM / THEATRE

EXHIBITION / GALLERY

CONFERENCE ROOMS

LIBRARY SHOP

OUTDOOR PERFORMANCE AREA

EXHIBITION AREA
CHILDREN'S
STORYTELLING
THEATRE

EXHIBITION AREA
YOUNG
ADULT

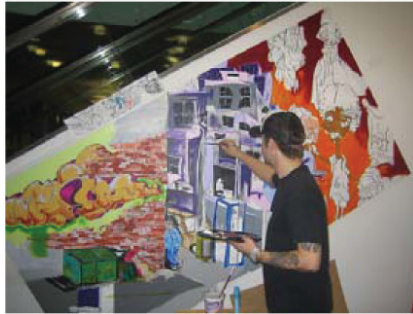
EXHIBITION AREA
ADULT
FICTION/NON
FICTION
LOCAL HISTORY &
GENEALOGY
EXHIBITIONS



Community Cultural



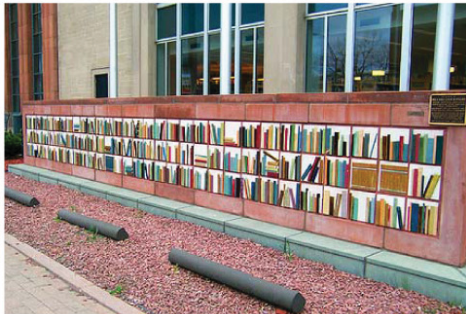
Community Cultural



Community Cultural



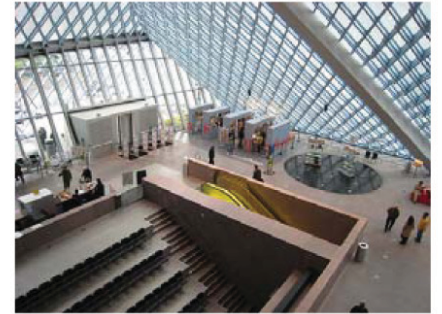
Community Cultural

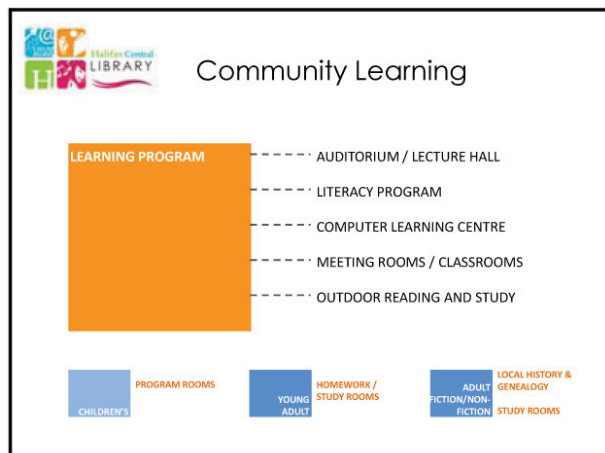


Community Cultural



Community Cultural







Community Learning



Community Learning



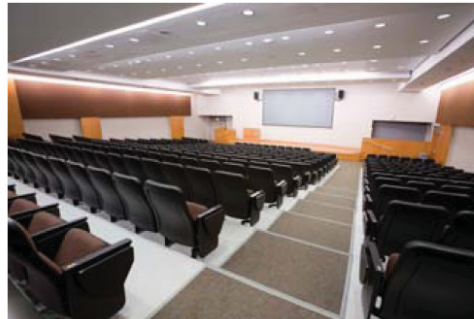
Community Learning



Community Learning



Community Learning



COMMUNITY PARTNERSHIP PROGRAM



Overview

CENTRE FOR COMMUNITY PARTNERSHIPS

The Community Partnership Theme will emphasize existing or future partnerships that the library may have within the community. The Library building will feature space for housing partnership offices and a mix of spaces for use by community organizations for major events and or workshops produced and presented by these organizations.





Community Partnership

PARTNERSHIP PROGRAM

- AUDITORIUM / FLEXIBLE GATHERING SPACE
- LEASABLE SPACE / OFFICES
- FOYER / BREAK-OUT SPACE
- CONFERENCE / MULTI-PURPOSE ROOMS
- OUTDOOR CIVIC PLAZA

PROGRAM ROOM

CHILDREN'S

PROGRAM ROOM

YOUNG ADULT

ADULT FICTION/NON FICTION

LOCAL HISTORY & GENEALOGY PARTNERS



Community Partnership





Community Partnership





Community Partnership





Community Partnership

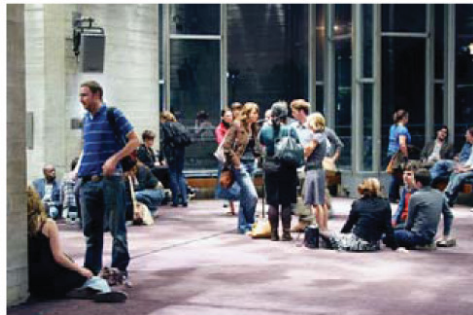




Community Partnership



Community Partnership



BREAKOUT SESSIONS



Questions

Which of the 3 community themes most closely matches your vision for the new Central Library?

Why?

What would you add to the theme program?



NEXT STEPS



Next Steps

- Review and analyze information from Public Meetings
- Further develop a comprehensive program for the new Central Library
- Come back in early June and present developed program to the public



Halifax Central LIBRARY



Halifax Central Library
Partnership of Culture and Learning
June 2, 2008



Overview of Public Meeting #3

- Timeline update
- Presentation of final building program and space requirements
- Overview of Next Steps
- “Open House” – review of information panels



INTRODUCTION



Timeline

- Study Process to Date



Development of Building Program

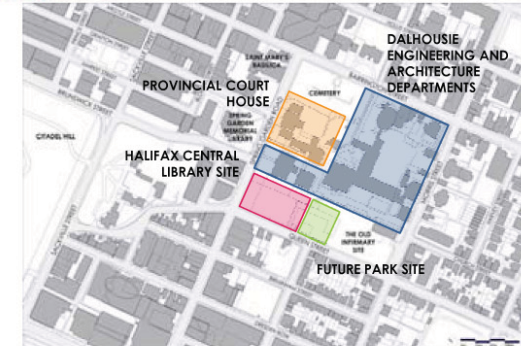
- After last Public Meeting in April, all the feedback from public and library staff was reviewed and analyzed.
- Developed a “hybrid” building program incorporating the preferred services from each of the themes
 - partnership
 - culture
 - learning
- Final building program – “Partnership of Culture and Learning”.



SITE CONTEXT



HALIFAX CENTRAL LIBRARY SITE





BENEFITS OF A CENTRAL LIBRARY



Benefits of Central Library

Halifax residents from all walks of life have voiced their hopes and ideas for a new and exciting Central Library in downtown Halifax. They are eagerly anticipating a building that will be a **vital center of learning and culture** in the heart of the community, a library that blends the best of traditional library service with new and innovative spaces, technology and collections that meet the needs of Haligonians now and in the future.



Benefits of Central Library

The residents of Halifax want and need a Central Library that will be:

- An active part of daily life in Halifax where people connect with one another and work collaboratively and individually.
- A resource supporting lifelong learning, professional development, and personal growth.
- A new approach to traditional library services reflecting developments in technology and different learning styles.
- A vibrant part of Halifax's rich cultural, educational and civic resources.
- A welcoming environment where citizens feel empowered and enlightened by the provision of knowledge and their own learning experiences.
- An avenue to real-time access to collections and resources.
- An asset to the branch libraries in supporting their collections, service development and programming.



GUIDING & DESIGN PRINCIPLES



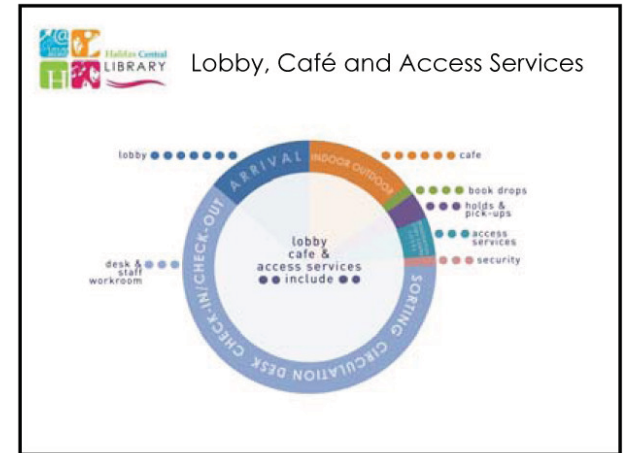
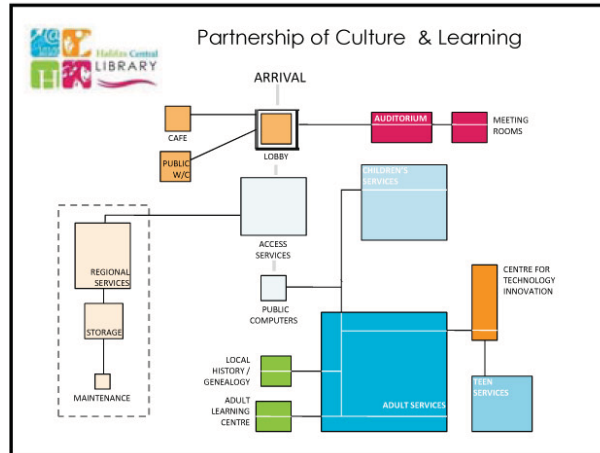
GUIDING PRINCIPLES

- A civic landmark and a source of pride and inspiration for all residents.
- A centrepiece of the Capital District, contributing to the economic revitalization of the downtown and sparking cultural and learning activities.
- An accessible, bright, and welcoming destination for adults, youth, families and newcomers providing opportunities for civic and social interaction as well as quiet individual use.



GUIDING PRINCIPLES

- An environmentally friendly, sustainable building.
- A rich resource centre for knowledge, learning and personal growth.
- An asset to the branch libraries by providing resources which assist them in being more responsive to local community needs.
- An adaptable and flexible space that will be able to meet the changing needs of users and accommodate new innovative technologies and new demands.

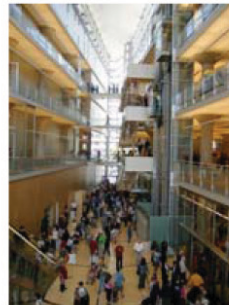




Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services

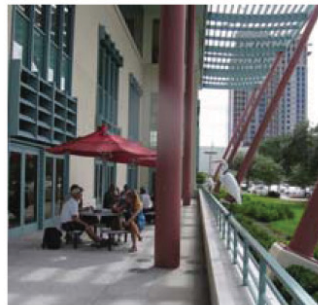




Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Lobby, Café and Access Services



Adult Services

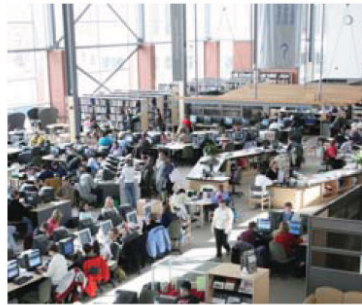




Adult Services



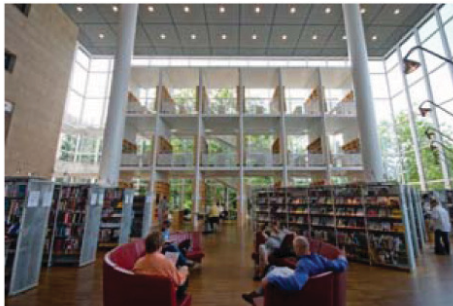
Adult Services



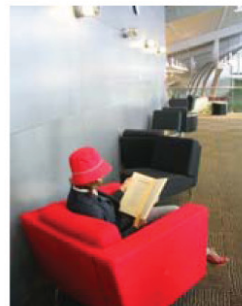
Adult Services



Adult Services



Adult Services



Adult Services

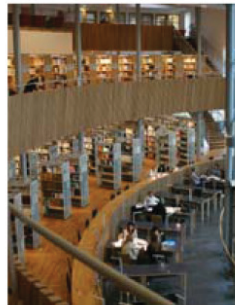




Adult Services



Adult Services



Local History and Genealogy



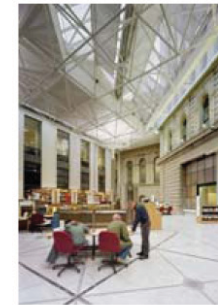
Local History and Genealogy



Local History and Genealogy



Local History and Genealogy





Local History and Genealogy



Adult Learning Centre



Adult Learning Centre



Adult Learning Centre



Adult Learning Centre



Adult Learning Centre





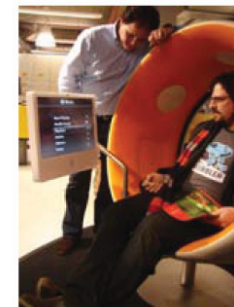
Centre for Technology and Innovation



Centre for Technology and Innovation



Centre for Technology and Innovation



Centre for Technology and Innovation

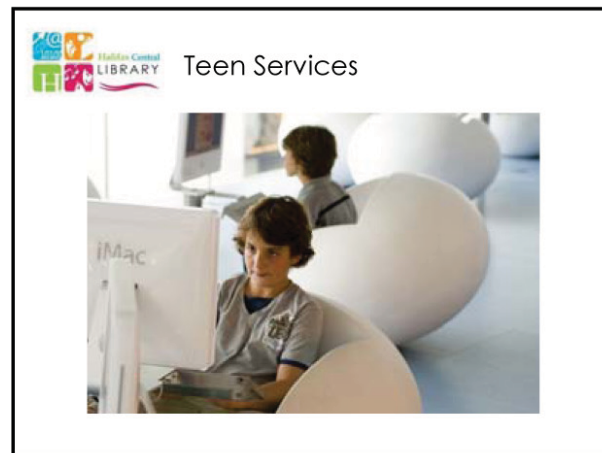
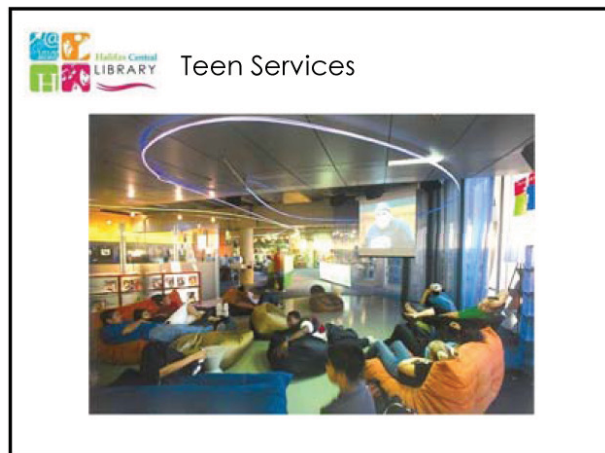
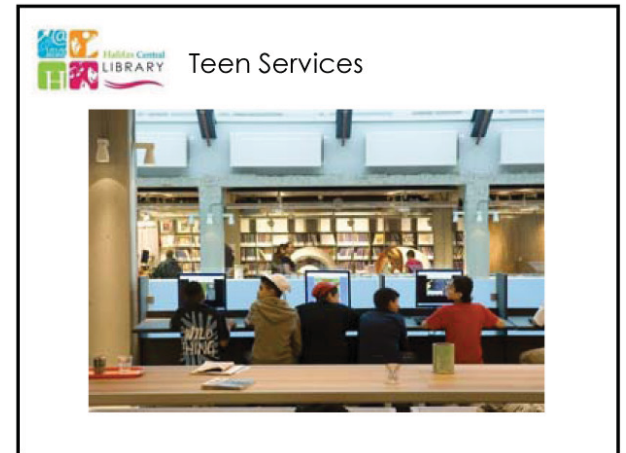
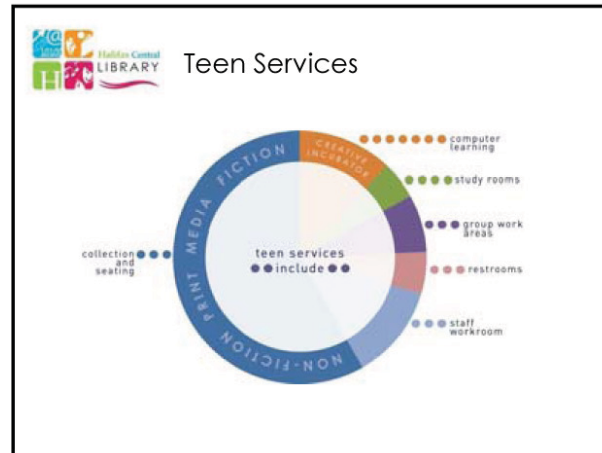


Centre for Technology and Innovation



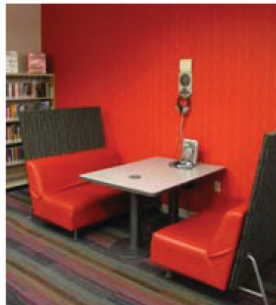
Centre for Technology and Innovation



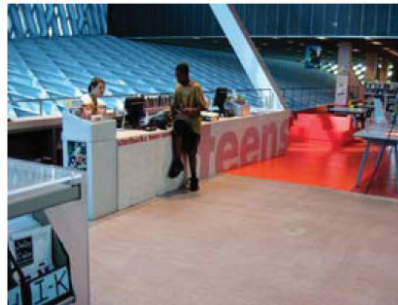




Teen Services



Teen Services



Children's Services



Children Services



Children Services



Children Services





Children Services



Children Services



Children Services



Children Services



Program and Meeting Spaces



Program and Meeting Spaces





Program and Meeting Spaces



Program and Meeting Spaces



Program and Meeting Spaces



Program and Meeting Spaces



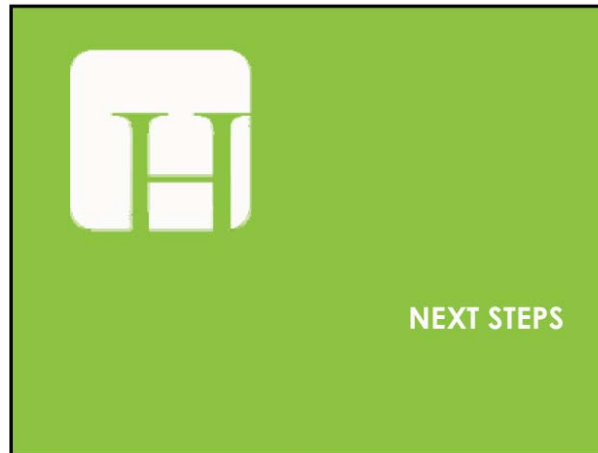
Program and Meeting Spaces



Program and Meeting Spaces



 Comparison of Existing Resources		
	Existing Spring Garden	Proposed Central Library
NUMBER DAYS/ WEEK	6	7
NUMBER HOURS/ WEEK	50	70
COLLECTION:		
ADULT	158,100	200,000
TEEN	10,000	15,000
CHILDREN	57,000	100,000
PUBLIC COMPUTERS:		
ADULT & TEEN	30	285
CHILDREN	7	50
SEATING:		
ADULT	96	555
TEEN	5	60
CHILDREN	23	100
MEETING ROOMS:		
# OF SEATS	2	14
AUDITORIUM:		
# OF SEATS	125	488
	0	1
	0	250
TOTAL GROSS FLOOR AREA:	38,000 sf	108,740 sf



- | |
|--|
|  Next Steps |
| <ul style="list-style-type: none"> • Submission of the final report to the Halifax Regional Library Board and HRM Council. • Presentation to HRM Council on June 24th, 2008 by Judith Hare, CEO Halifax Public Libraries, and Robert Marshall of the HOK Planning Group • Seek approval to proceed from HRM • Proceed to the design stage |

APPENDIX B:

Summary of Survey Results from Public Meeting #1





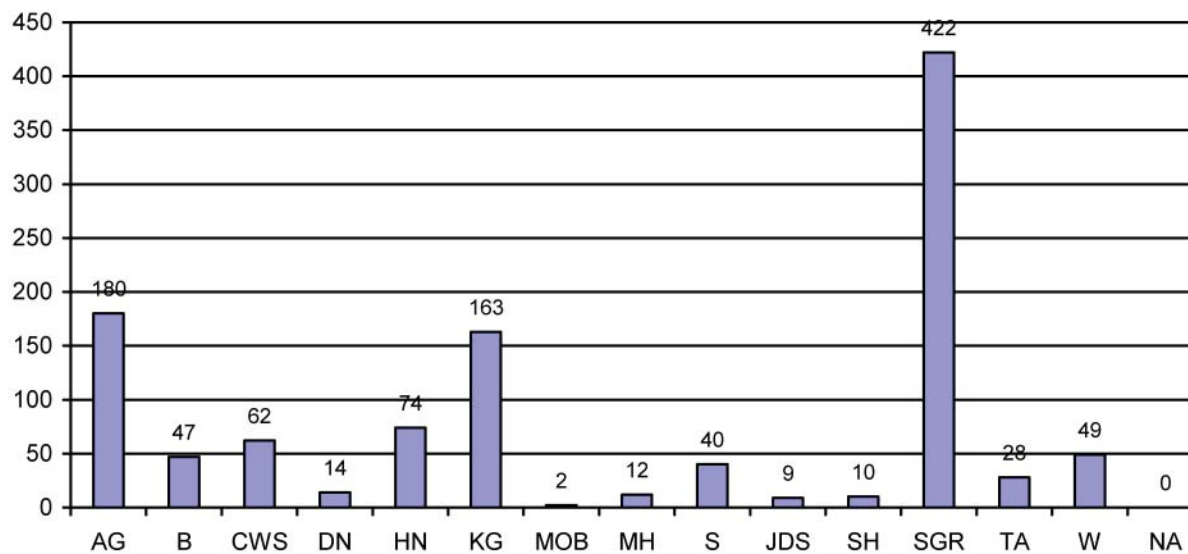
QUESTION 1:

What branches of Halifax Public Libraries do you currently use?

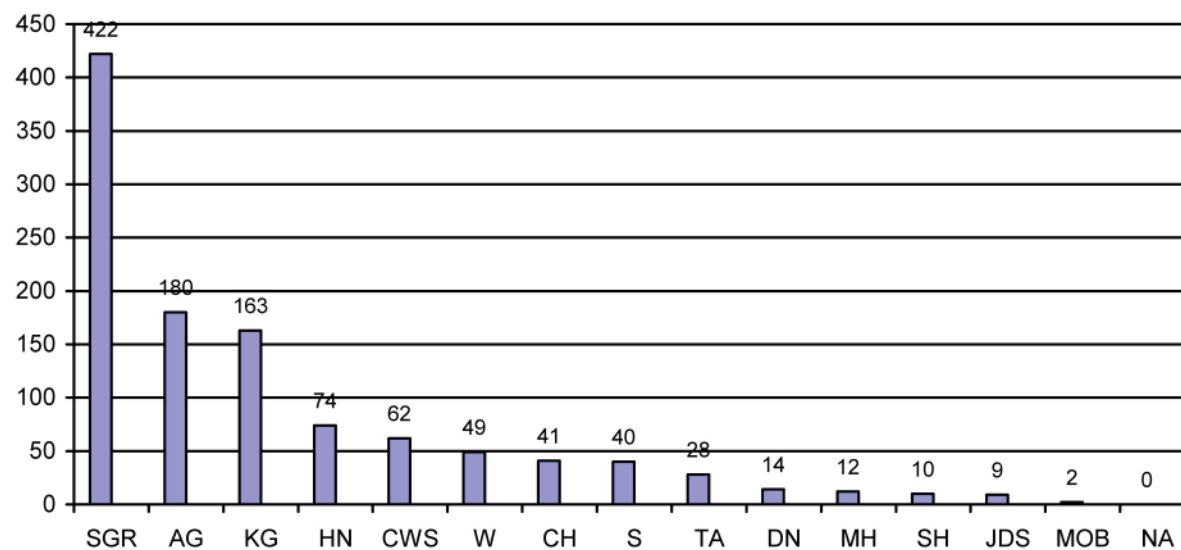
RESULTS

Alderney Gate	AG	180
Bedford	B	47
Captain William Spry	CWS	62
Cole harbour	CH	41
Dartmouth North	DN	14
Halifax North	HN	74
Keshen Godman	KG	163
Mobile	MOB	2
Musquodoboit Harbour	MH	12
Sackville	S	40
JD Shatford	JDS	9
Sheet Harbour	SH	10
Spring Garden Road	SGR	422
Tantallon	TA	28
Woodlawn	W	49
No Answer	NA	0
Total		1,153

Branches Currently Used



Branches Currently Used - Descending Order



QUESTION 2A:

How often do you use the Halifax Public Libraries IN PERSON?

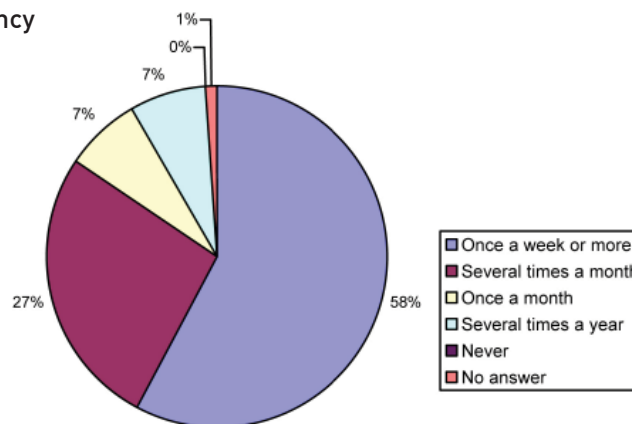
RESULTS

Once a week or more	342
Several times a month	157
Once a month	43
Several times a year	42
Never	1
No answer	6
Total	591

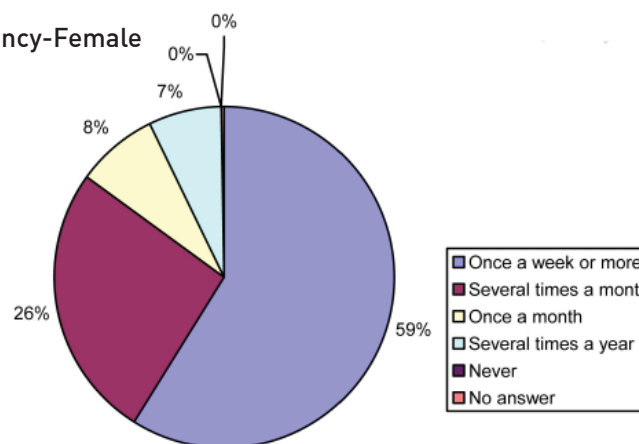
85% of respondents use the Halifax Public Libraries in person once a week or several times a month.

86% of female respondents and 83% of male respondents use the Library once a week or several times a month.

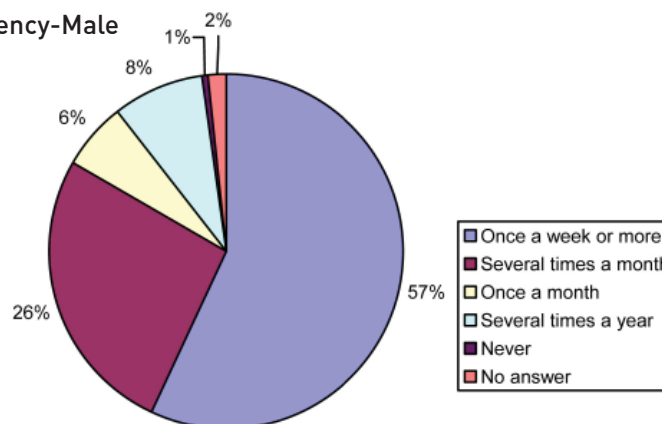
In-Person Frequency



In-Person Frequency-Female



In-Person Frequency-Male



QUESTION 2B:

How often do you use the Halifax Public Libraries
WEBSITE (halifaxpubliclibraries.ca)?

RESULTS

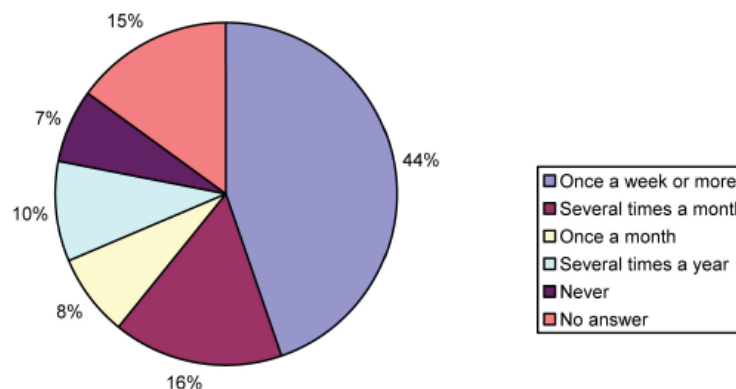
Once a week or more	265
Several times a month	95
Once a month	45
Several times a year	57
Never	41
No answer	88
Total	591

60% of respondents use the Halifax Public Libraries website once a week or several times a month.

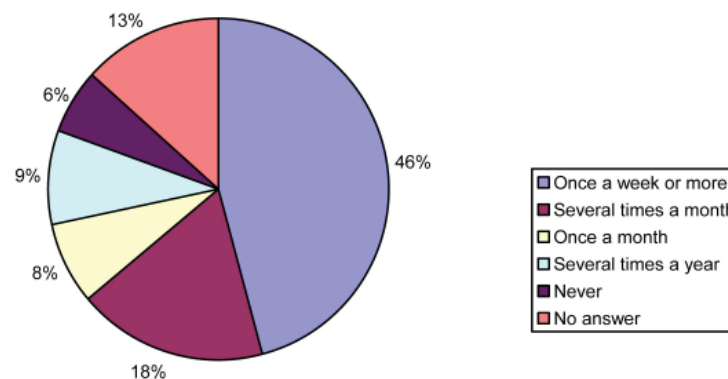
64% of female respondents and 55% of male respondents use the Library website once a week or several times a month.

Although 41 respondents said they never use the website, 15 of those provided a response for Question 4 (how they use the website)

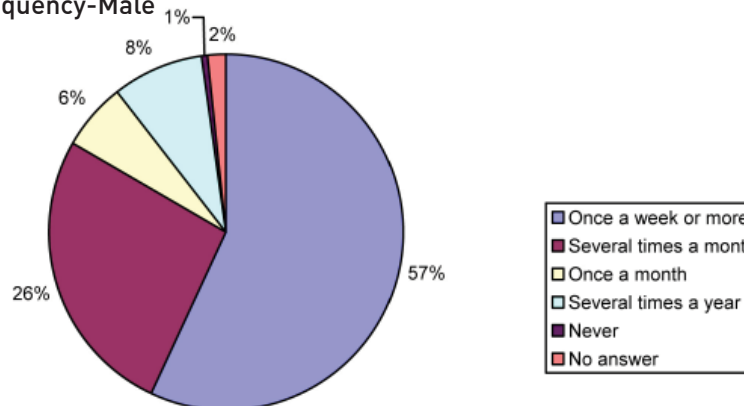
Website Visit Frequency



Website Visit Frequency-Female



Website Visit Frequency-Male



QUESTION 3:

What do you usually do when you visit a branch of the Halifax Public Libraries?

RESULTS

Browse for books and other materials	476
Check out books and other materials	491
Bring a child to find books or attend programs	100
Attend a library program	134
Pick up holds	431
Meet people	61
Sit and read	208
Look for information and/or do research	229
Use the catalogue	192
Use a computer	162
Study	52
Other	33

The activities engaged in most often (54.4% of activities identified) are browsing for books and other materials, checking out books and other materials and picking up holds.

OTHER RESPONSES

Browse sale selection / discards (2)
 ESL / Literacy tutoring (6)
 Have a coffee (2)
 Read newspapers (4)
 Listen to music

Attend book club
 I come for dating
 Use microfilm reader
 Public wifi

Borrow DVDs / videos (3)
 Order books through Interlibrary loan
 Check the notice board (2)
 Genealogy
 Learning space and civic environment
 Use it as a tranquil place to rest and think.
 Take individual with intellectual disability (adult)
 I've also been involved in putting on programs at the Library.

Public meetings of community council, other public programs eg Halifax North and William Spry

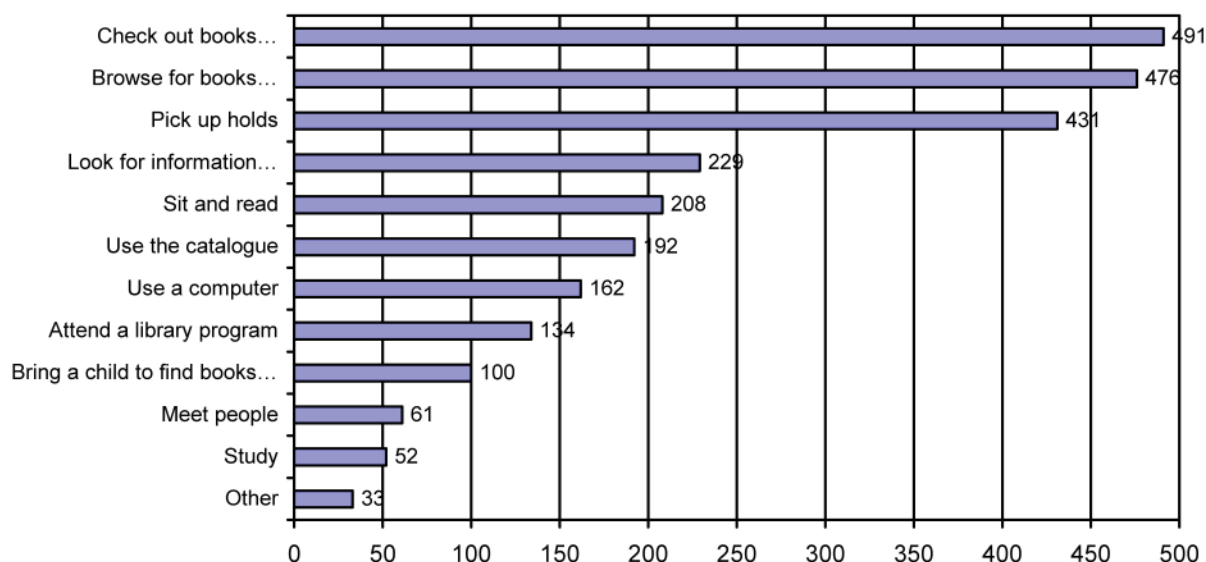
Chat with other like-minded users. A community room for citizens to drop in and exchange chat would be a welcome addition. Social aspect presently lacking so require suitable area for general public use. Bordering coffee shops

Browse the information racks in the lobby. In the fall, pick up continuing education material.

I used to regularly bring my daughter to get books & see puppet shows; now she's finishing high school & regularly goes to the library on her own, as do I, but it's still a frequent Mom-daughter outing for the two of us.

It is important to keep this for young people the internet is hard for many, I love the library, the sight, the benches outside, the pigeons / immense resources and the phenomenal books, staff (I always go to the staff who go the extra mile for people.

Activities while visiting the Library - Descending Order



QUESTION 4:

If you use the website, how do you use it?

RESULTS

Find books and other materials that I can check out
462

Find out information about the Library such as branch
hours, programs and services 313

Do research and find information 152

Place holds 411

Look up a magazine or newspaper article 57

Check my account 389

Send a comment or ask a question 102

Find links to other websites 56

Other 33

The activities engaged in most often on the website are finding books and other materials to check out (23.5%), followed by placing holds (20.8%) and checking patron accounts (19.7%)

OTHER RESPONSES

Request materials (2)

I ask for help

Digital downloads/audiobooks (2)

Request books to be purchased (10)

More new books to reduce wait times to borrow (as readers increasing - so is demand)

Fill out HPL surveys such as this one

E-mail

Talk to a librarian via Humanclick

Look for library job postings

Renew books (7)

Add material to "my list"

I find the website is very challenging to navigate.

Very rarely use -need help to use

A course in this would be good.

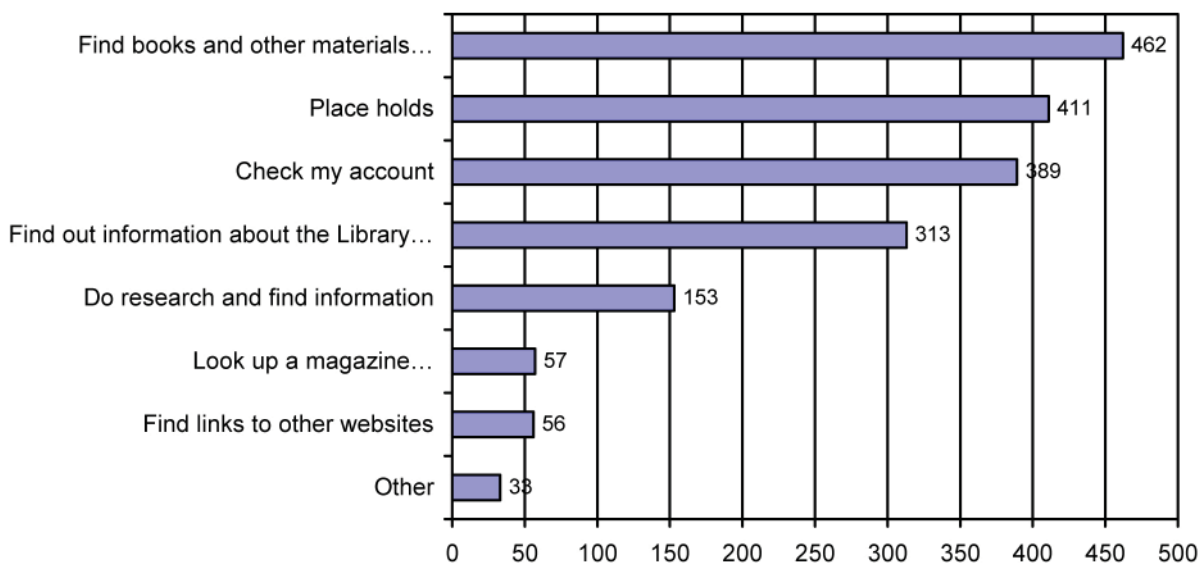
Please don't replace the paper library guide with just the website

For dating

No home computer

I haven't yet

Activities while Using the Website - Descending Order



QUESTION 5:

Tell us what you LIKE about the library branch that you most frequently use.

RESULTS

Sackville Branch is bright, clean, well laid out, & has a good variety of materials. The staff are pleasant and very helpful. Request pickup shelves & self checkout are useful.

1. Location – Easy 2. Can usually find short term parking nearby 3. Within walking & biking distance 4. Good variety and number of reference books 5. Use of periodicals is useful.

Nice Location Small Meeting Room (Private and good light)

I like the central location and the large windows with comfy chairs that people can cozy up in while they read.

books for sale in the discard section, the books on cd

High level of civic symbolism of the Spring Garden memorial library, atmosphere, wealth of well-presented information, i.e. the displays that highlight certain books, and the wealth of information on the shelves, internet access, helpful staff

Alderney is great because of it's location as a major transit point - I can swing by after I get off work or on my way back from the gym to pick-up holds, return books, etc. The children's section is also excellent.

Friendly Staff. Saturday morning puppet shows. Convenient location - close to major bus routes and easy to get to.

helpful staff (help me choose audio book titles...I am blind), location (accessible by transit. my guide dog enjoys it too), staff also fields my questions, suggestions and complaints well.

The bright, airy atmosphere and comfortable reading areas.

excellent customer service; location; ease of use of website/pickup of holds.

Centrally located

Alderney - cozy children's section - beautiful view of harbour

I like that you can pick up your own holds and check them out without bothering a clerk at the K-G site.

Keshen Goodman is spacious, bright and has lots of "personal space" to browse, use internet or sit and read.

Keshen Goodman has a really nice, airy reading area with lots of natural light. There are a good number of express computer terminals that you can use for half an hour--generally lots to check email on a weekend. Holds are located in an easily-accessible area, and the self-checkout machines are almost always available for use.

Friendly, helpful staff; items arranged in way easy to access; "suggested books to read" section

I most frequently use the Spring Garden library. I like the Saturday morning puppet shows (I'm a regular with my 4-year old daughter) and the great children's area downstairs. I also like the adult area upstairs for its large magazine rack and the many tables and chairs set up for reading there.

Location, convenience, selection of materials.

The design of the library is awesome, with plenty of natural light. I like that the people in the information desk are extremely helpful and friendly. I like that there is a cafe onsite and I absolutely love the young children's area, with toys and activities, and sofas for parents to seat and read a magazine. I like the extensive preschool materials available.

The Spring Garden library is the best location for me, as it is central and accessible by bus or on foot. The programs are interesting and varied. The staff are great.

I like the wide open children's area at Keshen Goodman. It is an ideal space for children to play and to sit and read. I also like the Treats cafe where I can get a coffee and bring it to the children's area. The preschool programs are great too.

I like that Alderney Gate has open spaces but it also private. It is not cramped to move around in but I don't feel exposed. I like the separation of the Children's and Teen areas from the Adult collection. I like that there is comfortable seating and also tables for working.

Its central location to the denser business community and its position as a transition zone between our two disjointed downtowns; this said, it is experienced as an unfriendly wall which it took years for me to go into.

Alderney Gate is conveniently situated (on ferry route), is open Monday, is in a building with other facilities, has nice sitting with pleasant views,

It has a fairly open concept. it is multifunctional. Well located. convenient hours. Friendly staff.

Welcoming to people from different socio-economic & ethnic backgrounds, courteous & helpful staff. small spaces (vs. huge open area) for tutoring.

KG - Parking, open Monday, Computerized check-out & pick-up for holds systems that do not require assistance. Layout of reference section that allows for easy browsing. Building has an open feel with lots of light. Areas that can be closed off as needed, but are available for public when not needed.

Accessibility, central location, available parking

1. location 2. Parking available(although a mess now). 3. Self check out. 4. computers available 5. help desk 6. happy, clean, airy ambiance 7. open Mondays (i.e. 7 days a week)

It is large, quiet, has a place for chatting, has tons of PCs. More PCs would be nice, though!

Convenient location (close to work and to home); staff (friendly and helpful); surroundings (downtown/thriving/busy); easy computer access to check my account, look up information on books, etc.; children's section removed from adult section.

location; large windows that open; classical type look; the staff; different level for children & teen use. Formal reference area.

It's bright. It's open. Staff are accessible. Good parking. Great space for kids. Coffee shop. Being able to get a snack. Self check-out. Adequate computer terminals.

Access to books, and more than just books: films, music, internet, etc. proximity to my residence and commute to work (all done on foot)

Great, helpful staff - Set up of departments - Great youth section - Convenient computers, not in an enclosed fishbowl room. - Windows that open, real air! - Good selection of books and a big selection of DVD movies - Conveniently located - Warm and welc

I like the fact that the Captain William Spry Library is within and is, a community centre. It's not the biggest or brightest branch- that would be Keshen Goodman, which I also use, but the Spryfield Library really seems to have made deep connections in the community: teen programs, literacy and ESL programs, outreach, partnerships... all good things that make a library PUBLIC.

Incredibly helpful librarians. Quiet study/research/reading space. Information (books, CDs, mags, etc.). I like the information sessions. There should be way more and on every subject (not even practical ones, get creative & eclectic)

Friendly, helpful staff. Clean, spacious, well organized/ nice layout, bright and sunny, adequate materials available on shelves, self-check system, coffee shop & tables, computer room

AG - large windows and comfortable seating by windows. Bright, clean, uncluttered, usually quiet, open on Mondays. KG - lots of selection.

I like that it is so "user-friendly". It is easy to find everything that you are looking for. I like that there is a cafe on site. The staff are very helpful.

I like Tantallon's branch as it has an open feeling but also offers privacy for individual work/reading.

Conveniently located. Good selection Enthusiastic, helpful staff.

I like the wide open children's area at Keshen Goodman. It is an ideal space for children to play and to sit and read. I also like the Treats cafe where I can get a coffee and bring it to the children's area. The preschool programs are great too.

I like that Alderney Gate has open spaces but it also private. It is not cramped to move around in but I don't feel exposed. I like the separation of the Children's and Teen areas from the Adult collection. I like that there is comfortable seating and also tables for working.

- the general atmosphere, sense of an older building, feels grounded - the cozy corner for younger children (& a little playroom) - the helpful staff - a bit of a green area outside, some flowers

Downtown core location - 'heart of the city'

The kids' puppet show on Saturday morning is one of our family's favourite activities. We have fun, learn something, meet new people (and feel part of a community as new immigrants), as well as borrow fantastic books and movies at the same time.

I really like the fact that the children's part of the SG library is so cozy! Some might think the ceilings are low, but I disagree; I also really like the half-step levels down there. I also love the bright, big, airy windows in the Adult section.

The staff is knowledgeable and helpful, and it is roomy and laid out well.

I like the neat old building and the central location. I think it is important to keep a library close to downtown and near places where university students live.

Staff are helpful. friendly, will go the extra effort to find a book, give information and help with computer glitches. Patient and treat patrons with respect and understanding. The displays and great and current.

The relaxing atmosphere and all the sunshine that comes through the windows

SG - Library staff, friendly & helpful. section of large print books.

I like the atmosphere, ambiance and openness of the Keshen. There is always a variety of people from babies to seniors. I also like the cafe.

Alderney Gate is bright, feels roomy to me. It is often busy but doesn't feel overcrowded. I love the views of the harbour from the reading areas.

Keshen Goodman has a nice self-check system. I can go in and out. This speeds the circulation flow along in an efficient manner. All the HPL branches should have this system in place and all you need is more money from City Hall and taxpayers like us.

I like that Alderney Gate has open spaces but it also private. It is not cramped to move around in but I don't feel exposed. I like the separation of the Children's and Teen areas from the Adult collection. I like that there is comfortable seating and also tables for working.

Welcoming to people from different socio-economic & ethnic backgrounds, courteous & helpful staff. small spaces (vs. huge open area) for tutoring.

(spring garden): the convenience of its location; the friendly staff; its outdoor space; the grandness of the main space--it's airy and bright.

1. location 2. Parking available(although a mess now). 3. Self check out. 4. computers available 5. help desk 6. happy, clean, airy ambiance 7. open Mondays (i.e. 7 days a week)

QUESTION 6:

Tell us what you DISLIKE about the library branch that you most frequently use.

RESULTS

Too small Claustrophobic

Too many stairs - elevator not particularly accessible

dim lighting at night-time/sometimes noisy with kids

Layout is confusing - the first time I went there I didn't actually find the YA section. Perhaps a signage issue? Either way, seems too small and cramped overall.

I dislike that it is often noisy and crowded with children. If I want to relax and read at the library, I always go to Alderney because of how the kids' materials are upstairs and the computer areas are segregated.

Lack of computers. Not open on Mondays (Captain William Spry). No cafe

Space limitations

The bathrooms tend to be grungy. Also, a coffee shop area would be a nice addition!

Lack of free parking!!!\

The stacks are very crowded. There is not really enough room for everyone to sit and read. In the summer the library is very hot.

It is too small and it could have a nicer reading area and the kids section could be bigger.

Free parking limited, only one self check-out scanner,

The short amount of time for computer bookings when other Libraries give you an hour. The lack of selection on the shelf's I more often then not need to have books sent to me from other locations. The inability of people in the community to book the "community room".

Noise; lack of space; lack of areas available for quiet reading.

Not wheelchair accessible, no space to tutor without distracting others and being distracted by others.

Sometimes it is too noisy to concentrate. there should have bathrooms on every floor. it is not accessible for disabled person. Noisy Library carts when you are studying.

I would very much like a spot where I can sip coffee while on my laptop or reading a book. Perhaps an atrium of sorts.

William Spry: Loud, not enough computers, not enough windows/ skylights. Should have more public space for reading, writing, learning.

parking is less than plentiful large print books are awkwardly placed not enough seating for looking at the magazines

would be nice to have a computer area closer to the play area so that while the kids play I could search for books and keep my eyes on them

'chopped up' layout

Creepy non-fiction section

Not enough comfortable seating. Washrooms, although clean, are dark and foreboding.

there isn't a good space for people to meet, especially teenagers, in an informal way.

Not enough seating (North Banch). Poor signage (Spring Garden Branch). Neither branch is open late enough.

No electrical outlets for laptops!!!; lack of windows; uninviting seating; reference desk upstairs;

It feels tire, old and not very clean. The bathrooms are inconvenient. The children's section is not designed in such a way that one can leave one's children to play while browsing for books.

Not enough books, especially non-fiction. Cramped reading spaces. Not enough room for chairs "randomly" throughout stacks for borrowers.

Not enough private, quiet cubicles for reading or reserach

Not enough informal meeting spaces. Larger and more modern washroom facilities needed. Larger shelf space for books, DVDs etc. needed.

the layout of the different floors (having to exit to go to the reference level or children's level) - the non-fiction section is tucked away in a hard to notice room (which looks like it's for staff only) - having to stand at a computer to do research

Need better signage, like at Chapters. Hanging signs indicating different sections would be nice.

No place for coffee.

No free parking. Early closure on Friday.

The computers can be pretty confusing and the building is sort of gloomy.

Would like more choice, more materials, CD fiction and music, periodicals, more pleasant non-fiction area, more space, chairs, tables, windows. Self-check-out feature would be useful too.

- cramped space - need more seating and tables - video shelves are congested and lower or higher shelves are difficult to access - to see - need better labelling too - the stacks can be creepy

Too small & cramped; meeting space small and Claustrophobic.

building hard to navigate nowhere to sit comfortably to read noisy in main area not enough computers too hot/ too cold closed Mondays

Not enough parking at Alderney Gate. Woodlawn - library space is too small, needs to be more comfortable and spacious for more people to be able to use it at any given time. Could be opened more hours.

Children's section in basement, too divided into separate areas.

Appearance - not attractive. I feel there should be more community meeting space available. I would like to see more space to showcase new acquisitions, interesting information, etc. I would like more comfortable space to sit and read. Also, the washrooms could be improved.

there aren't enough computers, and you have to wait awhile to get one.

AG--parking is difficult SG--children's department is dark and crowded, info desk is tucked around the corner and in a sticky traffic area, no space for stroller parking (and they have big strollers in the south end!), building can be very hot in summer, the children's check out desk can also be a bottleneck for people trying to come into or out of the rest of the department. In fact, the whole space is crowded, aisles are often too tight, there are steps up to the area for toddlers and preschoolers, which means they can also fall down those steps.

There aren't many places to sit and read quietly, and in particular the seating isn't very comfortable or conducive to merely reading.

Crowded, bathroom not convenient in children's section, generally a feeling of overuse

It's very much like a rabbit warren or maze. The department divisions are confusing, with the children's section not having nearly enough room. The non-fiction is not welcoming at all.

Narrow space between isles of books. Wearing progressive lenses it's hard to get back far enough to see the titles easily.

The over-crowding, because it is too small.

Not a great environment to sit down and read or study. (See Vancouver library for a positive example). The inside of the building seems perpetually dirty. I dislike using the toilets there, which limits the time I can stay to read. The stairways between the checkout desk and the adult non-fiction section is cramped. Not enough natural light.

Interior is not "library-y" (ie: no book posters on the wall etc.); a bit too institutional. Parking lot is dangerously busy, esp. for young children. No buses! (Tantallon). Public space is great, but work spaces are cramped for staff.

The number of computers & other areas to sit & read/use computer. Hours longer on weekends please & please open on Monday.

Not enough shelves to put a backpack to get your stuff out.

Not enough room for books or to sit and read poor ventilation in addition areas. Closures due to heat in summer, carpeting -- off gasses and cannot be cleaned properly.

lack of parking, not enough photocopiers, lack of microfilm readers, not accessible enough for those of us with mobility limitations

would be nice to have a computer area closer to the play area so that while the kids play I could search for books and keep my eyes on them

Keshen Goodman is like a great big hall and the noise reverberates. The Children's area should be separated more from the rest of the library.

THE NOISE FROM THE KIDS. THIS MUST STOP.

I dislike that it is often noisy and crowded with children. If I want to relax and read at the library, I always go to Alderney because of how the kids' materials are upstairs and the computer areas are segregated.

While I like the old building, I realize that it is not up to holding the whole collection right now. I almost never browse in the non-fiction stacks since it is kind of creepy and claustrophobic down there.

C.W.S. has very little young adult sections and is not very well organized.

Children's section desperately needs to be re-vamped.

Closed Monday Short hours on Sunday No quiet place

to sit and read No cafeteria or coffee shop Out of date building at least renovate washrooms!

Too many stairs - elevator not particularly accessible dim lighting at nighttime/sometimes noisy with kids

very cramped area, not as many magazines as i would like.

Computers designated for the card catalogue are on very low tables and therefore physically painful to use while standing (no chairs are available at these computers). Monitors on all computers are too close to the keyboard for comfortable use.

Not well marked. Hard to know what's where w/o asking.

CRAMPED FOR SPACE!!!! Would rather paperbacks be included in book shelves rather than book caddies. Not enough room for the children and young adults to play.

Computer scheduling 1/2 hour slots insufficient time. 2nd floor computers -no chat or games. should have a right to choose how you use your time. meeting room too small. washrooms are deplorable. uncomfortable seating however tables and chairs are much more comfy than those awful things at the Halifax North Branch.

William Spry: Loud, not enough computers, not enough windows/ skylights. Should have more public space for reading, writing, learning.

Crowded, bathroom not convenient in children's section, generally a feeling of overuse

Spring Garden - It is not a really comfortable place to sit and read. Older building, not a lot of space

Being jammed together at tables in Reference. Having to listen to conversations of person's or cell phones. Back issues of magazines on separate floor reading area. Other current issues that are 'ask at desk' only.

there isn't a good space for people to meet, especially teenagers, in an informal way.

QUESTION 7:

In your use of the Library, please check your priorities for the kind of spaces you would like to see in a new Central Library.

RESULTS

Significant space for books, DVDs, CDs and other materials	503
Informal, comfortable seating areas	475
Spaces for individual study	297
Group study or work space	206
Computers	332
Space for using personal technology [examples: laptops, PDAs]	158
Language Labs	100
Listening / viewing stations	130
Special area for pre-school age children and their parents	299
Children's room	278
Space for children's story hours and programs	280
Designated space for teens	257
Auditorium for public programs	323
Meeting rooms of various size capacities	289
Informal meeting spaces	165
Cafe / coffee bar	301
Outdoor reading areas	282
Outdoor program space	150
Gallery / exhibition space	244
Other	79

Top priorities for the kind of spaces in the new Central Library are (1) Significant space for books, DVDs, CDs and other materials (85%), (2) Informal, comfortable seating areas (80%), (3) Computers (56%), and (4) Auditorium for public programs (54%).

OTHER RESPONSES

I enjoy traditional long tables where you can spread out books and reading material. I enjoy being able to browse through the stacks.

fully accessible: washrooms, elevators, doors, ramps, door openers, lighting, signs in Braille and tactile, more audio books, assistive technology computer in separate location to facilitate use with speakers, more public programs with music, landing pad f

how can use outdoor program space - outdoor spaces for concerts and other events such as Cote Saint-Luc Public Library in Montreal, Quebec had many years ago - have restaurant in addition to cafe/ coffee bar - access to Novanet as link from Horizon sy

New Microfilm Readers

Glass atrium where you can see outside - as many windows as possible. Our city has no aquarium! Cater to course offerings - especially SMU! Welcome volunteers as dossents or guides to assist staff.

Wheel accessible with wide doors and a place to change babies. Plus a little eating area where people can eat their bagged lunch and heat a baby bottle, etc.

Consider covered connections to adjacent buildings

Somewhere for coats and such

Meeting rooms of various size capacities for ongoing lectures/programs

dedicated reference section with staff

The outside plaza surrounding the entrance to Vancouver (and Killam) library could offer commercial spaces which might generate income for the library.

A quiet room (enclosed) where no talking, cell phone or noise of any kind is permitted!! This room would be strictly used for reading only!!

tutoring space for 2 people

a "quiet area" where people are asked not to carry on extended conversations or use cell phones. the upstairs reference area in the Spring Garden Memorial is the sort of area that I envision.

Records/Record Players

Many free parking spaces

A room in conjunction with Geneal. Association of NS, where library & GANS resources are 'pooled' for library users, and ecessible during all library hours.

'natural lighting', greenery', atrium type ceiling - sense of 'airyness'

access for people with disabilities re: wheelchair, environmental sensitivities.

Bus stop directly in front for easy, sheltered from the weather access for disabled people.

easy access to entrances for the elderly, those in wheel chairs.

Space for research, e.g. microfilm machines, that are quiet, separate and away from traffic areas, and computers used for other purposes. It's very difficult to do serious microfilm reading at Alderney.

Language labs would be amazing. also, a space for home-schooling families to gather and then make use of their time at the library by picking up items or returning the, etc. This would be awesome. We are already faithful library users.

garden area with seating

just more quiet & loud spaces.

ESL Program Room.

bike rack; modern architecture

Nice architecture

Nice washrooms, changing space for infants.

I don't think a library should be a place to meet, have coffee, and chat on cell-phones. Or if such a place exists it should be out of sound range. A library should not be like chapters so somebody said on CBC radio.

It is far more important to have quiet places to read, than to have grandiose, expensive new buildings. Less noise.

meeting rooms of various size capacities could be booked for group study/work space. Auditorium for public programs only if need for such is identified (maybe universities provide enough auditorium spaces already?)

An outdoor meeting area is a great idea!

It should be a meeting place for the community.

My library already has all of these with exception of a coffee bar which I think we can do without. However, there are times I would like to bring a lunch and just sit and read.

presentation of lectures, 'how-to's', university courses, talks about history & music & art - art gallery - hobby rooms, plays all in one building

bathrooms (toilets) on each level and change rooms for infants. Elevators/escalators if services are on different levels.

well staff reference department/desk

A garden in the outdoor reading areas with tables 7 chairs (and a fountain would be nice!)

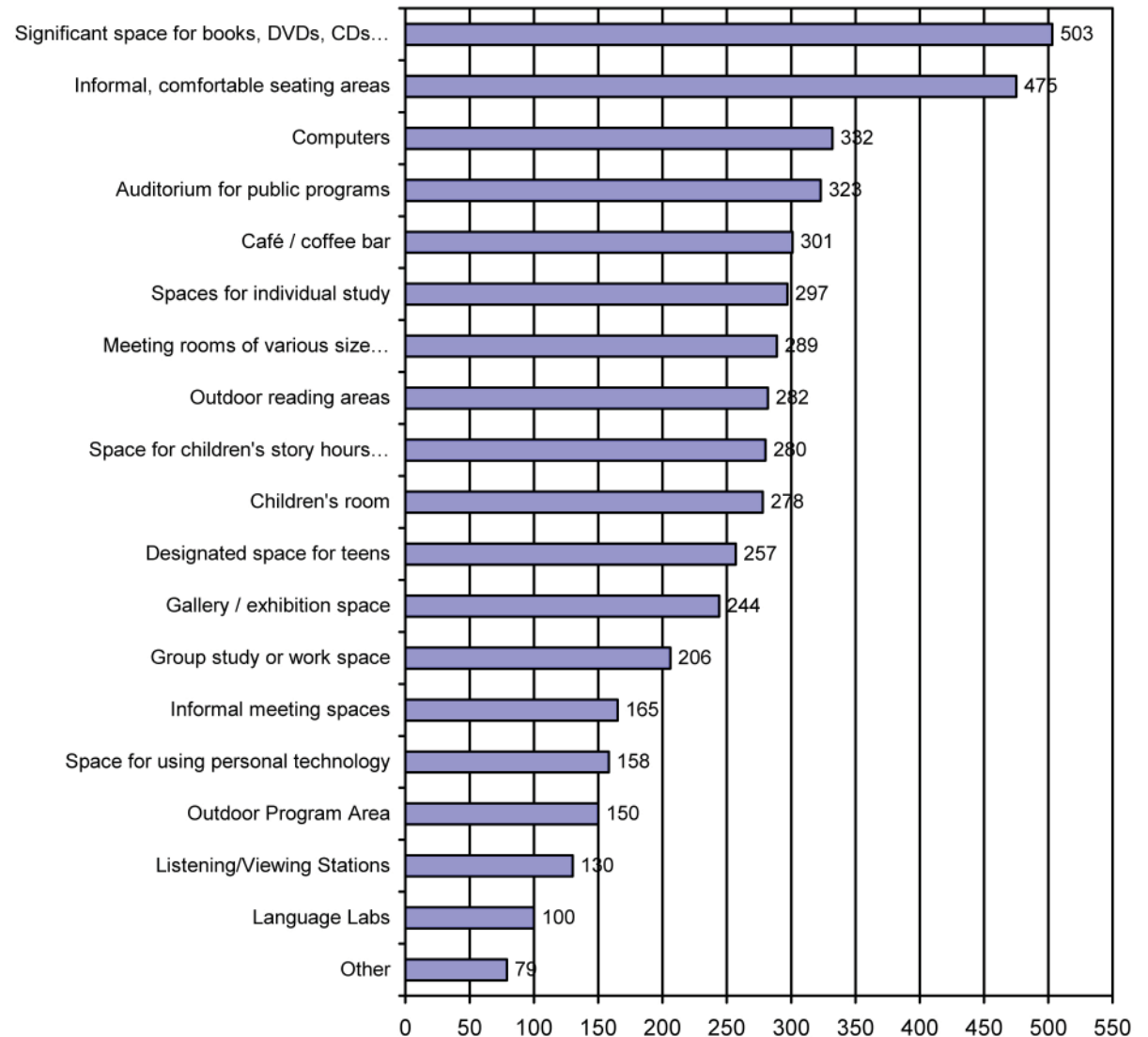
A library is a library is a library - not an entertainment centre. It's about knowledge being stored and accessible.

A front desk to help with all kinds of general questions/directions (in entrance area)

The informal seating area could be larger. Maybe a few footstools would be added.

A room suitable for free showings of vintage films (like the Saskatoon public library).

Kinds of Spaces in a New Central Library - Descending Order



QUESTION 8:

What services or building features would you like to see in a new Central Library?

RESULTS

coffee shop, gift shop in keeping with reading focus, quiet areas to read etc

welcoming foyer, large help desk, natural light, several - not just one large space like at Keshen Goodman, separate reference department and children's department and teen/youth department, Free meeting space for community groups, quiet areas and other areas where people can gather and talk, multimedia computer station with video editing software, signs in many different languages, especially Arabic, French ,

A large comfortable area for small children and their parents to play/read books. Coffee shop.

Natural Light, Open Plan, Function Designated Spaces (e.g. computer area, relaxed reading area)

Large help and services area.

Separate areas for children and adults so that the adult area is kept quieter than the children's area. Atrium reading area for adults? Silent area for serious study/ research separate from the necessarily noisier casual use/recreational reading area.

Larger public meeting rooms, for programs and lectures. More computers for use by ESL and literacy students.

reading programs, writing programs, language programs. Guest talks/ lectures.

Computer terminals, additional space for programming activities, lots of space for kids section

Design that suits street scape, good natural lighting, free parking, garden area such as courtyard, security, clean washrooms

WiFi, Coffee/eating nook like an atrium, community rooftop gardens where people can rent space and garden. A state of the art Reference section. A theater for public meetings or where people can actually watch some of the DVDs you have. Absolutely no drive-thru service. Tables with built-chess boards.

Separate areas for Children, Youth and computers.

A place where you can test your DVD or movies before you take them out. Longer time to borrow things like DVD's or books

Universal Design (e.g. wheelchair access) welcoming to people from diverse backgrounds e.g. features that incorporate First Nations, Aboriginal, Afro Nova Scotian art, artifacts, etc.

Wireless, gaming stations, community events

More computers, comfortable seating, children's play area, coffee bar, green friendly construction

-aid for the illiterate, and place with privacy - good collection & services for the visionally impaired - good mobile services for readers who find it physically difficult to access the services - very brightly lit outdoor area - good parking - green area to overwhelm the building - very gray - easy access on foot or by public transit, close to shopping

more space in the children's section and more washrooms

children's area, and programs

Definitely a cafe, and maybe an after hours bar. A room for watching films. Small meeting spaces that can be easily booked by the public. A solarium or greenhouse type area, so we can be in the sun, but not necessarily outdoors.

should be a LEED certified building - reading/ study area should have lots of natural light - meeting rooms, including large space for community meetings - should be a multi- use building

Plugs for laptops and PDA's. Reference materials removed to closed stacks restored to open. Clear separation of individual readers from groups. Signs that say 'shut off (please) all mobile phones'

In a new central library I would like to see some sort of educational seminars or classes take place to be open to the general public. I think that there should also be a tutor program available. Also, there should be a daycare or babysitting services provided.

A waterfront view would be nice. Easy access for disabled people and people with strollers. A place with many windows to allow sun in.

access to stacks; inter-library membership / access (including university libraries); lectures / speakers on literary and cultural topics

an art gallery, reading garden, located at/near a bus stop to encourage mass transit, a multi-purpose room for a variety of functions, special needs area and equipment/ software/hardware for their needs, a larger reading room with reference centrally located for easy access, lots of windows!!!!

Lots of natural light; art on the walls/exhibition space; comfortable seating; warmth and atmosphere; tables for individual or group study; a cafe

On a bus line. More convenient book drop off area. Meeting rooms and video screen rooms. Lots of computer access. Large enough for change and adapting to future needs and requirements.

public meeting room; comfortable work space; computers; CDs, DVDs; lots of integration with outdoor space (courtyard); separate space for kids

Bike racks. Natural lighting. Reading Garden. Auditorium. Patron self-help book check-out. Book baskets for use within library. Semi-private spaces to tutor others to read.

cafe, nice staff room for staff

large children's area and more computers

a central repository for historical books local architecture etc you could also make it a place for tourists to stop in and find out about Halifax, maps and what not in the lobby, make it useful for everyone

A fully staffed reference desk/department/command center

Perhaps the new self check-out system. I would like to see more seating areas for study or reading within the library.

Help for non-internet do-dos for as long as we are around!

Heritage / Historical artifact reference for research

More programs (eg the Jazz series); more orientation to the internet courses

- the location of the current library is ideal - go green
- passive solar technology, natural building materials (check with the Ecology Action Centre) - lots of natural light - spacially arranged to promote sense of community (the current building is very good in this regard)

Expanded literacy tutoring programme. A cafe area - pleasant for library users (especially in winter months) and a source of revenue for the library.

Community meeting spaces both formal (auditorium) and informal)

- A common room where public can use for coffee/ chat/rest etc.. - something community, friendly inside to gather info of happenings & events - Longer hours of service - Courses a focal point for community - Symphony looked forward to at all times.

A place where a large aging population can meet, socialize and continue learning about issues that concern them and families. In brightly lit and comfortable atmosphere. For people who want a whole day at the library that there is everything there to meet needs. Young people's volunteer program and would assist children and handicapped patrons and directing them where to go and information.

Technology access for the general public

public room where you can bring your own food and eat. separate children's area, not part of main open space.

reading programs, writing programs, language programs. Guest talks/ lectures.\

Ample free parking, with night time monitoring. Open airy design.

A place where people could, as a group or an individual, go to a room or sit on a desk and view/ listen to a video/ cd/dvd/vcd/.mp3 of their choice. More PCs for individual usage, and more computer training rooms.

It definitely needs space for meetings and conferences. I'm a part of a group that is constantly looking for a good place to hold our weekly meetings and that kind of space is something that is definitely lacking in this city. The only options are bars or coffeeshops and it's hard to get any real work done in either of those places.

Comfortable reading areas, similar to what you might find in a coffee shop or large bookstores, but without the coffee. A place where you can curl up with a book near a window or something.

Lots of free & convenient parking. Convenient location (on bus route and easy to find). Ease of finding library materials. Friendly & helpful staff.

wi-fi, cafe, plentiful seating area

It would be great to see some outdoor reading spaces. I've listed some of my other faves on the previous question.

I attended the public meeting on Wed., Feb.6/08. What I took away was the need for more space for programs, meetings, a better work place for staff (comfortable, good ventilation) extended hours of operation, more available to non-profit groups. Yes it would be nice to have well kept grounds and areas outdoors to sit, relax, read, listen to music, all of the above I agree with whole heartedly. You are doing a great job with the building and the staff you have now, but space really is a big issue.

Design that suits street scape, good natural lighting, free parking, garden area such as courtyard, security, clean washrooms

Universal Design (e.g. wheelchair access) welcoming to people from diverse backgrounds e.g. features that incorporate First Nations, Aboriginal, Afro Nova Scotian art, artifacts, etc.

Wireless, gaming stations, community events

Wheelchair access, clear layout, reference services area in main part of library, meeting room, children's play area, seated computer areas, coffee shop, couches/ comfortable seating

If the library grows, I hope the size of the staff also grows.

Air conditioning!!! And computers with wide screen Lcd displays, as a lot of websites are going widescreen. Lcd displays also use less electricity. Better, higher quality printers for photographs, as the ones you have now are not that good at printing pictures. Slide and negative scanners would be a nice touch. Better building ventilation. And better washrooms!!!

geothermal heating

ACCESSIBILITY! For all... senior citizens, mobility impaired, hearing impaired, sight impaired person, etc. Include all citizens!! This city should be accessible for all its citizens... make access a priority!

Food and drink! Place for families to share a snack (food brought in). Roaming librarians. Learning Commons. More printers.

Innovative, sustainable design and building practice. Incorporation of nature (gardens, outdoor space, etc.) Longer hours. Features for non-library users: gathering space, coffee?

Movie nights. Free French instructional nights. Open nights where members of the community can demonstrate their hobbies and interests. More holiday activities for adults.

QUESTION 9:

Additional Comments

RESULTS

A library, especially in a city like Halifax, should be a comfortable meeting place, learning place and thinking place.

Our library should reflect the growth of our city and how it continues to develop. I have used libraries in major cities of the world - placed in central locations and sizable enough to adequately service the population. Parking space should not take up required space and should get least regard.

I'd like to see more support for electronic media: downloadable book text, web accessible reference material

The bulletin boards are great community items, for posting events etc. and should be incorporated into design.

I am very happy with the current library but I understand that the building has problems. Families do live in central halifax and I think a library is an essential item. I would like to see a building built that can last for more than 50 years. I would like to see extended open hours at the new library. I hope that sustainability and urban revitalization will be focuses. As well as low energy use, reusable energy etc. will be part of the plan and design. Basically though I don't care as long as we continue to have a branch right in the downtown core of Halifax.

I know this would be very difficult to achieve, but a major plus would be a waterfront site & view. During the tourist season there could even be lectures on local issues/ history etc...

I think location is crucial - I prefer to see the library stay in the downtown area, close to Spring Garden is possible. Thanks!

I would like the library to have a modern look that reflex Nova Scotia's heritage.

I'm really looking forward to the new library. I would like to see it as a community centre -something we are lacking in downtown Halifax.

Please consider environmental building standards when building the new library

I think this is a very important project for Halifax. I hope that the new library will be able to create a compelling atmosphere, integrate non-library services, have room to display its collections, and become a vibrant community space in the centre of the city!

The library in the center of a modern urban community should be the heart and pride of all the people that use the facility. It should be a showcase of design and energy conservation. It should be welcoming, bright, and a pleasant place to spend time accessing information resources. It should be a repository of the history of the community. It should encourage life-long learning.

A new central library presents a great opportunity to create a new public space in downtown halifax; for HRM to have the public sector raise the bar on standards of new buildings in terms of innovative architecture, public accessibility and environmental responsibility. Lets not pass up this opportunity in favour of playing it safe. I would be OK too if the municipality invited private sector partners to get involved in a much larger project involving business, retail and housing uses anchored by the new library. Lets please dream big and bold.

No holding back on making it the very best it can be. Even if that means raising more money and taking longer to raise it. this should be a truly inspiring and community building space to gather and learn.

I think the public library is one of the most important institutions in our society, and building a new central library is both a challenge and an opportunity. Make use of past experience! Given the research skills available, you should be able to see what does and does not work in a community library, and this can be a model on which

to build. A library is a place of research, entertainment and a cornerstone of lifelong learning... much thought should go into the design of such an important public space. Look at other cities similar to Halifax and see how it is done. I have visited libraries in the US, UK (and other parts of Europe) Australia, and Asia and my experience was that each institution was unique and reflective of the community it served. I know that we have the resources in this city to build a fine central library that reflects our heritage, diverse cultures and the advances in technology that are part of our lives. Let the new library be a monument to the past and a model for the future.

Peaceful encouraging quiet, helpful non-intimidating, beautiful building that stands out in its architecture, fountains, skylights, benches outdoors, gardens & trees, welcoming people.

I hope that the new library will be built sooner rather than later and in the downtown area. This facility is a critical resource for a metropolitan city. Please, let's be a bit visionary...think future. Think downtown where increased population growth will lead to people living in smaller residences, looking to "get out" for some socialization and learning. Security is critical both inside the building and out. Thank you for listening.

It is certainly time for Halifax to get a Central Public Library it can be proud of. Congratulations to the people who are taking charge of making this happen. Please send someone to have a look at the Vancouver Public Library. It should be a benchmark for your project.

The public library system is one of the most awesome things that our tax dollars are spent on. Giving all people, regardless of income or class, the opportunity to access reading and audiovisual materials is something that makes proud of the city of Halifax. Please extend your services with the new central library to give all people even more opportunities to extend their literacy skills.

Library isn't just about the books - Computers access - e-mail; wide variety of magazines; place to read & browse

- updates, accessible bathrooms (mens / womens / family) - public poster space - info area for tourists
spring to fall - accessibility in all areas

Libraries provide one of the most important and best services provided by HRM. They should have adequate staff and proper facilities to perform their duties effectively.

Halifax has grown immensely in the past 30 years, and I believe it is time now to build a new, more modern and spacious Central Library. Each year that HRM puts this project on hold, the more it will cost. I urge the powers that be to make a final decision. I also recommend that a large, public campaign for funds be included. Since so many people make use of the present central library, I am sure that you will have a good response from the public. After all, there are campaigns for hospitals, schools, etc., all the time. I'm sure many will volunteer to help out.

There should also be space dedicated to what's happening in our city, where models & plans of current development proposals and projects could be displayed. See Prof. Frank Palermo, Urban Design Centres. Can't wait!

Libraries are in integral part of many communities. The more offered, the more utilized. A truly wonderful service!

Let's get on with it!

Top priority: a good up-to-date non-fiction book collection and reference department. Helpful staff to help with finding material. Not so much focus on audio-visual unless educational -- it would be nice to have some HD DVD tv viewing areas for how-to's on gardening and home renovation, sewing, etc., though! A good reference DVD collection on how-to's would be fabulous, much needed, and less subject to being lost and stolen than a borrowable collection. Good access to the Web on public computers but in very public and open areas to...Make it something with character and significance for Halifax.

I'm so glad you've involved the public in your decisions for a new and improved library..Thank You.

A new branch of the library will help revitalize the downtown and will give us the building and services we desperately need. You have my support!

Any planning for a new library needs to include a budget to maintain the high quality of staff that serve the community at the current Spring Garden Rd. location.

Let's get this done.

This is exciting!

The library is one of the best centres any community can offer to the public. :)

24 Hour access would be wonderful, even if it were only by appointment/booked time. An updated media and reference section.

Make it taller and make it more accessible than the current building--which is lovely, but not particularly user-friendly. :D

The Halifax Public Library system is currently offering a wonderful service to the citizens of the HRM, thanks for what you do. Keep up the good work.

I think the library is a vital service and so important to our city. At the meeting last night the stress was on the 'central' library theme. I think the Spring Garden Road library is also the neighborhood library for many people who live and work in the downtown area. This fact must not be forgotten. I think the library should be the best that it can be in terms of size and architecture. We must make use of local products and labor. We have much to offer right here in our own city. It must be a drawing point in the city, as it is now. And of course, it must be accesible to all.

Libraries are the biggest underachievers as far as institutions go. The new one should be a beautiful environment people naturally want to go to. they should feel cool, intelligent and as if they're participating in something by being there. It should be where people meet up. There should be more information generally, (books, CDs etc.). More information sessions, but on fun things like art or obscure topics not just will planning.

The old library has some lovely features. Is it possible to incorporate the War Memorial facade into the new library? We have waited a long time for a new library. Please do not put it off any longer.

Thank you. The idea of a new library is totally fantastic & inspiring. Halifax in the right direction! Please keep it near Spring Garden.

I love the Halifax library system. I really don't have any real complaints with it (except lack of parking for SGR). The staff are fabulous and the online hold system is the greatest invention ever! Excellent service that is probably highly underused.

The library needs to be a pleasant, inviting space with good large windows for lots of light to read with. The staff needs to have pleasant, smiling faces, say please and thank you and set a good example by speaking quietly.

Good luck with the endeavour, and I can't wait to see it all finished!

Please let us get this project funded and built while I'm still agile enough to get out and use it. It is a priority.

I am a big fan of the current Spring Garden library, largely due to its history in the city. But even I -- an avowed history lover and someone who hates to see progress interfere with the past -- can acknowledge that the library has seen the best years of its existence pass. It's time to start new with a space that is more functional and still holds the city's values to heart.

The sooner we get a new library in the downtown, the better. The land is there, but we need to get going on the building.

I think that a new, vital central library space can only enhance this city

ADDITIONAL QUESTION I:

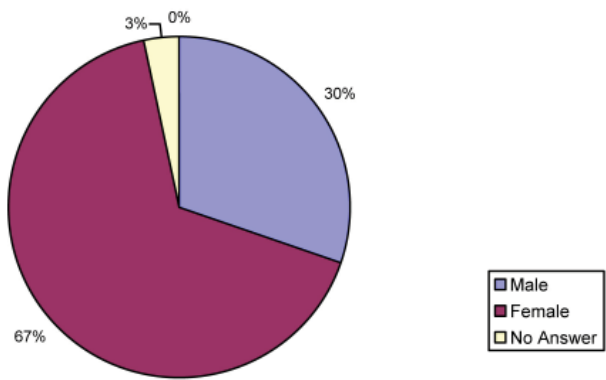
Are you male or female?

RESULTS

Male	179
Female	393
No Answer	19

66.5% of respondents are female and 30.3% are male.

Gender of Respondents



ADDITIONAL QUESTION 2:

In what age group do you fall?

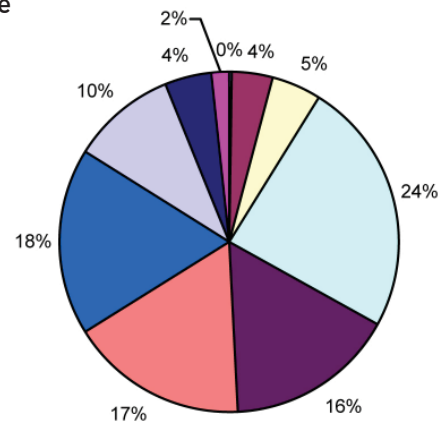
RESULTS

10-13	1
14-18	23
19-24	28
25-34	144
35-44	94
45-54	101
55-64	105
65-74	59
75+	26
No Answer	10

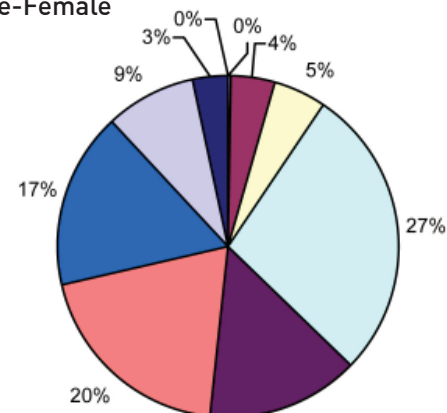
The greatest number of respondents are in the 55-64 age group, followed by the 45-54 age group; 34.8% of all respondents are between the ages of 45-64. Of the 45-64 age group, 37% are female and 35% are male.

29% of all respondents are between the ages of 19-34. Of the 19-34 age group, 32% are females and 22% are males.

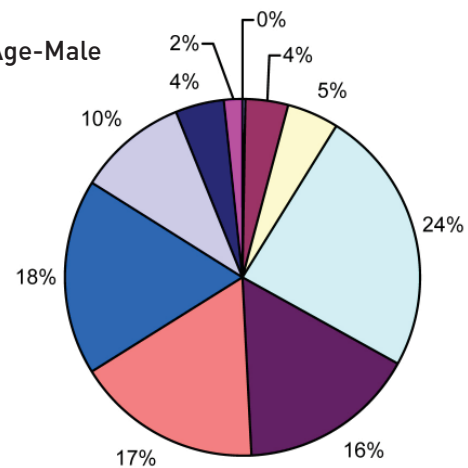
Responses by Age



Responses by Age-Female



Responses by Age-Male



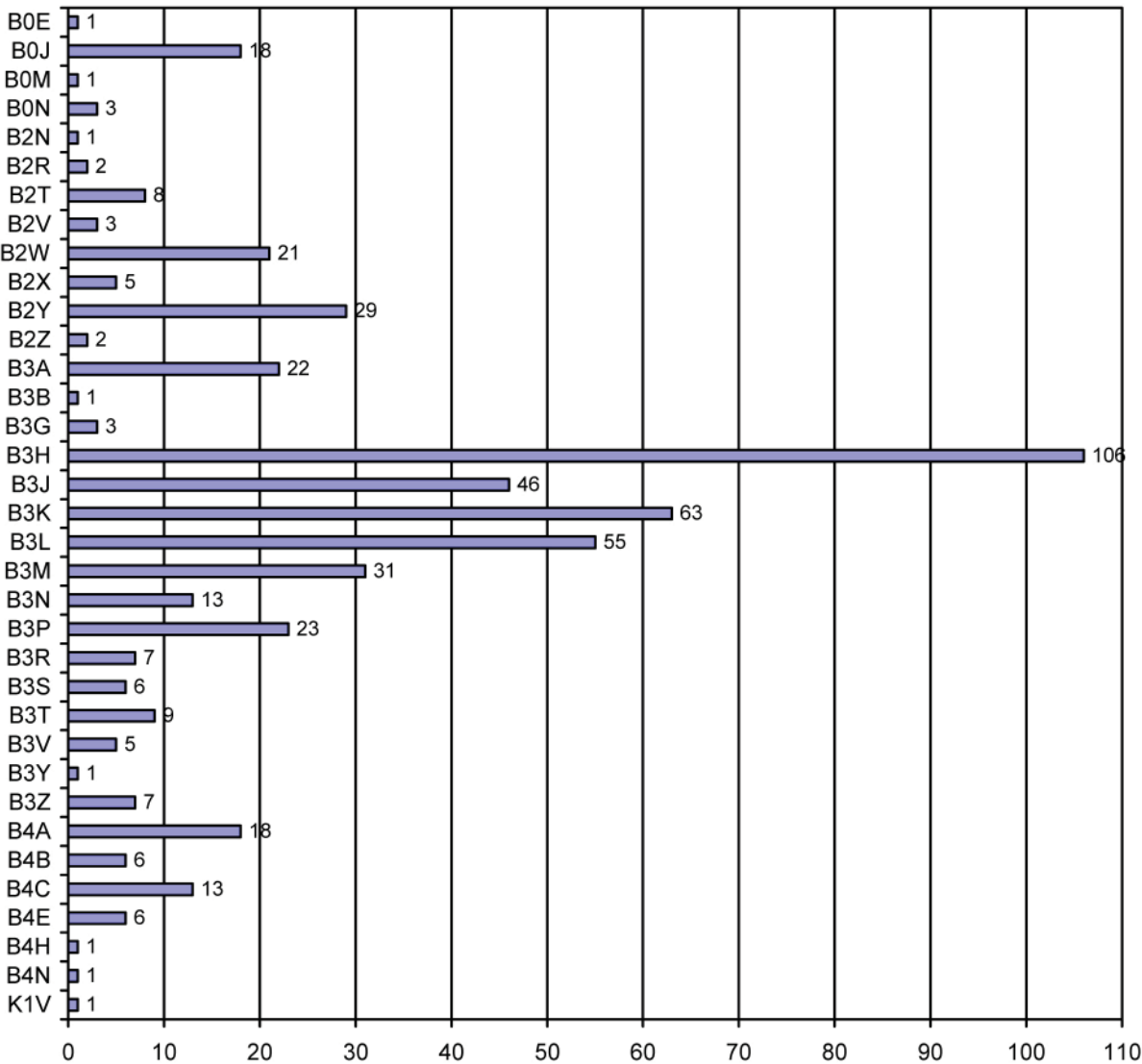
ADDITIONAL QUESTION 3:

What is your postal code?

RESULTS

B0E	1	B3A	22	B4A	18
B0J	18	B3B	1	B4B	6
B0M	1	B3G	3	B4C	13
B0N	3	B3H	106	B4E	6
		B3J	46	B4H	1
B2N	1	B3K	63	B4N	1
B2R	2	B3L	55		
B2T	8	B3M	31	K1V	1
B2V	3	B3N	13		
B2W	21	B3P	23		
B2X	5	B3P	7		
B2Y	29	B3S	6		
B2Z	2	B3T	9		
		B3V	5		
		B3Y	1		
		B3Z	7		

Responses by Postal Code



Full Results				B2Y 3E1	2	B3A 3C2	B3H 1K5	B3H 2P1	B3H 3Z3	B3J 1L2				
B0E 3B0		B2V 1H8	B2W 6E7	B2Y 3G7		B3A 3R4	B3H 1K7	B3H 2P5	B3H 4A6	B3J 1Y2				
			B2W 6G3	B2Y 3J8		B3A 3R6	B3H 1L5	B3H 2R9	B3H 4A8	B3J 1Y3				
B0J 1T0	2	B2V 2N6	B2W 6K3	B2Y 3M9		B3A 3R7	B3H 1M2	B3H 2S2	B3H 4A9	B3J 1Y5				
B0J 1Y0		B2V 2W1	B2W 6R7	B2Y 3S7		B3A 3T3	B3H 1M5	B3H 2S3	B3H 4B8					
B0J 2L0	5			B2Y 3X4		B3A 3T4	B3H 1M6	B3H 2S8	B3H 4H5	4	B3J 2A1			
		B2W 1B9	B2X 1B1			B3A 3X2	B3H 1N1	B3H 2T2	B3H 4J2		B3J 2E8	2		
B0J 3B0	8	B2W 1N6	B2X 1L9	B2Y 4A5	3		B3H 1N6	B3H 2T3	B3H 4J7	2	B3J 2K5			
B0J 3M0		B2W 1P5	2	B2X 1Z4	B2Y 4A6	B3A 4C9	B3H 1N7	2	B3H 2V1	B3H 4J8	2	B3J 2K9	4	
B0J 3X0		B2W 1T4		B2X 1Z9	B2Y 4A7	B3A 4G3	B3H 1N8	B3H 2V8	B3H 4K2		B3K 2R2			
		B2W 1T8			B2Y 4H7	B3A 4P9	B3H 1P6	B3H 2W3	3	B3H 4K8	3	B3J 2X9		
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B0N 1Z0				B2Y 0A9			B3B 1A2	B3H 1S2	2	B3H 2Z9	2	B3H 4P5	3	B3J 3L3
		B2W 2K4		B2Y 1G3	B2Z 1C5			B3H 1S4			B3H 4R1	2	B3J 3L4	3
B0N 2T0		B2W 2L7		B2Y 1G9	B2Z 1V5	B3E 1L6	B3H 1S7	B3H 3G6	2				B3J 3L8	
		B2W 2P6		B2Y 1W2			B3H 1T3	B3H 3G9		B3H 7K9			B3J 3R3	5
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				B2Y 2Z6				B3H 2N5	B3H 3Y1		B3J 1L1			

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B3K 2R6		B3K 5G9		B3L 2X4				B3N 1S3		B3P 2J8		B3V 1H1		B4A 4B4		B4E 2L8
B3K 2T4		B3K 5R1		B3L 2Y8		B3M 2N4		B3N 1W2		B3P 2K1		B3V 1L7		B4A 4C3		B4E 2Z7
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		B3K 6R9				B3M 2Y8		B3N 2BY		B3P 2L7		B3Y 3H3				B4E 3H2
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APPENDIX C:

Summary of Comments from Public Meeting #2



CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

CENTRE OF CULTURE

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
Model closest to the original mission of a public library. The Learning model offers too much of what we are supposed to get out of our school/universities, and the partnership model could steal too much resources away from the main focus of a public library.	While the Learning model is not my favorite, ESL and Literacy facilities for are very important and should be provided. Outdoor spaces could have tables with checkerboard (or crib board) inlays, so that people can bring their own pieces and improvise chess or checker matches on nice summer days. The café should have access to outdoor terraces.	If the city is planning for park space right next to the library, I believe the partnership model would be better suited in association with a park rather than the library, again, not to dilute the library main mission by creating too much of a mish mash of activities (could get busy, too crowded). Leaving the partnership model with the park would be better (I'm thinking something like Central Park in new York, where they have lots of exhibitions, concerts, etc)
I feel that the cultural model gives the most diverse range of opportunity for visitors. The exhibition, performance and gallery spaces as well as the auditorium provide a more interactive and lateral environment.	I would like to see the leasable space from the Community Partnership model added to the cultural model so the library is more entrenched with the community rather than separated by functionality.	n/a
I think Halifax needs more performance /rehearsal space in down town core, something that might be affordable.	Ever been to the British Library? Some of the design concepts used in their new building, esp. with the use of light are awesome.	I think you're getting closer.
It would make the new library unique from the present library branches. It would give our many talented cultural performers in Nova Scotia a public arena to showcase their talents.	Refreshments Booth. Section for Speaker Presentations and Awards Presentations.	
Meets more needs/interests of my family	Nothing - Looks Great!	
Although the three models are very similar, I think this one captures the imagination and is highly appealing. These should be the primary characteristics of contemporary designs for library spaces.	I would like to see an expanded computer lab for conducting computer classes. I hope that some provision will be made for a staff lunchroom. I also wonder if the storage room will be adequate size.	Although I prefer this model to the other three. I am STRONGLY opposed to the inclusion of a "library shop". Libraries are important in contemporary societies, in part, because of the absence of a retail environment. To add a shop to the new library would detract from the idea of libraries as an accessible space in which materials are available to all regardless of income. Furthermore, I firmly believe that a shop would cheapen the experience of library patrons and would undermine the work of library staff.
Culture space in HRM, especially where it is needed - in the downtown core, is in extreme shortage. Spaces designed and built specifically for cultural uses can be used for other purposes, but rarely do "multi-purpose" spaces work for cultural uses very well.	A black box space - that can be used in many configurations and for many purposes, but designed to accommodate readings, dance and theatre.	All the models are an improvement over what currently exists!
Cultural encompasses learning. Partnership is important, but care needs to be taken with whom we partner.	The term ESL implies that all learners are monolingual to begin with. Please revamp the term.	The library needs to be fully accessible in all aspects, including all the outdoor spaces. Please ensure this is mentioned repeatedly and not listed just once. Please ensure collections in languages other than English and make note of it in the presentations.

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
I do fine art and photography myself and feel the artists in the community need more places to display their work.	Refreshments Booth. Bulletin Board where community Cultural performances can be posted	
Because of the disinterest of the education system many people are not exposed to arts and culture. Where can they go to get arts exposure? Libraries have resources to help.		Thrilled to see the plans!
Integrates inter-generational activities the best with many formats of expressions/ exploration for all ages.	Quiet area - area where no/little talking for study for teens & adults.	Very exciting plans - would live to see this come to fruition.
Purposes of library primarily cultural.		Important that library building LOOK accessible & open from the street.

CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

CENTRE OF LEARNING

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
It best suits my idea of what the library should be/should stand for, and I think it also suits the mission statement best.	Exhibition area for children.	In all three models the Young Adult area is clearly the loser in terms of size and ideas; maybe by enhancing the YA section it would encourage more YAs to come to the library... if they didn't feel like such an obvious afterthought. The Partnership model was my least favourite - there are plenty of places in the city for people to do business, and I don't think that's what the library should be for. A meeting room may be useful for staff purposes, but otherwise.... focus.
It's centered around learning and not culture as much we live in a society where learning has become uncool, we need to change that. There are lots of other performance places around the city, they don't need to be at a library.	A writing room for writers. A place where it is quiet, there are comfortable places to plug in your laptop and write around other writers who want and need the same thing - isolation without isolation, if you understand me! There are places like this in New York (The Writing Room) and London, and they are what sets those cities apart from others... they nurture their artists not by giving them grants, but what they need creatively.	
It's the point of the library		
Just feel it best suits the needs of the patrons.		
Halifax has a lot of other performance space (Center for Culture in the Community) and the Center for Community Partnerships snuggles up to corporate greed. I loved the focus on Community Learning.	I would like to see a quiet/silence research room, not too big or small. It is the most requested kind of space that I have encountered at the Information Desk.	Program spaces, computer space, quiet spaces, reading spaces, discussion spaces, are all important spaces to be included in the new library.
I believe this model represents what libraries are meant to be, because it makes learning and education a top priority. While I agree that modern libraries need to be inviting and representative of the community around them, I think that supporting education and learning should be the goal of all libraries.		I really like the idea of "lecture Halls" that are accommodating for large scale programs, whether these programs are straight-forward lectures, or even entertainment such as musical performances.
Society needs more emphasis on lifelong learning. More study spaces and community classes will give that.		
Because of the parenting and health information. That interests me. I like the outdoor reading lounge too.	I have to think about that. I'm not so sure yet.	
I enjoy all the educational things		I enjoy the outdoor reading area.
It has more of the elements to associate with a library. (I really like study/homework rooms for young people.)	I like the idea of an outdoor plaza. One of the things I like about the current main library is the collective outdoor space.	What about parking?
There is something for all ages for enjoying books, love the (music sound-room section) for Young Adults, outdoor reading lounge and in p/c the computer learning centre. WOW!	Comfortable seating for adult with back problems (not so many wooden chairs) LOL	Where is this being build? Is the bus going to be convenient for that area? Very much love the outline for Community Learning!

CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

CENTRE OF LEARNING (continued)

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
It is one that reflects the traditional library the I know and have always loved since a schoolboy 60 years ago. But I think my choice is a generational thing. The others seem to be very vague and very expensive (fancy theatre eh) to move away from a traditional library should be for me.		
Auditorium & Art Gallery both seem like too much. I like the auditorium, but that much space off on its own for, Art display would be little used most of the time - kind of a waste. However, I am unsure how much demand there is for a computer learning centre?	Seems like a nice balance of different sized rooms for different groups to meet. Well done.	I liked the cultural concept - maybe keep the Library shop and Outdoor Performance Area and incorporate into Community Learning Plan. I don't like the leasable spaces option - it's like giving certain business or organizations that lease space there is an unspoken "recommendation".
Seems to maintain what we have and add; better organized.		Difficult to comment further. Need to be able to visualize the physical building and what services to be located on each floor.
A library is a place where people should learn. With more access to better resources, it focuses a better economy for Nova Scotia.	An Auditorium room would definitely add cultural benefits. Performances could be mentioned to teens so they can get some activeness in their lives. (Moral views provide means of sensibility to all ages.) I have hopes that the architecture of this project will be planned and be well thought out for community, education, safety and weather purposes.	
A library's basic role is education and I don't want that role sacrificed for other objectives. Libraries are an accessible venue for all members of the community and can support free learning at all levels.	Cultural components such as the art gallery and auditorium are nice additions if budget permits.	Love the outdoor reading lounge.
The other two seem to leave the way open for the library to gradually become an entertainment centre.	For pity's sake, do enough car parking, with the "disabled" spaces actually near the doors. Any chance of selected university lectures being offered at the library?	I think the Lacewood Road Library is excellent.
Less of a business and more of a Library. A coffee stand is nice, however other business ideas are more suited for a mall. Also, study/homework rooms are huge as many students don't have a quiet place for homework.	Café, for a short meal/snack between study breaks.	Long hours, not just business hours as people generally work during business hours. Hours more so 9-9 or 10 with alternate lunch breaks so the Library isn't shut down during a time where everyone else can come in. Bus routes are a huge must that run every half hour and at least an hour after the Library closes.
It is really very suitable.	NOTHING. Computers and printers beside them.	Nothing
The one that most matches my vision for the new Central Library is the learning one. Because it is the one which most models what a library should be	It was hard to pick only one model therefore I would like to see some areas in the library open to the cultural and partnership models throughout the year.	Thank you for giving me the opportunity to have input. I have been able to attend both the public meetings at the Lord Nelson, and hope to be present at the next one. I feel you are giving the general public lots of chances to voice their opinions.
Encourages lifelong learning. Provides outdoor reading lounge. Conference rooms will be useful for various community groups	Art gallery/ meditation space	Looking forward to the new environmentally friendly library. I think this is a wonderful initiative!

CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

CENTRE OF LEARNING (continued)

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
Because the cultural model is too slanted towards performance arts rather than study, learning should be encouraged as 'cool', not just expression.	I think a combination of models 1 and 2 would be ideal, with an outdoor reading area instead of an outdoor performance area; there are enough outdoor performance areas nearby in Halifax on the waterfront etc...	I was impressed by th photos of other libraries that were included in the presentation; I would like to see a children's library entrance that is imaginative like the one sited there, but I do think that the adult reference photos were slightly boring - why can't adults have fun too?? Hyper modern is okay, but adults have imaginations that need inspiring too - give us something fun as well as the children and young adults! Also, I love the idea of the indoor auditorium for visiting authors and lecturers to give frequent talks... Let's encourage more literary traffic through Halifax... for example, the Halifax International Writer's Festival had to house its programs at the Lord Nelson Hotel - wouldn't it be great to have an auditorium that was big enough to house it within the new Central Library instead?! Something with a raised stage with an excellent sound system that could also be used for small musical and theatre performances, indoors. Leave the outdoor sites! For reading and communing with nature with a book in hand... and make the park area bigger! Perhaps the ugly useless parking lots between Clyde and Spring Garden could be purchased and used as multiple level public parking garage space instead... it would be lovely to keep the area along Queen street open where the infirmary used to be... the natural light needs to be able to get into the library, so keep lots of park area close by!! Since the future library site and current Spring Garden Memorial Library are so close, could we not keep the original library for a (renovated) children's library and the new site be used for the young adults and adults? The more space, the more versatile we can be.
Provides a wider range & diversity of people Promotes interaction among various age groups.	Bike racks Wheel chair accessibility	
This is the mission of the Library.	How are the spaces divided? Impact re: sound.	Children's collection , YA collection, Adult collection - How will you deal with the crossover for teens?
Children are our future, we must never stop learning. Computers also seem to be everyone's future.	Always have hard copy books, not just computers.	Hopefully a Central Library facility doesn't mean only one library. We must always have learning facilities accessible to everyone easily. Hopefully, the change isn't just to economize.
It's so imp! With all the extras put into school programming, kids still need venues where they can learn outside of school. Both of the other model uses are good - but perhaps the Library is not the place for these things.	Bright colours, displays for kids & adults alike, small study rooms for people who have no other quiet place	They all look great - too bad we can't have it all!
Other venues better provide cultural areas & libraries are for learning.		

CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

CENTRE FOR PARTNERSHIPS

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
Fills an urgent need in Halifax, more so than the other two.	Smaller, informal meeting rooms	I hope this model doesn't only favour large, well-established organization. I'd like to see a type of thing where different clubs, groups, and organizations can gather.

CENTRAL LIBRARY PROGRAM MODEL COMMENTS SHEET RESULTS

OTHER / UNDECIDED

WHY	WHAT WOULD YOU LIKE TO SEE ADDED TO THE MODEL?	GENERAL COMMENTS
As an artist, The Centre for Culture in The Community is attractive for purely selfish reasons, although I believe education is of the utmost importance. I'm torn - Culture Centre or Education Centre??		
All the music rooms, reading rooms and outdoor sections. Because the music rooms are great ways to become a musician in the future. Reading rooms because people sure need places where there is peace and quiet. Outdoor sections because people could feel fresh air and read.	A café with food, and some rooms for certain events. And some other rooms for certain ages.	Love the Ideas!! Feeda ☒
		Have you consulted with the visually impaired, those who are on canes, those in wheel chairs? (The people least likely to voice an opinion)
I don't see why we can't have a compromise: like a normal room, or stage and a few classrooms. If I had to vote for 1 it would be the Cultural model. Because Halifax needs more stages and support for the arts. It would give much needed competition to Neptune and revitalize the arts to be interesting and nurturing.	- community room - a few classrooms - a stage for presentations, plays, assemblies etc.. - some green space open to the street	People are going to miss the old library and they are big shoes to fill. My favourite thing about the library is the way it sits diagonally on the property. It's inviting and communal. I wish it could stay in the same location.
		Take a look at the Sackville Branch - the back seating area with its lot of windows and greener outside, Very tranquil and relaxing - work it into your plan Please
Community partnerships should be involved in all models, and culture and learning can be combined through the use of creative programming and curating		
Ideally, it should incorporate all three models. All three models are important for the improvement of the general quality and functioning of life in the community.	Also like program/story telling room; study/ program; enhanced study	
Outdoor reading convertible to outdoor performance; auditorium 250; art gallery (not leasable spaces, not computer learning as this is vastly misused). Partnership model conference suites (less than 50 too small; over 100 use auditorium).		
The Halifax Public Library is mainly a drop-in social centre for folks who talk continuously. It won't matter what model is used as staff don't attempt to control rowdy behavior - any 'model' would be equally unpleasant as supervision is lacking!		

APPENDIX D:

Hanscomb Cost Analysis



**HRM CENTRAL LIBRARY
NEW CONSTRUCTION
HALIFAX, NS**

FUNCTIONAL AREA ESTIMATE

June 11, 2008

Hanscomb

**HRM CENTRAL LIBRARY
NEW CONSTRUCTION
HALIFAX, NOVA SCOTIA**

FUNCTIONAL AREA ESTIMATE

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June 11, 2008

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A - Overall Estimate Of Construction Costs

B – Estimate of Construction Costs by Functional Areas

1. INTRODUCTION

1.1 Purpose: This Functional Area Estimate is intended to provide a realistic allocation of direct and indirect construction costs for the HRM CENTRAL LIBRARY, NEW CONSTRUCTION, located in Halifax, Nova Scotia, with exceptions of items listed in 1.4 below.

1.2 Methodology: From the documentation and information provided, quantities of all major elements were assessed or measured where possible and priced at rates considered competitive for a project of this type under a stipulated sum form of contract in Halifax, Nova Scotia.

Pricing shown reflects probable construction costs obtainable in the Halifax, Nova Scotia area on the effective date of this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the work.

From the foregoing information, the construction cost of each department has been established by analyzing the project into the shell and functional costs relevant to each department as follows:

(a) Functional/Departmental Costs

The functional or departmental costs are those variable costs related to the requirements of each specific department within the facility necessary to complete that department to its specific design standard.

These costs include items such as fixed and movable partitions, doors, floor, ceiling and wall finishes, miscellaneous fittings, fixtures and equipment. Also, included is the mechanical and electrical costs for each department which are those costs specific to the various departments, excluding those common to the base building shell.

(b) Shell Costs

The shell costs generally include the elements, which are common to all departments contained within the building envelope.

These include such items as foundations, floor and roof construction (including beams and columns) roof finish, exterior walls, windows, exterior doors, entrances, canopies and stairs.

1. INTRODUCTION (cont'd)

1.2 Methodology: (Cont'd)

(b) Shell Costs

Mechanical and Electrical shell costs include main distribution, panels, grounding, starters, disconnects, fire alarm, P.A., telephone empty conduit, door bells, security, distribution DHW water for plumbing and drainage, sprinkler mains, zone valves, boilers, chillers, liquid transfer heating and cooling, air distribution, exhaust and controls.

(c) Site Development

These costs generally include those related to the site work and would include but are not limited to the following:

- i) Site preparation, grading, etc.
- ii) Essential roadways, parking lots, soft landscaping and plantings
- iii) Miscellaneous site related items, walkways, fencing, flag poles, etc.
- iv) Mechanical – water, sanitary and storm drainage, service connections (assume connection at the property line)
- v) Electrical – site lighting and systems.

The estimated values under site development represent a target figure for the provision of site development work.

(d) General Requirements and Fee

These costs include those related to the General Requirements and General Conditions for the project and include, but are not limited to, the following:

- i) Plant Overheads – Mobilization and set-up, equipment, site vehicles, temporary roads and buildings, hoarding, small tools, signage, temporary fencing, operators, hoisting, scaffolding and cranes.
- ii) Site Overheads – Site personnel (supervision), site office rental, furnishings, supplies and other expenses, temporary services, professional services (testing, legal, etc.), clean-up, communication, safety.
- iii) Head Office – Proportionate cost of main office costs allocated to this project.
- iv) Fee – General Contractor's profit mark-up.

1. INTRODUCTION (cont'd)

1.3 Specifications:

For building components and systems where specifications and design details are not available, quality standards have been established based on discussions with the design team.

1.4 Exclusions:

This [Functional Area Estimate](#) does not provide for the following, if required:

- Land acquisition costs and impost charges
- Development charges
- Legal fees and expenses
- Right of way charges
- Easement costs
- Financing costs
- Fund raising costs
- Owner's staff and associated management
- Professional fees and expenses
- Cost of contaminated soil removal, if required
- Demolition of existing structures and or foundations
- Special foundation systems (standard soil conditions assumes)
- Rock excavation
- Window washing equipment
- Maintenance equipment
- Security equipment (Empty Conduit Allowed)
- Natural gas service to kitchen equipment
- Special audio, visual, security equipment or installation other than provision of empty conduit systems carried in electrical division
- Phased construction premiums
- Preventative maintenance contracts
- Building permit
- Harmonized Sales Tax (HST)

2. DOCUMENTATION

This [Functional Area Estimate](#) has been prepared from the documentation listed below:

- Functional Program Requirements received May 21, 2008

All of the above documentation was received from [The HOK Planning Group](#) and was supplemented with information gathered in meeting(s) and telephone conversations with the design team, as applicable.

Design changes and/or additions made subsequent to this issuance of the documentation noted above have not been incorporated in this report.

3. COST CONSIDERATIONS

- | | | |
|-----|------------------------------|---|
| 3.1 | Cost Base: | All costs are estimated on the basis of competitive bids (a minimum of 6 general contractor bids and at least 3 to 5 subcontractor bids for each trade) being received in June 2008 from general contractors and all major subcontractors and suppliers based on a stipulated sum form of contract. |
| 3.2 | Escalation: | No allowance has been made for construction cost escalation that may occur between June 2008 and the anticipated bid date of for the project which is not established at this time. |
| 3.3 | Contingencies: | <p>An allowance of 10.0% has been included to cover design and pricing unknowns. This allowance is not intended to cover any program space modifications but rather to provide some flexibility for the designers and cost planners during the remaining contract document stages.</p> <p>An allowance of 5.0% has been made to cover construction (post contract) unknowns.</p> |
| 3.4 | Unit Rates: | The unit rates in the preparation of this Functional Area Estimate include labour and material, equipment, subcontractor's overheads and profits. |
| 3.5 | Taxes: | No provision has been made for the Harmonized Sales Tax. It is recommended that the owner make separate provision for HST in the project budget. |
| 3.6 | Statement of Probable Costs: | Hanscomb has no control over the cost of labour and materials, the contractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications and best judgment of the professional consultant familiar with the construction industry. Hanscomb cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates. |

3. COST CONSIDERATIONS (cont'd)

3.6 Statement of Probable Costs: (continued)

Hanscomb has prepared this estimate in accordance with generally accepted principles and practices. Hanscomb's staff are available to discuss its contents with any interested party.

3.7 Ongoing Cost Control:

Hanscomb recommends that the Owner and design team carefully review this document, including line item description, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to Hanscomb within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that a final update estimate be produced by Hanscomb using Bid Documents to determine overall cost changes which may have occurred since the preparation of this estimate. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. Hanscomb cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

4. GROSS FLOOR AND SITE DEVELOPED AREAS

GROSS FLOOR AREA:

Description	SF
Program Areas	81,113
Building Gross Up	27,783
Potential Enhancement Areas	43,675
TOTAL	152,571

SITE DEVELOPED AREA:

Description	SF
Site Development	22,919
TOTAL	22,919

The above areas have been measured in accordance with the Canadian Institute of Quantity Surveyors' Method of Buildings by Area and Volume.

5. CONSTRUCTION COST ESTIMATE SUMMARY

HARD COST SUMMARY:

- Program Areas	\$8,502,000
- Building Gross Up	\$2,266,000
- Building Shell	\$15,790,000
- Site Development	\$207,000

Total- Including Site	\$26,765,000
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- Allowance for LEED (Certified)	\$803,000
- General Requirements & Fee	\$2,757,000

Total- Excluding Contingencies	\$30,325,000
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- Design and Pricing Allowance	\$3,033,000
- Escalation Allowance	\$0
- Construction Allowance	\$1,668,000

Total- Including Contingencies	\$35,026,000
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- Harmonized Sales Tax	NIC
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Total Construction Estimate (excluding ancillaries, soft costs and potential enhancements)	\$35,026,000
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Appendix
A - Overall Estimate Of Construction Costs

HRM CENTRAL LIBRARY
NEW CONSTRUCTION
OVERALL ESTIMATE OF CONSTRUCTION COSTS

Hanscomb
REPORT DATE: June 10, 2008

Description	Area	Rate	Cost	Subtotal
CONSTRUCTION COSTS				
Program Areas				\$8,502,000
A Access Services	6,310 SF	\$89.54	\$565,000	
B Adult Services/ Learning Centre	34,407 SF	\$93.03	\$3,201,000	
C Teens/Childrens Services	15,050 SF	\$95.95	\$1,444,000	
D Local History/Genealogy (climate controlled area)	1,404 SF	\$106.84	\$150,000	
E Centre for Technology Innovation	2,107 SF	\$118.65	\$250,000	
F Public Services	9,600 SF	\$171.98	\$1,651,000	
G Building Services	12,235 SF	\$101.43	\$1,241,000	
H Program Parking			NIC	
SUBTOTAL - PROGRAM AREAS	81,113 SF	\$104.80		\$8,502,000
Building Gross Up				\$2,266,000
Circulation/ Mechanical Space	25,130 SF	\$79.98	\$2,010,000	
Public Washroom	2,165 SF	\$100.23	\$217,000	
Department Washrooms	488 SF	\$79.92	\$39,000	
SUBTOTAL - GROSS UP AREAS	27,783 SF	\$81.60		\$2,266,000
Building Shell Costs				\$15,790,000
Shell - Structure & Enclosure	108,896 SF	\$120.00	\$13,068,000	
M & E Infrastructure	108,896 SF	\$25.00	\$2,722,000	
SUBTOTAL - SHELLED COSTS	108,896 SF	\$145.00		\$15,790,000
SUBTOTAL - GROSS BUILDING COSTS	108,896 SF	\$243.90		\$26,558,000
Site Development & Site Services		Sum	\$207,000	\$207,000
Hardscaped Area	10,437 SF	\$10.00	\$104,372	
Hardscaped Area w/ Potential Café/Outdoor Patio	2,582 SF	\$15.00	\$38,736	
Service Area	7,102 SF	\$7.00	\$49,711	
Softscape	2,798 SF	\$5.00	\$13,988	
Allowance for LEED (Silver)	3.0%		\$803,000	\$803,000
General Requirements & Profit (Stipulated Lump Sum)	10.0%		\$2,757,000	\$2,757,000
Construction Management Fee - NIC	0.0%		\$0	\$0
Design & Pricing Allowance	10.0%		\$3,033,000	\$3,033,000
Construction Allowance	5.0%		\$1,668,000	\$1,668,000
TOTAL CONSTRUCTION COSTS - FEBRUARY 2008	108,896 SF	\$321.60		\$35,026,000

HRM CENTRAL LIBRARY
NEW CONSTRUCTION
OVERALL ESTIMATE OF CONSTRUCTION COSTS

Hanscomb
REPORT DATE: June 10, 2008

Description	Area	Rate	Cost	Subtotal
ESCALATION				
				NIC
TOTAL HARD COSTS - JUNE 2008	108,896 SF	\$321.60		\$35,026,000
ANCILLARIES & SOFT COSTS				\$7,005,000
Soft Costs (Non FF & E)			NIC	
FF & E (Including Shelving)	20%		\$7,005,200	
Equipment Budget (Office)			NIC	
TOTAL ANCILLARIES & SOFT COSTS - JUNE 2008	108,896 SF	\$64.33		\$7,005,000
TOTAL PROJECT COSTS - JUNE 2008	108,896 SF	\$386.00		\$42,031,000
Tax - HST (13%)		NIC	NIC	NIC
TOTAL PROJECT COST - JUNE 2008	108,896 SF	\$386.00		\$42,031,000
POTENTIAL ENHANCEMENTS				\$9,524,000
U/G Parking *	37,675 SF	\$189.75	\$7,148,800	
Retail *	6,000 SF	\$320.61	\$1,923,664	
Art Component (1% of Total Hard Costs)	Sum		\$451,700	
TOTAL POTENTIAL ENHANCEMENTS - JUNE 2008	152,571 SF	\$62.42		\$9,524,000

* Rates include General Requirements and Allowances

Appendix
B - Estimate Of Construction Costs By Functional Areas

New Constructed Areas		Rates	
Description	Area	Fit-out	Cost
DEPARTMENTAL FUNCTIONAL AREAS - NEW CONSTRUCTION			
A Access Services			
1 Circulation, Check-in/Check-out	4,750 SF	\$80.00	\$380,000
2 Registration/Meeting Rooms/ Copy Centre	364 SF	\$125.00	\$46,000
3 External/Internal Book Drop	100 SF	\$80.00	\$8,000
4 Staffing Office Space	96 SF	\$110.00	\$11,000
5 Public Computing	1,000 SF	\$120.00	\$120,000
A Access Services	6,310 SF	\$89.54	\$565,000
B Adult Services/ Learning Centre			
1 Collection/Newspapers & Magazines	20,650 SF	\$90.00	\$1,859,000
2 Seating	7,870 SF	\$90.00	\$708,000
3 Computers	1,000 SF	\$120.00	\$120,000
4 Information Area	500 SF	\$80.00	\$40,000
5 Study Rooms/ Class Rooms	1,720 SF	\$105.00	\$181,000
6 Staff Offices	2,667 SF	\$110.00	\$293,000
			\$0
B Adult Services/ Learning Centre	34,407 SF	\$93.03	\$3,201,000
C Teens/Childrens Services			
1 Collections & Seating	9,900 SF	\$90.00	\$891,000
2 Computers & Gaming	1,300 SF	\$120.00	\$156,000
3 Information Area	500 SF	\$80.00	\$40,000
4 Stroller Parking	100 SF	\$90.00	\$9,000
5 Study Rooms/ Class Rooms	2,000 SF	\$105.00	\$210,000
6 Staff Offices	1,250 SF	\$110.00	\$138,000
C Teens/Childrens Services	15,050 SF	\$95.95	\$1,444,000
D Local History/Genealogy (climate controlled area)			
1 Collection	600 SF	\$108.00	\$65,000
2 Seating	300 SF	\$72.00	\$22,000
3 Computers	200 SF	\$138.00	\$28,000
4 Information Area	120 SF	\$98.00	\$12,000
5 Staff Offices	100 SF	\$128.00	\$13,000
6 Display Cabinets	84 SF	\$118.00	\$10,000
D Local History/Genealogy (climate controlled area)	1,404 SF	\$106.84	\$150,000
E Centre for Technology Innovation			
1 Computer Classroom/ Multi-Media Studio/ etc.	1,850 SF	\$120.00	\$222,000
2 Staff Offices	257 SF	\$110.00	\$28,000
E Centre for Technology Innovation	2,107 SF	\$118.65	\$250,000
F Public Services			
1 Entrance Lobby	1,000 SF	\$250.00	\$250,000
2 Café	1,000 SF	\$250.00	\$250,000
3 Exhibits	1,000 SF	\$100.00	\$100,000
4 Auditorium	4,100 SF	\$180.00	\$738,000
5 Meeting/Conference Rooms/ Prep Kitchen	2,500 SF	\$125.00	\$313,000
F Public Services	9,600 SF	\$171.98	\$1,651,000

HRM CENTRAL LIBRARY
NEW CONSTRUCTION
ESTIMATE OF CONSTRUCTION COSTS BY FUNCTIONAL AREAS

Hanscomb
REPORT DATE: June 10, 2008

New Constructed Areas			
Description	Area	Rates Fit-out	Cost
G Building Services			
1 Meeting Rooms - Regional Services	1,200 SF	\$125.00	\$150,000
2 Office Space - Regional Services	4,373 SF	\$110.00	\$481,000
3 Office Space - Information Technology	453 SF	\$110.00	\$50,000
4 Information Technology	1,240 SF	\$120.00	\$149,000
5 Maintenance	879 SF	\$85.00	\$75,000
6 General Storage	2,450 SF	\$70.00	\$172,000
7 Staff Lockers/ Staffroom	1,640 SF	\$100.00	\$164,000
G Building Services	12,235 SF	\$101.43	\$1,241,000
H Program Parking			
1 U/G Parking			NIC
H Program Parking			NIC
SUBTOTAL DEPARTMENTAL COSTS	81,113 SF	\$104.82	\$8,502,000
Circulation/ Mechanical Space	25,130 SF	\$80.00	\$2,010,000
Public Washroom	2,165 SF	\$100.00	\$217,000
Department Washrooms	488 SF	\$80.00	\$39,000
SUBTOTAL GROSS UP AREAS	27,783 SF	\$81.56	\$2,266,000
SHELL COST			
Shell - Structure & Enclosure	108,896 SF	\$120.00	\$13,068,000
M & E Infrastructure	108,896 SF	\$25.00	\$2,722,000
TOTAL FUNCTIONAL AREA COST	108,896 SF	\$243.88	\$26,558,000



The HOK Planning Group