

TRURO LIBRARY PROJECT
Library Board Assessment of the
Hat Factory (HF) and Normal College (NC) Proposals
for the Truro Branch Library and Regional Headquarters
August 7, 2013

The Library Board appreciates the opportunity to assess the two proposals and give its opinion.

Both options have merit; however, when examining the plans in each, it became apparent that there is a significant difference in the level of detail provided, which has hampered a full comparison. With this in mind and after a close study of the information provided, the Library Board is recommending the Hat Factory proposal for these reasons:

Square Footage	<i>HF</i> option provides more square footage and more usable space at a lower cost (see slide 1 for details).
Design	<p><i>HF</i> design work is virtually complete, saving time and money, and demonstrates that there is sufficient usable space to meet the library's needs (see slides 2-3)</p> <p><i>NC</i> proposal's broad-strokes concept provides little definition and room placement and will require considerable consultation and design work to see if the concept is even viable in terms of usable space and layout (see slides 4-7 for examples).</p> <p><i>NC</i> proposal states on page 37, "Costs are based on concepts provided; any significant alterations through design process will be fairly negotiated".</p>
Parking	<p><i>HF</i> site has parking spots for 2 library vehicles and 40 cars (public and staff) already in place.</p> <p><i>NC</i> proposal touches on parking, but what specifically are the plans to compensate for the parking spaces lost to the proposed addition and the planned green area? All civic square occupants – Boys and Girls Club, Police, Fire Hall, Museum, Library, and Market would lose significant parking space. (see slides 11-12)</p>
Land Ownership & Heritage Approval	<p><i>HF</i> proposal states that the Snook Group will subdivide its land and then deed the designated parcel to the Town.</p> <p><i>NC</i> proposal requires two sets of negotiation to obtain approval to build an addition on the registered heritage building and to use museum land to accommodate it. What happens if approval is not granted?</p>
Future Expansion	<i>HF</i> site has potential for future expansion; the <i>NC</i> site does not

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Gross Square Footage Cost

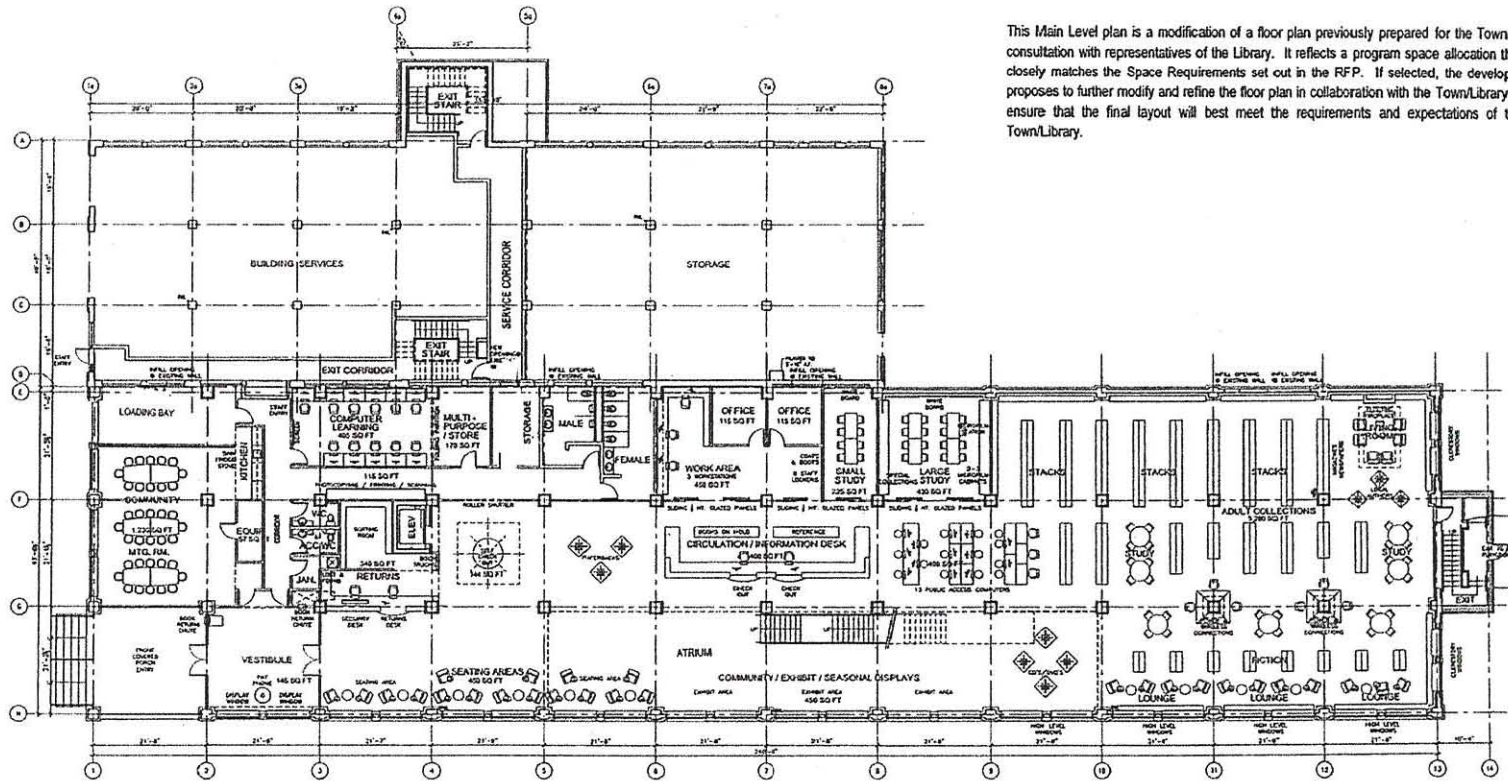
Normal College	\$7,100,000	29,450 sq.ft	\$241.09/sq.ft
Hat Factory Option A	\$8,140,000	34,000 sq.ft	\$239.41/sq.ft
Hat Factory Option B	\$6,990,000	34,000 sq.ft	\$205.59/sq.ft

Usable Square Footage Cost

Normal College	\$7,100,000	26,000 sq.ft	\$273.08/sq.ft
Hat Factory Option A	\$8,140,000	30,000 sq.ft	\$271.33/sq.ft
Hat Factory Option B	\$6,990,000	30,000 sq.ft	\$233.00/sq.ft

HF figures provided in The Snook Group proposal. NC gross square footage provided in the L&R Construction proposal; library staff could only estimate the usable square footage using the supplied conceptual plans.

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This Main Level plan is a modification of a floor plan previously prepared for the Town in consultation with representatives of the Library. It reflects a program space allocation that closely matches the Space Requirements set out in the RFP. If selected, the developer proposes to further modify and refine the floor plan in collaboration with the Town/Library to ensure that the final layout will best meet the requirements and expectations of the Town/Library.

MAIN ENTRANCE LEVEL FLOOR PLAN

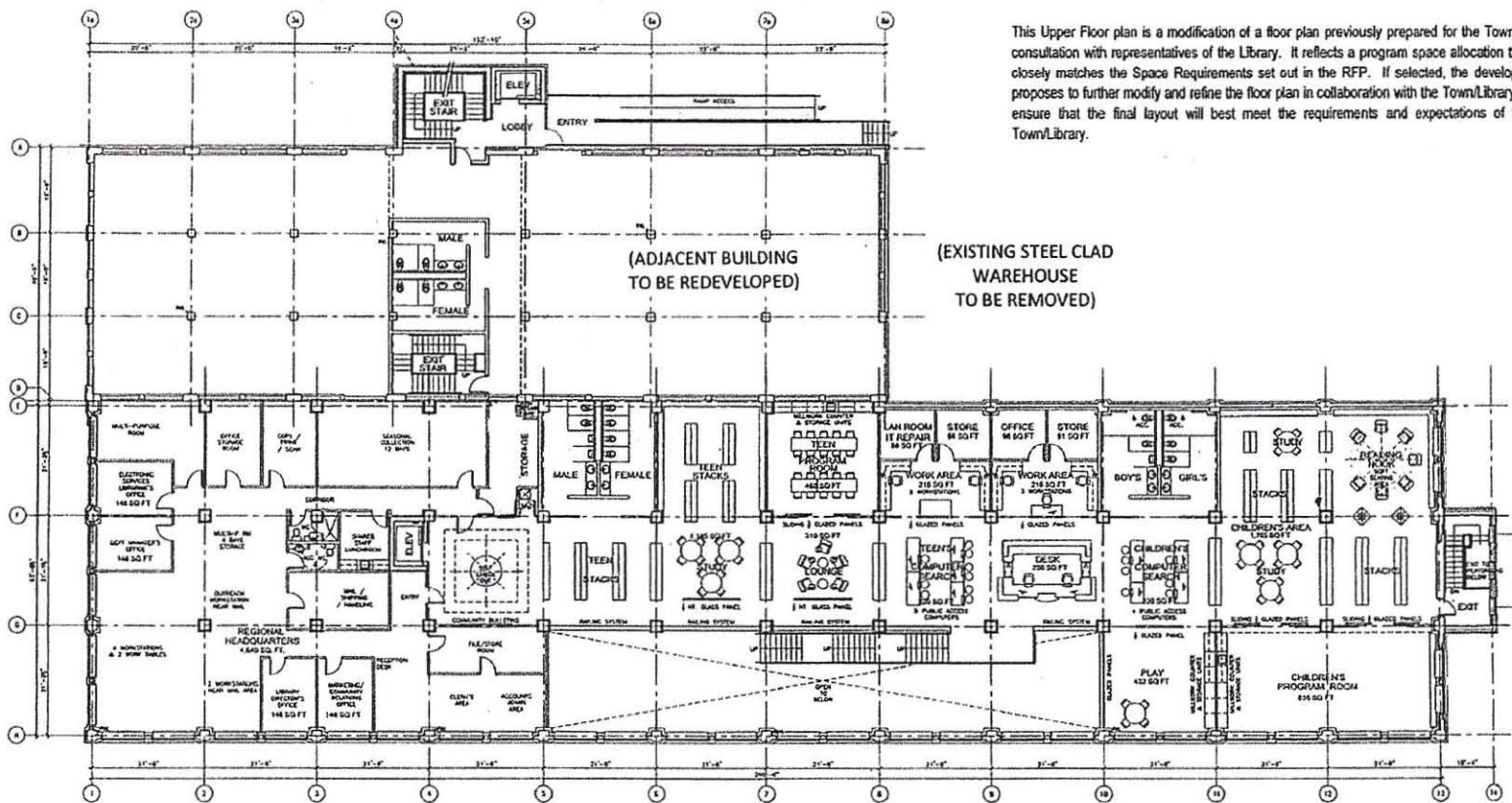
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Proposal by the Snook Group for the Old Hat Factory

SCALE : 1/8" = 1'-0"



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This Upper Floor plan is a modification of a floor plan previously prepared for the Town in consultation with representatives of the Library. It reflects a program space allocation that closely matches the Space Requirements set out in the RFP. If selected, the developer proposes to further modify and refine the floor plan in collaboration with the Town/Library to ensure that the final layout will best meet the requirements and expectations of the Town/Library.

UPPER LEVEL FLOOR PLAN

TRURO PUBLIC LIBRARY & REGIONAL HEADQUARTERS

Proposal by the Snook Group for the Old Hat Factory

SCALE : 1/8" = 1'-0

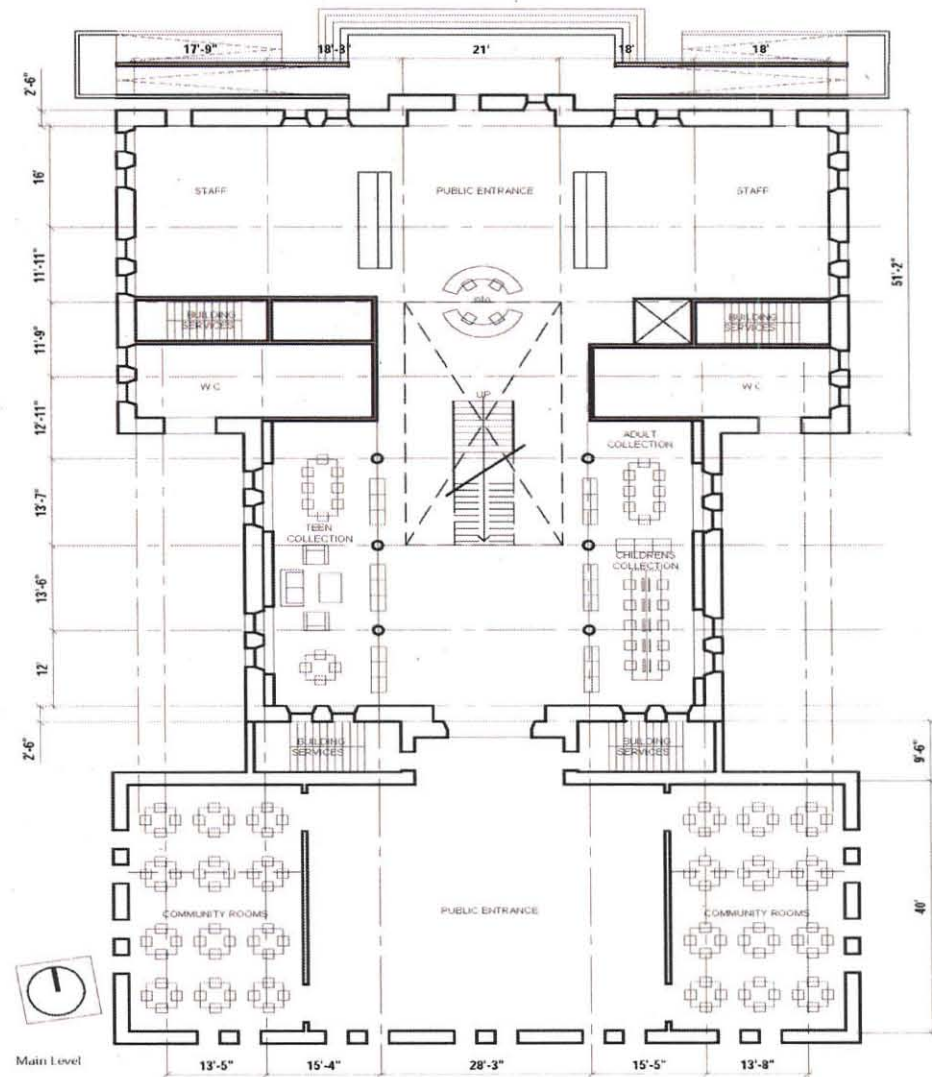


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Example of NC broad-strokes concept on **main floor**:

No provision for kitchenettes in/near the community rooms.

Adjacent washrooms also needed for after-hours use of rooms



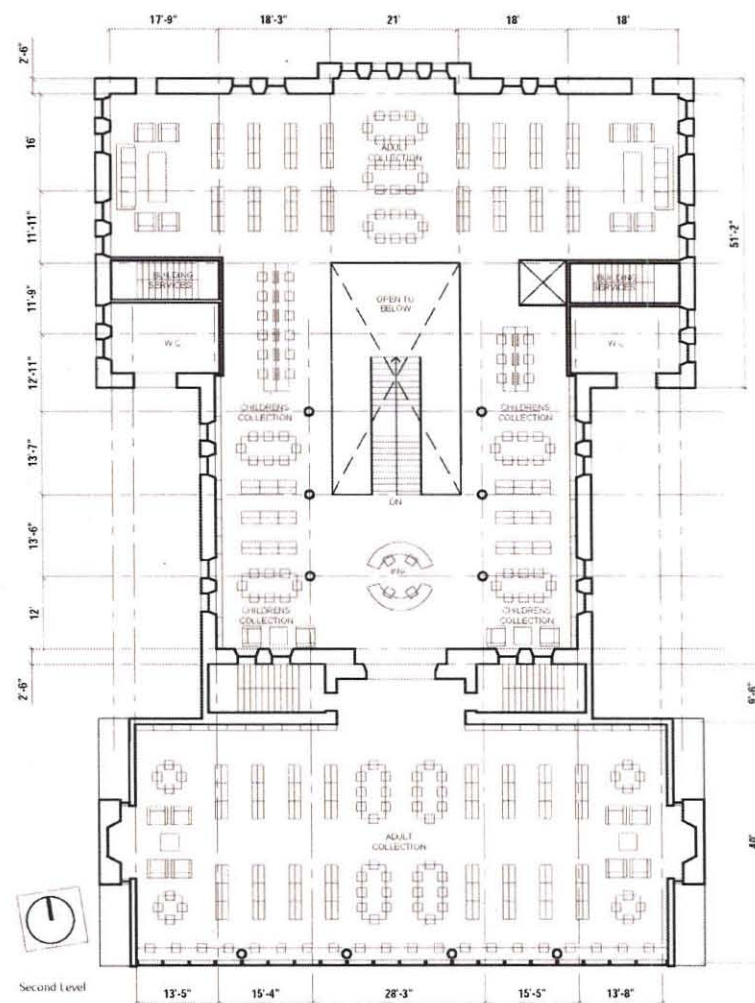
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Example of NC broad-strokes concept on **second level**:

No provision for quiet/group study rooms and staff work room on this level.

Location of the children's program room (mentioned in the text) is not noted on the plan.

Location of children's area not ideal; e.g. near open stairwell, divides adult areas, forces all adults to travel through children's section.

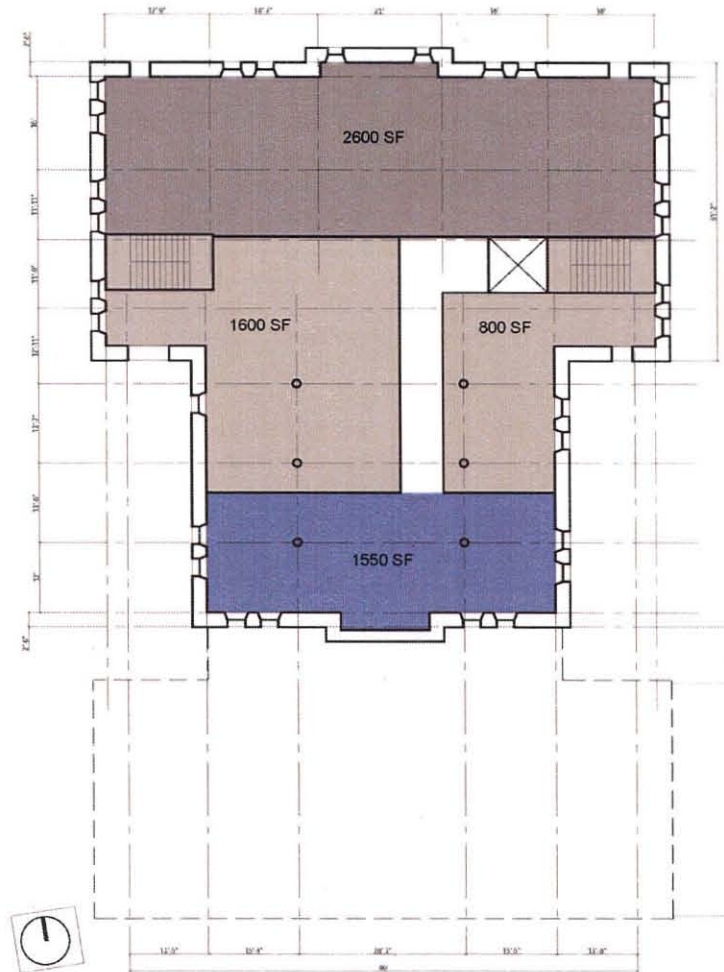


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Example of NC broad-strokes concept in **basement**:

IT training/study room (1550sf area) in the basement is too isolated from the rest of the public service areas; needs to be on the main or second level with half glass interior walls, to provide site lines from the staff service desk.

Vacated basement space could be used for the staff lunch room/locker area (not shown in concept) and a meeting room for staff working groups



LEak - Normal College Renovation and Addition

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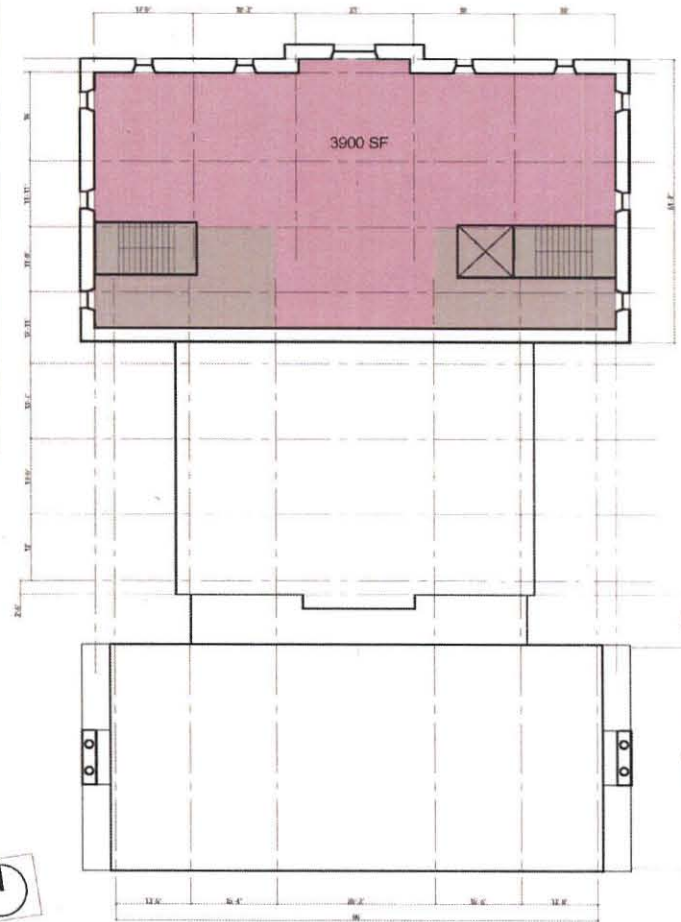
Top Floor Space in
December 2011

From Archibald &
Fraser Architects Ltd's
building evaluation
report Dec. 2011



Example of NC broad-strokes concept on **top floor**
(designated for regional headquarters).

What is the usable space? Is there enough room to
accommodate 13 employees, 5 offices, several
workstations, an IT repair/maintenance area, open
work space for receiving, processing and shipping
operations, and a washroom?

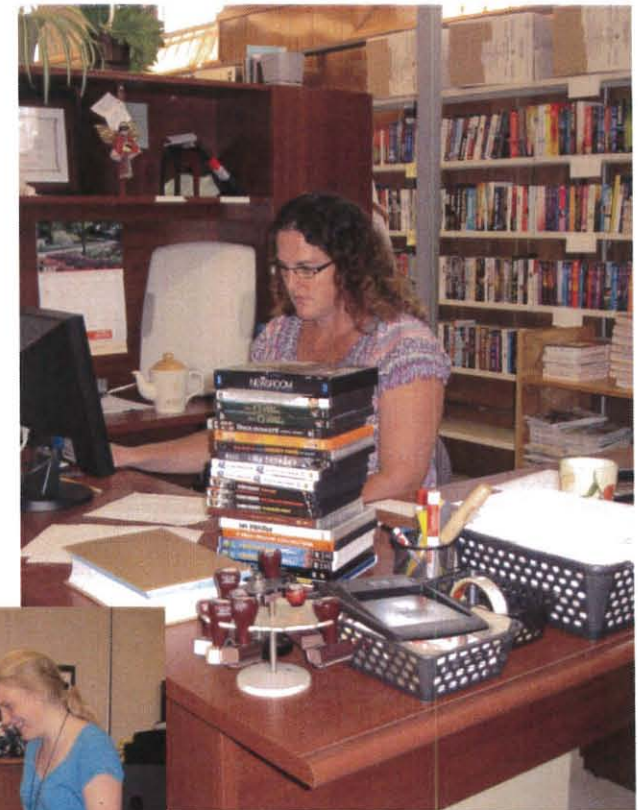


L&R: Normal College Renovation and Addition

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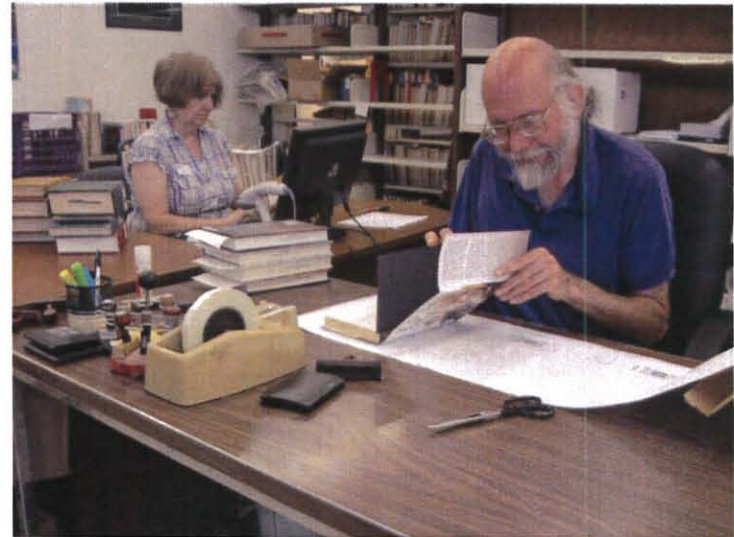
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Some of the work done in regional headquarters



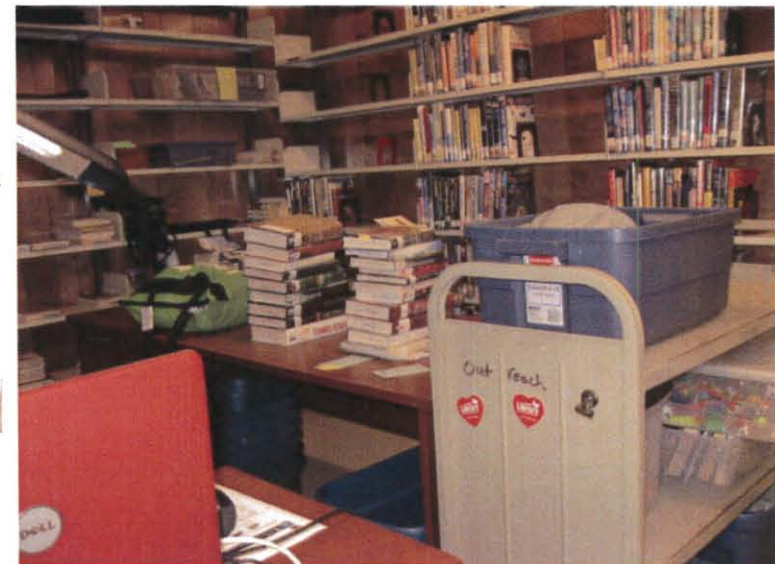
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Some of the work done in regional headquarters



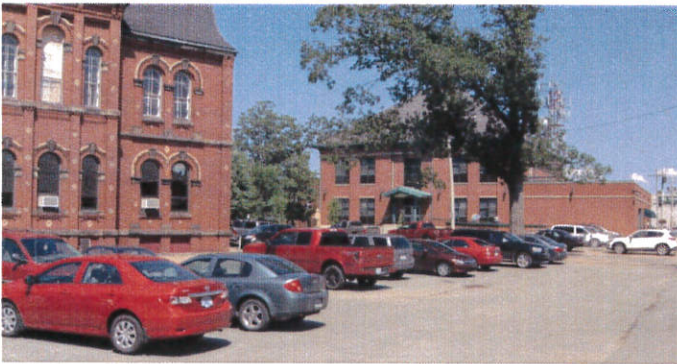
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Some of the work done in regional headquarters



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Parking in the Civic Block area is already an issue, and the proposed expansion would eliminate many parking spaces.



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Declaration of easements or other encumbrances

The proposed design encroaches on the adjacent museum property. The extension would require an area of land approximately 40' by 40' from the province. There is ample room to accommodate both the museum and library programs here. We understand that it is reasonable to expect the Town of Truro to negotiate with the province to make the best use of the properties.

The number of parking spots lost/gained is unclear.

Demand for parking will increase with a larger library.

