



REPORT TO THE LIBRARY BOARD

MEETING DATE: AUGUST 11, 2011

Session:	Public Session
Subject:	Glanworth Branch Library
Prepared By:	Susanna Hubbard Krimmer, Anne Baker, Barbara Jessop, Terry Wilkes Alison Hannay & Bob Reed, Cornerstone Architecture
Presented By:	Susanna Hubbard Krimmer, Alison Hannay
Purpose of Report:	For Receipt <input checked="" type="checkbox"/>

RECOMMENDATION:

It is recommended the Library Board receive this report and the attached report, *Glanworth Assessment*, prepared by Cornerstone Architecture, and provide Administration with direction regarding the options relating to the future of the Glanworth Branch Library.

ISSUE/OPPORTUNITY

At the June 2011 meeting of the London Public Library Board, the Board received the following report: *2012 Budget & Business Plan: Business Case - Options for Glanworth Branch Library*.

The Board directed Staff to undertake next steps, including that:

- A building assessment of the Glanworth Branch Library be completed;
- The Chair and CEO meet with Councillor Sandy White;
- A community consultation be held to discuss options for the Glanworth Branch Library pending the results of the assessment; and that
- This information be discussed by the Library Board at its meeting of August 11, 2011.

BACKGROUND & REVIEW

Building Assessment Report

In July, London Public Library (LPL) procured the services of an architectural firm to act as a consultant in undertaking the “Building Assessment” for the Glanworth Branch Library. Alison Hannay, along with Bob Reed, of Cornerstone Architecture, completed the work for LPL. The report which is attached includes:

- Background information;
- Building and site assessment;
- Barrier Free Accessibility requirements;
- Estimated associated costs; and
- Recommendations.

Communications with Councillor Sandy White

In late June, Library Board Chair Josh Morgan and CEO & Chief Librarian Susanna Hubbard Krimmer both had follow up phone conversations with Councillor White. Mr. Morgan and Ms. Hubbard Krimmer provided information about the Library Board direction, the assessment process being undertaken and the importance of the assessment in what comes next regarding any decisions related to the branch. Councillor White, on her own initiative, had made contacts with two firms to seek fund raising support should we be able to renovate or rebuild the Glanworth Branch Library. While Councillor White indicated that she understood that the Library needs to take the steps to determine what is and is not feasible in terms of options for the branch, she did encourage us to be in contact with these firms. Ms Hubbard Krimmer was able to connect with the principal of one of the firms and made arrangements for representatives of the firm to meet with key senior Library Staff at the branch early in July.

Consultation Process

Due to matters of timing related to the assessment process, the timelines did not give ample time for a community consultation process to take place before the August 11th meeting of the Library Board. Timing of the consultation is especially significant in the process as it is important to have as much information as possible, including the findings of the assessment report about what is feasible, so as to not create false expectations with the community.

Ms Hubbard Krimmer sent an email to the Library Assistant who works at Glanworth Branch Library and the Branch Supervisor who oversees this location, to provide information about the process being undertaken.

Glanworth Branch Library

London Public Library

Assessment Report

August 2011



CORNERSTONE
ARCHITECTURE

BACKGROUND INFORMATION

Glanworth Branch Library is a 29.7m² (340 ft²) single storey building on a 0.1012 hectare (0.25 acre) site located at 2950 Glanworth Drive in London Ontario. It is a raised wood frame cottage style building with a hipped wood frame roof, built on a concrete foundation with a crawl space. The building consists of a one room library space, and there are no washrooms facilities or running water available. Parking is currently provided on Glanworth Drive (off site).

Although London Public Library records indicate that the building was constructed in 1923, the City of London Inventory of Heritage Structures (1998) indicates that it was constructed in 1875. This document indicates that the building is a Priority 2 structure, although it is not designated. According to this document; "Priority 2 buildings warrant designation under Part IV of the Ontario Heritage Act on application by the owner. They have significant architectural and/ or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing, or financial advantages".

The site is zoned NF1 (Neighbourhood Facility) which permits Library uses.

Libraries are classified as Group A (Assembly Occupancy) Division 2 buildings according to the Ontario Building Code (2006).

BUILDING/ SITE ASSESSMENT

1. Site Services
The site is serviced with hydro, telephone and internet services. The site is not serviced with gas, municipal water, sanitary or storm sewers. A 50mm gas service is available on the north side of Glanworth Drive. A 150mm water service is located on the south side of Glanworth Drive, as well as a fire hydrant. Sanitary and storm sewers are not available on Glanworth Drive.
2. Building Condition
 - a. Foundations
Foundations are cast-in-place concrete, and there is a fixed access point indicating that there is a crawl space below the main floor of the building. Extreme and significant cracking at all corners and at the midpoint of the east wall is visible.
 - b. Exterior Walls
Exterior walls consist of wood frame construction with painted wood siding. The structure appears to be straight and square. It is expected that the walls are uninsulated. The exterior siding is cracked and peeling.

c. Windows and Doors

The building is provided with 4 aluminum single hung/ single glazed windows with aluminum storm windows on the South, East and West Elevations. It appears that all windows are operable.

The main entrance consists of a painted solid wood door, 812mm (32") wide, with an exterior aluminum screen door. The door is sheltered by a small wood frame porch, approximately 2.3 metres (7'-9") wide by 2.3 metres (7'-9") deep and is accessed by 4 precast concrete steps (not original). The porch is 710mm (28") above grade.

There is a rear door, which is currently fixed shut, and is approximately 710mm (28") above grade, but is not provided with access to grade.

d. Roof

The hipped roof consists of wood frame construction with asphalt shingles, aluminum gutters and downspouts. It is expected that the attic is uninsulated. The asphalt shingles are in poor condition and require replacement. The downspouts are damaged and are pulled away from the gutters. The roof also requires ventilation at both the soffit and peak levels.

An existing masonry chimney appears to be in acceptable condition (as observed from ground level).

e. Interior

The interior consists of a single space that accommodates a staff desk, a computer station, a table with six chairs and a small collection of books, CD's and DVD's. Walls and ceilings have a painted wood finish. Bookshelves are located on exterior walls, so it was difficult to assess their condition, but the ceiling seemed to be in good condition. The floor is carpet, which is worn and requires replacement.

f. Mechanical/ Electrical

As noted above, there is no water service to the building, and therefore no plumbing/ washroom facilities. As well, there is no ventilation or cooling to the building (except for operable windows).

The building is heated by electric baseboard heaters. Lighting is provided by surface mounted incandescent fixtures.

Telephone and internet connection is available in the building.

g. Security

Although a second exit from this building is not required by the Ontario Building Code, due to the size and occupant load of the building, it has been noted that the lack of a second exit poses a security risk to staff at this location.

- h. Conformance to Ontario Building Code
Libraries are identified as Group A (Assembly Occupancy) Division 2 buildings, and as such, require the following amenities if constructed as new, or altered in any way. The existing building makes no provision for the following requirements.
- 1) Washroom Facilities: For a Group A, Division 2 building with an occupancy load of 10 or less, 1 toilet can be provided to serve both male and female occupants (Article 3.7.4.2(8)).
 - 2) Accessibility: Barrier Free Access must be provided to all occupancies.
 - i) At least one barrier free entrance must be provided (Article 3.8.1.2) to the building from the sidewalk. Entrances must consist of a door with a minimum clear opening of 850mm (Article 3.8.3.3(1), and must be able to be operated without requiring a tight grasping or twisting of the wrist (Article 3.8.3.3(3)). Also, doors without a power door operator, must be provided with 300mm (12") clear on the push side, and 600mm clear (24") on the pull side (Article 3.8.3.3(10) to allow access to the door hardware.
 - ii) A barrier free washroom is required to conform to Articles 3.8.3.8 to 3.8.3.12.

BARRIER FREE ACCESSIBILITY

In addition to the requirements of the Ontario Building Code noted above, the imminent requirements of the Accessibility for Ontarians with Disabilities Act (AODA), and the City of London's commitment to provide access to all buildings that provide municipal services with the Facility Accessibility Design Standards (FADS), will impose requirements for significant changes at the Glanworth Branch Library. In particular, more stringent requirements apply at entrances and for washroom facilities:

- a. Entrances: Section 4.1.6 of the Facility Accessibility Design Standards (FADS) requires that entrances are provided with power door operators. Doors must be provided with a minimum clear opening of 950mm (37½").
- b. Washrooms: Section 4.2.7 of the Facility Accessibility Design Standards (FADS) requires that a turning radius of 2440mm (8') is provided in individual washrooms, as well as a change table. Doors are required to have power door operators, as noted above.

In addition, there are numerous requirements regarding contrasting colours at doorways, lighting levels, access to controls and access to shelves and circulation desks that would have to be addressed as part of any upgrade to the existing building.

RECOMMENDATIONS

The following course of action is recommended to bring the existing building into compliance with the Ontario Building Code, the Accessibility for Ontarians with Disabilities Act and the City of London's Facility Accessibility Design Standards.

1. Site/ Exterior
 - a. Parking
 - Create a barrier free parking space on the street, as well as other required parking spaces. A curb cut and ramp would be required at the street/ sidewalk. A Minor Variance would be required to achieve this, but given the amount of usage of the building, it would be more cost effective than creating on-site parking.
 - b. Barrier Free Path of Travel
 - Create a barrier free path of travel from the parking area to the building. This would require a ramp to negotiate the grade from the sidewalk to the finished floor level of the building.

2. Building
 - a. Addition
 - Create an addition to the existing building to provide a barrier free entrance, which would allow the main entrance to remain unchanged, and a barrier free washroom. Based on the occupancy of the building, one fixture that is accessible will meet the requirements for washroom facilities, as well as barrier free access.

The addition of a washroom will require the provision of a new water service to the building as well as a septic system.

3. Building Maintenance

The following items are recommended for repair or replacement:

 - Cracks in foundation wall
 - Repair and repaint exterior walls
 - Replace roof and provide ventilation
 - Replace windows and doors
 - Paint interior
 - New flooring
 - New lighting
 - New HVAC

Refer to attached estimate for anticipated costs for the recommendations noted above.

Glanworth Branch Library - Barrier Free Upgrades

Projected Project Estimate

Category/Item	units (ft2)	rates (\$/ft2)	total
Site			
parking alterations @ Glanworth Drive			2,500
barrier free path of travel			20,000
water service			15,000
septic system			35,000
landscaping/ grading			5,000
Building			
new construction	150	250	37,500
repair foundations			10,000
paint/ repair siding			4,500
repair porch/ stairs			2,500
repair roof/ add ventilation			3,500
replace windows			6,000
replace doors			1,500
flooring (existing)			1,600
painting (existing)			1,000
lighting			2,500
HVAC			5,000
miscellaneous repairs			5,000
subtotal			158,100
contingency @15%			23,715
total construction estimate			181,815
Services & Fees			
professional fees			18,182
soil testing			2,000
minor variance application			1,000
building permit			500
total services & fees			21,682
subtotal			203,497
HST @13%			26,455
total project estimate			229,951

NOTE: The above estimate is based on construction costs for current market conditions for the 2nd quarter of 2011, excluding furniture and equipment. As well, a design has not been completed for the proposed addition.