



**St. Albert Public Library**  
Cultivating Community



A PLACE TO GROW.  
A PLACE TO LEARN.  
A PLACE FOR OUR  
COMMUNITY.

ST. ALBERT PUBLIC LIBRARY  
FEASIBILITY UPDATE REPORT  
DECEMBER 2013



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## INTRODUCTION

In November of 2001, Manasc Isaac Architects were retained by the St. Albert Public Library Board to prepare a Feasibility Study for St. Albert Public Library (SAPL). This Study, completed in June 2002, presented three development options, which addressed the urgent need to resolve the library's space deficit and provide a facility that would enable the Library Board to fulfill its mandate. The Study also determined that approximately 25,000 ft<sup>2</sup> of additional space would be required to adequately service St. Albert's growing population.

Over a decade later, the space deficit still exists.

Today, SAPL is still providing services within a facility (St. Albert Place) that reached its design capacity in 2000. Despite the lack of space, St. Albert Public Library has managed to provide unwavering excellence in the delivery of services and community programs due to the extraordinary dedication of staff and volunteers. Nonetheless, this success came with a price. The shortage of space has resulted in the library's inability to accommodate a larger collection of materials, as well as host additional programs for both children and adults despite growing demands. In essence, the long-term success of the library would be well served by the expansion of the library.

In 2012 alone, St. Albert Public Library circulated almost 1,000,000 items to the St. Albert community and enrolled approximately 50,000 participants in a diverse selection of library programs. The success of St. Albert Public Library in 2012 signifies the importance of the library and the services it provides to the residents of St. Albert. Of equal (or perhaps greater) importance is the pivotal role that St. Albert Public Library plays in cultivating a heightened sense of community for residents and visitors alike. The potential for SAPL to become the true jewel of St. Albert will only be realized when the demand for additional space is met. Simply put, St. Albert Public Library is more than a book depository. Through the services and variety of programs it provides to the residents of St. Albert, the library fosters a sense of community through the meaningful experiences it creates within its walls. St. Albert Public Library's need for additional space is a real one and its value as an organization is that it provides a special civic space that encourages connectivity, collaboration, cooperation, life-long learning, and community engagement.

In the pages that follow, we illustrate the ways in which the expansion of St. Albert Public Library is a vital and integral component of St. Albert's growth as a community, not only in terms of the services it provides, but more importantly, in the creation of meaningful and substantive experiences for residents and visitors of all ages.

**EVERY STORY IN THIS BUILDING IS SPECIAL IN SOME WAY...** *We must preserve... each book because you never know how those stories could touch a person's life. Books are precious things... Libraries give everyone the chance to have the experience of a good book!... Let's make this garden of learning bigger and save the stories...!*

Postcard comment from  
*Elect to Tackle the Space Challenge* campaign.



St. Albert Public Library's Staff Area

**OUR LIBRARY IS A JEWEL IN OUR COMMUNITY.** *It is one of the reasons that I was attracted to move to St. Albert. It is a creative hub of activity and learning for all ages. It has excellent programs and great, current resources. I would love to see city council put funds towards the existing library expanded in its current central location.*

Postcard comment from  
*Elect to Tackle the Space Challenge* campaign.



## ST. ALBERT PUBLIC LIBRARY'S ROLE IN THE COMMUNITY

Libraries play an important role in our communities. Libraries promote learning, creativity, and interaction by providing welcoming accessible public spaces, resources, and specialized programming that encourages engaged citizenry. As a community hub and gathering place, local libraries can help turn strangers into friends by providing public spaces for a variety of programs, cultural events, and social gatherings. In many ways, libraries are one of the important ingredients of the civic “glue” that holds communities together and can be viewed as an investment in a community’s future. For example, “Torontonians Receive \$5.63 of value for every dollar invested in Toronto Public Library” (see Rotman Report <http://bit.ly/18UEFgl>).

In the City of St. Albert’s first Social Master Plan, which was completed in April of 2013, St. Albert Public Library was identified as a Stakeholder in a number of community-building strategies. The Social Master Plan highlights goals shared by both the City of St. Albert and St. Albert Public Library - namely, the creation of a thriving, caring, connected community - and the ways in which this can be achieved. Similarly, the City’s Cultural Master Plan of 2012, which serves to further cultivate arts and culture in St. Albert, recommended the “development of a 21st Century library facility to meet existing and future demands” as a potential strategy for meeting the cultural needs of future residents. Both of these recent studies acknowledge the role that St. Albert Public Library plays in the cultivation of community through the myriad programs, resources and services it provides, as well as the values and goals that the City and SAPL share with respect to community-building.

Most importantly, St. Albert Public Library has been described by residents as the “jewel” and “heart” of the City of St. Albert - it is a welcome description for the

residents of St. Albert. In fact, cultivating a sense of community is at the core of St. Albert Public Library’s long-standing vision and mandate: “The Library is a vibrant, welcoming centre of community life, leisure and learning for all.” Today, SAPL provides essential services to the community of St. Albert that enhances learning, community life and leisure. The library provides a welcoming and safe space for family outings, teens to hang out, seniors to socialize, and for communities to interact and collaborate. For many St. Albertans, the library has been described in terms of meaningful individual experiences and memories, as opposed to being merely a physical structure containing books and librarians.



Image: [www.stalbertleader.com](http://www.stalbertleader.com)





## ST. ALBERT PUBLIC LIBRARY'S ROLE IN THE VITALITY OF DOWNTOWN ST. ALBERT

Located in the same building as City Hall, St. Albert Public Library draws a great deal of traffic to St. Albert Place. In 2012, St. Albert Public Library had 330,613 in-person visits (up 9% from 2011) with 1,056 programs attended by 46,625 people (up 20% from 2011).

The energy and vibrancy that the library brings to St. Albert's downtown core has not gone unnoticed. In fact, the importance of SAPL to the cultivation of community, the advancement of culture, and the development of downtown St. Albert is highlighted in some of the City's most recent reports. The 2010 Downtown Area Redevelopment Plan, the 2012 Cultural Master Plan, and the 2013 Social Master Plan all reference the significance of SAPL to the creation of a thriving, vibrant and connected community in the City of St. Albert.

In fact, the Cultural Master Plan recommends the "development of 21st Century library facility to meet existing and future demands" as a potential strategy for meeting the long-term needs of St. Albert's future residents. Similarly, the Downtown Area Redevelopment Plan notes that "The City should consider expansion and/or potential relocation of the library" with respect to creating consolidated community, cultural and civic facilities that best serve St. Albert residents, helping to create a more vibrant and urbanized downtown core. The Social Master Plan also lists St. Albert Public Library as a Stakeholder and contributor to the cultivation of community through shared values and goals.

The importance of St. Albert Public Library to the creation of a vibrant and dynamic downtown core is evident. With substantial growth in the number of in-person and website visits, program participation, and library memberships in 2012, SAPL has established itself as one of downtown St. Albert's prime destinations. St. Albert's Museum, also located in St. Albert, identifies the library as one of the key draws to museum visits. When the library is closed, museum visits decline. Moreover, year after year, residents identify SAPL as one of the key strengths of St. Albert and the library's success in 2012, in terms of increased circulation, in-person visitation, and program attendance, is proof of this.

**THE LIBRARY IS A HUB IN OUR COMMUNITY** *and a great resource for all residents. It helps families, especially lower income homes, meet the educational needs of their children. In a family-friendly city like St. Albert, a world class library would be a source of pride and activity for everyone.*

*Postcard comment from Elect to Tackle the Space Challenge campaign.*



*St. Albert Public Library's Check-out Area*

## LIBRARIES ARE AN ESSENTIAL

*SERVICE, and our library offers so much (books, magazines, and other resources, but also many valuable programs and meeting opportunities) to our citizens. It could do even more with more space. I would favour an expansion in the same location, but I recognize that a second branch may be more realistic given competing space demands in St. Albert Place.*

Postcard comment from  
*Elect to Tackle the Space  
Challenge* campaign.



## IS THERE REALLY A NEED FOR MORE SPACE? THE SHORT ANSWER? YES.

### AND HERE'S WHY:

- SAPL has been providing services within a facility that reached its design capacity in 2000.
- SAPL's facility was designed to service a population of up to 50,000 people; St. Albert's current population sits at approximately 61,000.
- SAPL's space deficit has been acknowledged in reports and studies since 1999.
- SAPL offers over 1,000 programs each year and there is a growing demand for additional programming. With only one designated program space (Forsyth Hall) and a small training room available, the library is limited in the number of programs it can offer.
- SAPL is designed to house a collection of about 100,000 items; currently the library houses almost 180,000 books and audiovisual items on its shelves. For every item added, another is removed to account for the lack of space.
- In the past few years, the SAPL opened the Career Resource Centre, the Assistive Technology Resource Centre and the Technology Training Room and added new formats (DVDs, CDs, audio-books, videos, etc.) to their collection. As a result, shelving space and reading areas have been lost in order to provide valuable community resources.
- From September 3 to October 28, 2013, SAPL launched the "Elect to Tackle the Space Challenge" campaign that encouraged residents to tell electoral candidates what library space needs meant to them. A total of 168 comments were received via postcard mail-outs and online submissions. Feedback included insightful comments on services, materials, programming. Based on the results of this recent campaign, there is traction for gaining widespread community support for the expansion of SAPL.
- In 2012, SAPL had a record-breaking year, which highlights the library's continued growth:
  - > Items borrowed: 946,534, up 7% from 2011.
  - > Programs offered: 1,056, up 15% from 2011.
  - > Program attendance 46,625, up 20% from 2011.
  - > In-person visits: 330,613, up 9% from 2011.
  - > Website visits: 339,215, up 10% from 2011.

## BENEFITS OF NEW SPACE

- Enhanced access to library programmes – fewer disappointed citizens.
- Increased access to books and library materials.
- More resources for the community.
- More St. Albert families can visit the Library.

# 4

## HOW ARE SPACE CRUNCHES USUALLY DEALT WITH? THE TIPPING POINTS.

Typically, space needs are addressed by expanding an existing library or by building a branch. Having a single library typically serves a community of up to 50,000 people. Beyond that, the size of the library is often such that a branch library is an attractive alternative.

Libraries draw people to their location, and the importance of St. Albert's library in strengthening the downtown is highly significant. While the single central library continues to serve the community, the challenge of expanding SAPL at this one site suggests that alternatives should be examined.

A new single central library could replace the existing facility in St. Albert Place, but this would require a very large investment. The scale of investment is described as Option 3 in the following section. Finding a suitable location is also challenging. In addition, according to Edmonton Public Library's branch location figures, community members should not be farther than 2 - 2.5 km from a library; the average for EPL and other libraries is 1.9 km. As St. Albert expands, a second (branch) library location appears desirable.

Branch libraries can be either free-standing or leased within other commercial or institutional facilities. Leasing commercial space of this size is challenging, and there are few opportunities. While a partnership with a local school or other community facility has been considered, presently there are no facilities that have indicated an interest in partnering with St. Albert Public Library. A free-standing branch library may be the most cost-effective way to accommodate SAPL's expansion in St. Albert.

**I BELIEVE OUR  
LIBRARY GOES  
ABOVE AND  
BEYOND IN WHAT  
IT OFFERS...**

*and think they should  
be supported in their  
need for expansion.  
The simple fact they  
are doing such an  
amazing job with  
limited space tells me  
that it would benefit  
the community  
greatly to give them  
room and space to  
grow their programs  
and services.*

*Postcard comment from  
Elect to Tackle the Space  
Challenge campaign.*



St. Albert Public Library's Line Up for Children's Programs on the First Day of Registration, Study Area on Second Floor, and Study Carrels Squeezed into Aisles

**ST. ALBERT LIBRARY IS VITAL TO OUR COMMUNITY AND IDENTITY.** *We have a first class library but we have to expand to meet the needs of the rising population. Please keep the library where it is, perhaps other offices should find a new home.*

Postcard comment from  
*Elect to Tackle the Space  
Challenge* campaign.



## THE OPTIONS

### OPTION 1: ADDING ONTO ST. ALBERT PLACE

Based on Manasc Isaac's 2002 Feasibility Study, it was determined that the existing building could accommodate only 4,176 ft<sup>2</sup> of the required 20,644 ft<sup>2</sup>. An addition to the south side of St. Albert Place was considered, but due to the status of St. Albert Place as a significant architectural landmark, as well as limited spatial and programmatic flexibility, expanding the library in its existing location was not recommended as a long-term solution. While St. Albert Place could be expanded, the cost to do so would be prohibitive. With recent flood plain concerns, this option becomes more problematic. An order of magnitude cost for this type of addition is identified in the following section.

### OPTION 2: A FREESTANDING BRANCH LIBRARY

Option 2 assumes that the existing location remains as the main central library and a branch is built in a new location, either on its own or as part of a larger community complex. The possibility of developing a "lease-back" arrangement with a local developer may be an attractive financial strategy. The new branch library could be designed to address SAPL's long-term spatial and programming needs, and sustainable design principles could be incorporated to reduce long-term operational and maintenance costs.

In 2008, Manasc Isaac completed the St. Albert Public Library Site Selection Study. Working with the Library Board, we selected six sites and began a rigorous review process that included projections for the future building and site 50 years into the future. Each site was rated according to St. Albert Public Library's Site Selection Criteria, established in October 2007. Three sites (Hunter Ridge, Badger Lands, and South Riel) scored the highest and a further study of these sites was recommended.

The new branch library could be built on any one of these sites and could be financed in whole or in part, through Municipal Capital funding or it could be leased back from a developer.

The branch library would be envisioned as a family-focused facility, with a strong collection of children's books, and space for youth and family programming.

The following illustration suggests the scale of a branch library, located to accommodate the growing community to the northwest of St. Albert.



### OPTION 3: A NEW CENTRAL LIBRARY

This option assumes that a 4-acre parcel of land can be secured or is available to the City of St. Albert. This site would require development, as well as servicing and perhaps re-zoning.

The advantage of a single new central library in St. Albert is that the operational costs of a single site may be slightly less than the cost of operating a branch library.

The disadvantages are primarily related to the loss of an “anchor” at St. Albert Place. The existing SAPL space would have to be re-purposed (perhaps into a larger museum or other cultural facility), but the library’s drawing power would be lost to a new location. The significant Capital Costs are a further disadvantage.

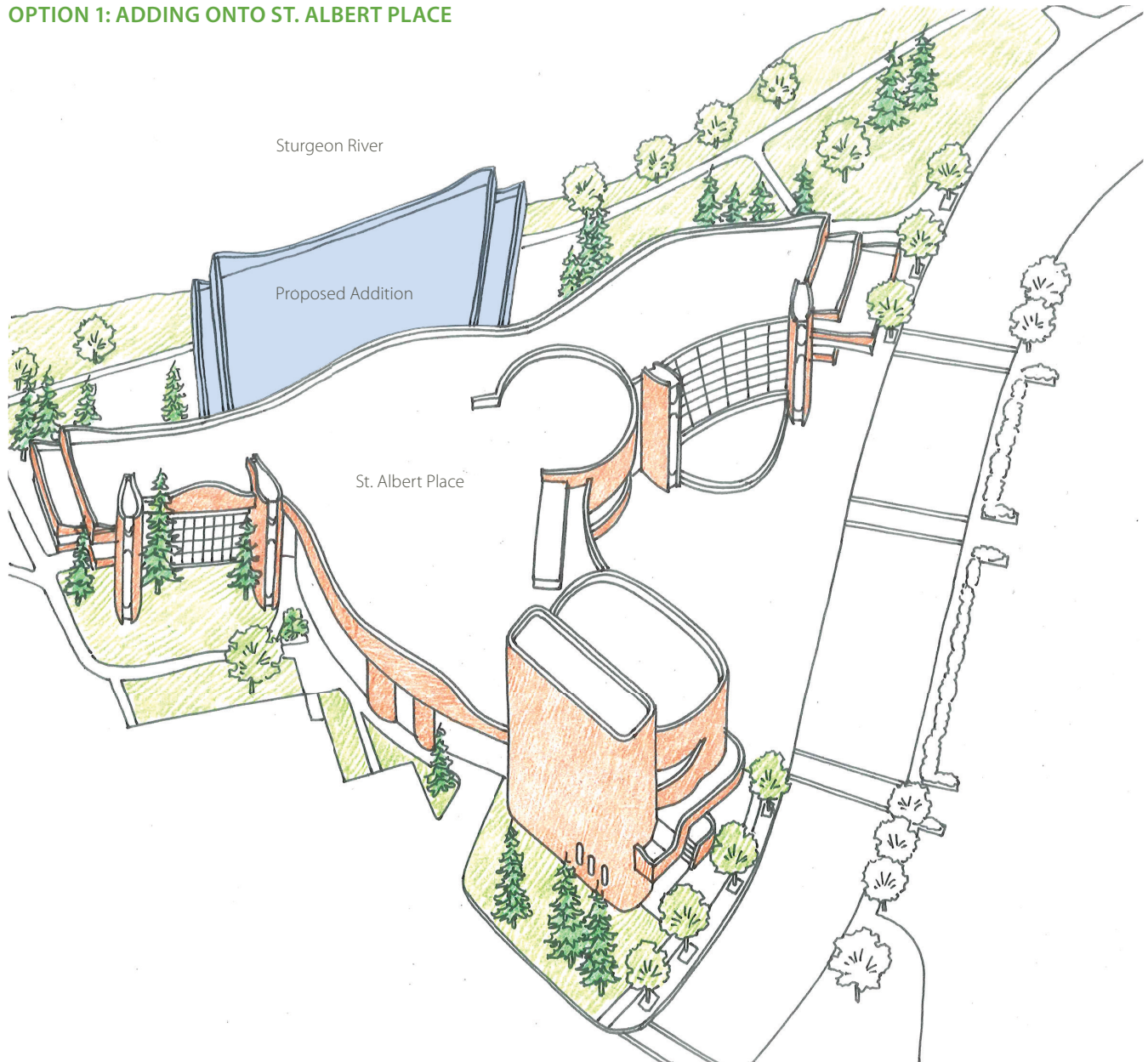
**ANYONE WHO VISITS THE LIBRARY IS FULLY AWARE THAT IT IS OVER-CROWDED.** *Just think what more space would mean to all library users. We wouldn't be bumping into each other - it would be more child friendly in the children's section and so much more could be accomplished with more space.*

*Postcard comment from Elect to Tackle the Space Challenge campaign.*



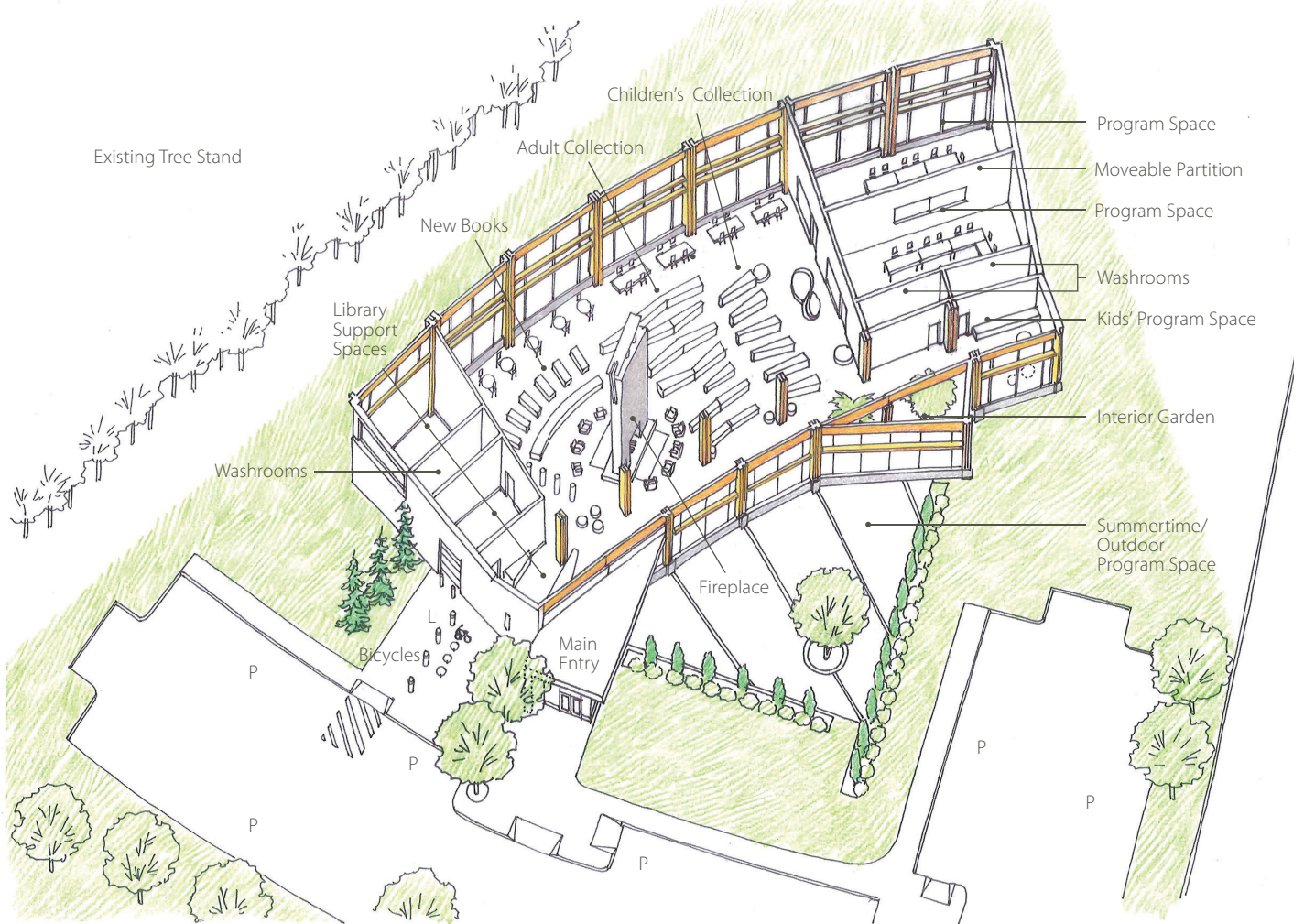
*St. Albert Public Library's Busy Study Area, Which is Actually the Magazine and Newspaper Area*

### OPTION 1: ADDING ONTO ST. ALBERT PLACE





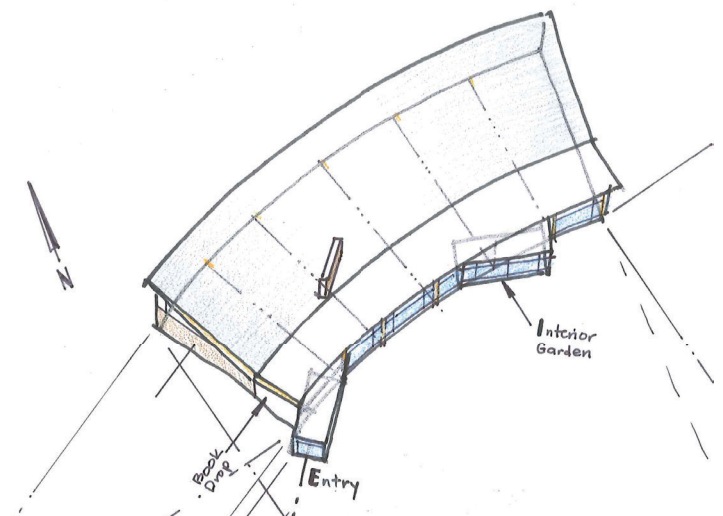
## OPTION 2: A FREESTANDING BRANCH LIBRARY



INTERIOR VIEW



BUILDING SITE



BIRD'S EYE VIEW

**THERE ARE SO MANY GREAT BOOKS IN THE LIBRARY** *that should not be made homeless to make space for new books. Our library is amazing, and so are the staff. Imagine how much more amazing it could be with more space!*

Postcard comment from  
*Elect to Tackle the Space*  
*Challenge* campaign.



## COSTING

In order to finance the development of new library space, there are three scenarios that have been considered. While other scenarios are possible, these bracket the range of alternatives. All three scenarios treat the Furniture and Equipment for the library as separate budget items.

### OPTION 1 - ADDITION TO ST. ALBERT PLACE

Option 1 assumes an addition to the existing St. Albert Place. Recognizing the historic character and complex construction of this unique building, as well as the proximity to the Sturgeon River, there is a high probability of complex foundation requirements. The budget indicates a two-storey addition, which would require exit stairs, as well as modifications to the existing building.

#### ST ALBERT PUBLIC LIBRARY - ADD TWO STOREYS TO ST. ALBERT PLACE

Addition		Units	Unit Cost	Base Cost	Separate Budget
New Construction - Special Foundations	13,500	ft <sup>2</sup>	\$250	\$3,375,000	
New Construction Ground Floor Incl. Fit-Up	13,500	ft <sup>2</sup>	\$375	\$5,062,500	
New Construction- 2nd Floor Incl. Fit-Up	13,000	ft <sup>2</sup>	\$375	\$4,875,000	
Renovations	Allow	ft <sup>2</sup>	--	\$4,000,000	
Site Development	Allow	ft <sup>2</sup>	--	\$750,000	
Parking Allowance	100	Stalls	\$5,000	\$500,000	
Project Management		4%	--	\$722,500	
Design (A/E)		12%	--	\$2,227,500	
Contingency		15%	--	\$3,226,875	
Furniture & Equipment		Allow	--	--	\$1,000,000
<b>Capital Budget</b>				<b>\$24,739,375</b>	<b>\$1,000,000</b>
Amortized	25	Years	8%	\$2,317,554	If You Borrow Funds at 8%
Operational Costs	26,500	ft <sup>2</sup>	\$8	\$212,000	
<b>Expected Annual Cost for 25 years</b>				<b>\$2,529,554</b>	<b>Annual Costs</b>



### OPTION 2 • SCENARIO 1 - BUILD NEW BRANCH ON 2 ACRES OF LAND, WITH SOME MUNICIPAL AND SOME BORROWED FUNDS

This scenario assumes that the new branch is constructed on land that the City owns or acquires and the cost of land is identified as a separate budget item. The capital budget for the design and construction of the new branch library, including the development of a parking lot and landscaping, is about \$12 million, exclusive of land, furniture and equipment, and GST.

#### ST ALBERT PUBLIC LIBRARY - NEW 23,000 FT<sup>2</sup> BRANCH LIBRARY

Build New Branch	Quantity	Units	Unit Cost	Base Cost	Separate Budget
Land	2	Acres	\$1,000,000	--	\$2,000,000
New Construction	23,000	ft <sup>2</sup>	\$375	\$8,625,000	
Site Development	65,000	ft <sup>2</sup>	\$18	\$1,170,000	
Project Management		4%	--	\$391,800	
Design (A/E)		8%	--	\$783,600	
Contingency		10%	--	\$1,097,040	
Furniture & Equipment		Allow	--	--	\$1,000,000
<b>Capital Budget</b>				<b>\$12,067,440</b>	<b>\$3,000,000</b>
Amortized	25	Years	8%	\$1,130,463	If You Borrow Funds at 8%
* Operational Costs	23,000	ft <sup>2</sup>	\$6	\$138,000	
<b>Expected Annual Cost for 25 years</b>				<b>\$1,268,463</b>	<b>Annual Costs</b>

\* Operational costs are facility costs only and exclude library staffing. All branch library scenarios would require a staff complement of 6 - 8 FTE.

After 25 years, the City and Library Board will have an asset worth over \$15 million, with no encumbrances.

**THERE IS SUCH HIGH DEMAND FOR CHILDREN'S PROGRAMS AND THE CLASS SIZES ARE QUITE LARGE.**

*There needs to be more choices in class times and more of them! If you are not on the ball, the classes are full, it should not be such a panic to register. Our kids benefit so much from the kids' programs, but we have to keep up with the growth of St. Albert and offer more!*

Postcard comment from Elect to Tackle the Space Challenge campaign.

OF ALL THE SERVICES PROVIDED IN ST. ALBERT, THE LIBRARY IS THE ONE THAT SERVICES ALL THE PEOPLE OF ALL AGES. *The staff does an admirable job of providing these services. We definitely need more space and I think this can and should be done as soon as possible. If the city can find money for an art gallery, BMX park and other amenities that cater to a select group, they can and should provide more library space.*

Postcard comment from  
*Elect to Tackle the Space Challenge* campaign.

### OPTION 2 • SCENARIO 2 - LEASE SPACE IN EXISTING BUILDING (IF THERE IS SUCH A SPACE ON THE MARKET) AND FIT THE SPACE UP TO ACCOMMODATE A LIBRARY

This scenario contemplates leasing 18,000 ft<sup>2</sup> of commercial space in an existing office or commercial building. This scenario assumes that there is adequate parking to accommodate library patrons and the site can be rezoned to suit this use.

Recognizing that the library would be an attractive anchor tenant for any commercial development, we anticipate that there would be a number of developers who would be willing to build a space for the library to lease back. At present, we have not been able to identify a space of this size for lease in St. Albert.

#### ST ALBERT PUBLIC LIBRARY - FIND SPACE FOR LEASE 18,000 FT<sup>2</sup>

Leasing	Quantity	Units	Unit Cost	Extended Cost	Separate Budget
Tenant Improvements	18,000	ft <sup>2</sup>	\$275	\$4,950,000	
Rezoning	--	Allow	--	\$150,000	
Project Management	--	5%	--	\$247,500	
Design (A/E)	--	12%	--	\$594,000	
Contingency	--	15%	--	\$891,225	
Furniture & Equipment	--	Allow	--		\$1,000,000
<b>Total Construction</b>				<b>\$6,832,725</b>	
Amortized	25	Years	8%	\$640,081	
Lease of Space	18,000	ft <sup>2</sup>	\$25	\$450,000	Annually - Assuming Lease Rates do not increase
* Operational Costs	18,000	ft <sup>2</sup>	\$10	\$180,000	
<b>Expected Annual Cost for 25 years</b>				<b>\$1,270,081</b>	

\* Operational costs are facility costs only and exclude library staffing. All branch library scenarios would require a staff complement of 6 - 8 FTE.

Although an option to purchase this branch could be negotiated, it is most likely that the lease will end and the City and Library Board will have no remaining asset value after 25 years.

### OPTION 2 • SCENARIO 3 - BUY AN EXISTING BUILDING AND RENOVATE IT TO SUIT LIBRARY

This scenario is based on the recent availability of the former RONA store on Inglewood Drive. The location is not ideal for a branch library (and it appears that the site has been sold), but the idea of an existing building that could be acquired and converted merits examination. As can be noted from the following analysis, this scenario requires a larger investment than simply building a new branch library.

#### ST ALBERT LIBRARY - BUY EXISTING 34,000 FT<sup>2</sup> RONA STORE OR SIMILAR BUILDING ON 3 ACRES OF LAND

Buy Rona Store or Similar Building	Quantity	Units	Unit Cost	Base Cost	Separate budget
Building & Land	3	Acres	\$1,000,000	\$3,765,000	\$3,000,000
Rezoning	--	Allow	--	\$150,000	
Renovations	34,000	ft <sup>2</sup>	\$275	\$9,350,000	
Site Development	98,000	ft <sup>2</sup>	\$10	\$980,000	
Project Management	--	4%	--	\$413,200	
Design (A/E)	--	12%	--	\$1,239,600	
Contingency	--	10%	--	\$1,589,780	
Furniture & Equipment	--	Allow	--		\$1,000,000
<b>Budget</b>	--	--	--	<b>\$17,487,580</b>	<b>\$4,000,000</b>
Amortized	25	Years	8%	\$1,638,215	If You Borrow Funds at 8%
Rent Out Excess Space	16,000	ft <sup>2</sup>	\$25	\$(400,000)	Revenue from Tenant
Operational Costs	34,000	ft <sup>2</sup>	\$10	\$340,000	
<b>Expected Annual Costs for 25 Years</b>				<b>\$1,578,215</b>	<b>Annual Costs</b>

In summary, the three scenarios illustrate that the annual costs over 25 years, for constructing a branch or leasing a space in a building, would be about the same. Building a new branch would allow St. Albert Public Library to control the site selected, whereas working with a developer might restrict choices of location. Otherwise, the first two scenarios are equally viable and either could work well for SAPL.

After 25 years, the City and the Library Board will have an asset worth over \$20 million.

**I'VE ALSO FOUND THAT THE MAIN ENTRANCE & CHECK-OUT AREA CAN BECOME QUITE CROWDED...**  
*and it saddens me to discover that the library is forced to remove a book every time a new one is brought in. I very much value their services, and I think it's beyond due the library is given more space.*

Postcard comment from Elect to Tackle the Space Challenge campaign.

## WE HAVE A WONDERFUL GROWING CITY.

*We also have a great library that needs more space to accommodate our community's growing population. It's a good problem to have but a problem that needs a solution.*

Postcard comment from  
*Elect to Tackle the Space  
Challenge* campaign.

### OPTION 3 - A NEW CENTRAL LIBRARY

This option assumes that a 4-acre parcel of land can be secured or is available to the City of St. Albert. This site would require development, as well as servicing and perhaps re-zoning. The cost identified do not include the costs of renovating the present library for another purpose, nor the costs of moving and disruption. We have included only the costs of new construction and fit-up for this new central library. Land costs are once again excluded.

#### ST ALBERT PUBLIC LIBRARY - NEW 60,000 FT<sup>2</sup> CENTRAL LIBRARY

Build New Branch	Quantity	Units	Unit Cost	Base Cost	Separate Budget
Land	4	Acres	\$1,000,000		\$4,000,000
New Construction	60,000	ft <sup>2</sup>	\$375	\$22,500,000	
Site Development	146,000	ft <sup>2</sup>	\$18	\$2,628,000	
Project Management		4%	--	\$1,005,120	
Design (A/E)		8%	--	\$2,010,240	
Contingency		10%	--	\$2,814,336	
Furniture & Equipment		Allow	--	--	\$2,000,000
<b>Capital Budget</b>				<b>\$30,957,696</b>	<b>\$6,000,000</b>
Amortized	25	Years	8%	\$2,900,079	If You Borrow Funds at 8%
Operational Costs	60,000	ft <sup>2</sup>	\$6	\$360,000	
<b>Expected Annual Cost for 25 years</b>				<b>\$3,260,079</b>	<b>Annual Costs</b>





## NEXT STEPS – TRANSFORMING IDEAS INTO REALITY

### WHAT ARE THE NEXT STEPS?

On balance, the most cost-effective investment is to plan, design and construct a new branch library for St. Albert. Moving forward with this option would entail the following:

- > Search for site.
- > Develop detailed functional program.
- > Establish funding strategy and conduct fundraising feasibility study.
- > Community consultation.
- > Planning, site purchase and fundraising - 2014.
- > Design – 2014/2015.
- > Construction – 2015/2016.
- > Operation – Early 2017 (Canada's 150th Birthday).

### ST. ALBERT PUBLIC LIBRARY - PRELIMINARY 'NEXT STEPS' SCHEDULE

Phases of Work	2014	2015	2016	2017
Search for Site				
Develop Detailed Functional Programme for Branch				
Establish Funding Strategy				
Community Consultation				
Planning, Design and Site Purchase				
Design and Construction Procurement				
Construction				
Operation				

**I HAVE VOLUNTEERED AT THE LIBRARY FOR A WHILE NOW...** *and I see them rearranging shelves in an effort to get more in. Unfortunately, some things are so high or so low on the floor that it is difficult for some to access them easily. The staff are wonderful and the library is warm and welcoming but they definitely have outgrown themselves. They offer so much to the community and should have more space to work in.*

Postcard comment from Elect to Tackle the Space Challenge campaign.



Forsyth Hall - St. Albert Public Library's Only Program Room

THE LIBRARY IS A  
COMMUNITY GATHERING  
PLACE, A LEARNING  
PLACE, A PLACE IN WHICH  
TO GROW, BOTH IN LIFE  
AND IN KNOWLEDGE.

– Postcard comment from *Elect to Tackle the Space Challenge* campaign.