



Executive Summary

The attached report is a Building Programme for the Burlington Central Library encompassing interior modifications to the existing building and a proposed 15,000 square foot addition to the Library. In totality, this project is seen as a significant Renewal Project of the Burlington Central Library. The information on this page highlights key issues, data and basic recommendations that the reader will find described in more detail in the body of the report.

General Considerations

- The Building Programme serves the purpose of outlining **Central Library space and design requirements** and other physical and operational characteristics intended for use by the Consultant team who will be given the task of *designing* the expansion and renovation to Central Library.
- The Building Programme does not articulate any particular design, but instead outlines the requirements of any design.
- 9 **Guiding Principles** were developed for the purposes of outlining characteristics to which the design of the addition and renovation should respond. These Guiding Principles are considered fundamentals of the future design and are introduced and listed in section 6.1.
- The recommended expansion reflects the earlier recommendations of the Burlington Public Library Needs Assessment conducted as part of the Central Park Master Plan, as well as a review of the many previous studies, reports and background data on the BPL and Central Library.
- The consultants completed a quantitative and qualitative analysis of existing Library functional areas (referred to as “components” in this programme) to determine sizes of existing components.
- As outlined in section 6.3 – “Standards” and noted in an Appendix entitled “Notes and References”, the consultants referenced the most current applicable Library design standards for Central Libraries in communities of comparable size to Burlington.

Expansion Limitations/Future Expansion/Program Modifications

- The consultants initially recommended a larger expansion to meet overall space requirements of a Central Library for the projected population of Burlington in 15 years. Recognizing budget limitations as the primary reason for a larger addition not being feasible, the various components were reduced on a carefully *pro rated* basis, taking into account staff input, local demographics and the scope of BPL service parameters.
- Recognizing that the library will likely again be examined in the future for expansion potential, the consultants’ recommendations for potential further expansion have been mentioned in the report sub-section 6.5 -“Planning for Future Expansions”.
- Staff input resulted in some modifications to the precise recommendations of the original Building Programme areas. Refer to our additional comments in sub-section 1.2 – “Methodology”

Structural Systems

- Existing *structural load limitations* in the Central Library were reviewed. Wherever practical (without pre-supposing detailed future design options) these load limitations have been noted in commenting on space distribution of the library components. Refer to section 7 – “Identification of Functional



Components” and Appendix 4 – “Existing Floor Plans” which note floor load limitations. Due to existing building structural load limitations below current standards—most Executive Summary, cont.

notably the mezzanine level— the ability to place book stacks in several locations throughout the existing facility will be significantly restricted. These restrictions have been anticipated in section 9 – “Options for Space Allocation”.

Mechanical and Electrical Systems

- Existing and proposed Mechanical and Electrical systems have been reviewed and are presented in section 5 of the Programme. For new systems in the addition, basic requirements and recommendations for new mechanical and electrical systems are made, all subject to the configuration and design options selected and the configuration of the final design.
Also, dependent on the priorities of the final design and budget limitations, potential upgrades of the existing air ducting are mentioned to resolve inherent duct noise problems.
Based on power consumption information forwarded to the Hydro utility, an upgraded electrical service is anticipated to be required of the new, expanded facility. Cost implications of this element have been accounted for in Construction Budget Estimates.

Construction Budget Estimate

- In section 10, Exploratory Construction Budget Estimates have been provided for 2 possible construction renewal scenarios: a 1 storey and a 2 storey addition and associated renovations. These estimates are found in section 10 of the programme. Compared with the equivalent renovation and construction cost components reported in the January 2001 Central Library Needs Assessment the Exploratory Budgets presented herein project higher construction costs for both new construction and renovation. We summarize briefly as follows:

Table with 4 columns: Category, 2001 Needs Assessment, 2001 Programme Budget 1 storey option, 2001 Programme Budget 2 storey option. Rows include Site Work, New Construction, and Renovation.

In this comparison, neither the contingencies included in the Needs Assessment or the Programme Budget have been included. However, in these elements also, we have recommended higher contingencies be carried at this time.

- It is important to understand that in the Central Library renewal project extensive renovations and not simply a new addition are an integral part of this renewal. This is true for several reasons as discussed throughout the programme, including existing area restrictions to most of the individual functional components of the library as well as deficiencies of the existing building systems.
As outlined in section 10, we anticipate and recommend that the Library services be relocated during construction.



Central Library Building Programme

Burlington Public Library

August 2001

iii

Acknowledgments

The Consultants wish to acknowledge the support and advice of the senior library staff of the Burlington Public Library. Appreciation is also expressed to all staff members who contributed their time and insights during the course of this study.