

# **Toronto Public Library 2016 – 2025 Capital Plan Description of 2016 Projects**

## **Technology Asset Management Program (TAMP)**

\$43.650 million

Ongoing

The Technology Asset Management Program (TAMP) provides for the replacement and upgrade of existing hardware and software during 2016-2025. The current asset inventory of hardware, software and network infrastructure at the Library have an inventory value of more than \$36 million. The Library Board manages and operates systems that support the delivery of public library services through its operating and capital budgets and is responsible for the acquisition, maintenance and replacement of all Information Technology hardware and software owned by the Board.

The TAMP budget provides for the scheduled replacement of more than 4,600 PCs and laptops; self-serve (RFID) technology; miscellaneous digital technology, digital signage and presentation equipment for meeting rooms, innovation hub hardware and software; the servers and software supporting the library systems and websites; the network and security equipment and linking all the branches to the central computing site and the Internet. The contribution from the operating budget funds 31% of the TAMP funding.

## **Virtual Branch Services (VBS)**

\$13.072 million

Ongoing

The Virtual Branch Services Capital program supports Toronto Public Library's virtual presence available online, in library branches and in community locations. Virtual use is the largest area of growth in library service, representing 40% of overall usage. Demand for digital library self-service and digital content access (ebooks, emagazines, databases etc.) outpaces all other service areas at the library. With each initiative, the Library is building services and features that create 21st century library services that expand access, respond to customer needs and expectations and improve operating efficiency. Virtual Branch Services are funded mainly through development charges.

This project provides an excellent user experience and increase operational efficiency through more self-service features, improved mobile access and through by leveraging lower-cost, more flexible infrastructure through the cloud. Increased automation and use of data analytics will enable the Library to improve service delivery efficiently.

## **Multi-Branch Renovation Program (SOGR)**

\$55.623 million

Ongoing

This multi-year project (2016-2025) will address SOGR backlog by remediating deficiencies in facilities according to the Property Condition Assessment conducted in 2014. This work will be done where the remedy cannot be delayed pending full branch renovation. This on-going renovation program includes the partial or complete replacement of building systems, flooring, shelving, roofing,

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structural repairs and a furniture replacement program. The number of locations and projects to be undertaken in years beyond 2016 is dependent upon approved capital funding from the City.

This state of good repair renovation project is an effective way of keeping some branches functional until a major renovation can be funded. Renovations for 2016 include: 1 mechanical/electrical projects, 6 interior renovation (flooring, walls, shelving and furniture, millwork) projects, 5 re-roofing projects, 4 structural/building envelope/washroom project, and AODA compliance upgrades. These categories reflect the allocation of the Multi-Branch project to sub-projects. The request for the 2016 multi-branch program is \$4.586 million.

#### **Agincourt Partial Renovation**

\$2.297 million      27,000 sq. ft. renovation

2015-2016

Portions of the building need to be renovated to meet increasing local population, forecast community needs and increased activity levels by creating zones for specific uses such as an early literacy centre and an enhanced teen zone. Necessary facility upgrades, particularly to the second floor, include replacing shelving, flooring and furniture. Upgrades to building envelope and equipment and energy saving lighting upgrades are also needed.

The renovation of portions of the building would include a redesign of the second floor layout, replacement of flooring, shelving and furniture, open access to the second floor meeting room, and improve the existing teen zone, computer learning, study and reading areas and incorporate a digital innovation hub. The renovation would also update the layout in the children's department on the ground floor with new shelving, improved middle childhood area, and a new KidsStop early literacy centre.

This project will complete the renovation of the branch.

#### **Albion Reconstruction**

\$15.007 million      28,621 sq. ft. reconstruction

2013-2018

The Albion branch reconstruction will replace the existing building that has interior and exterior deficiencies to the building structure, building envelope, interior layout, mechanical and electrical components.

A new building on the current parking lot adjacent to the existing branch at 1515 Albion Road will be constructed. The new building will revitalize the site and provide barrier free access for the public, increased programming and community meeting space, expanded flexible spaces to support literacy services for adults and children including an interactive early literacy centre, middle childhood area, digital innovation and creation spaces, computer learning centre, customer service improvements and quiet study space. The project will address new and evolving technological requirements for connectivity. There will also be flexible space both indoors and outdoors for performances / events. Upon the completion of the construction of the new building, the old building will be demolished to

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make way for a new multifunctional outdoor green space / parking lot with accessible parking. Toronto Green Standards will be incorporated into this project.

#### **Bayview Relocation**

\$11.190 million      Existing 6,333 sq. ft. library relocation to a 13,418 sq. ft. library      2014-2019

The construction of a 13,418 square foot library on City-owned land to relocate an existing 6,333 square foot leased facility. The new building will be located in a joint facility with a daycare aquatics and recreation centre. Funding for the project has been increased by \$3.838 million for parking and the cost of 5,385 sq. ft. – which is the Library's share of the common areas in the facility. The feasibility of underground parking at the site and associated capital funding and maintenance costs is being explored in conjunction with Parks, Forestry and Recreation, the Toronto Parking Authority and other partners on this site. The Library has budgeted \$0.600 million for only 10 of the 35 proposed underground parking spaces. The remaining 25 parking spaces would cost approximately \$1.500 million and has not been budgeted.

Project will include an open floor plan and barrier free access for the public, study seating, multipurpose room, separate and sound-proof, flexible programming spaces for branch and community use, flexible space for performance / events, quiet study spaces, a 50,000 item collection, computers with Internet access, a computer user/media centre, wireless internet access, exhibit space, customer self-service for check-out and check-in, protective security systems including intrusion alarms, fire and book security systems. This project will address new and evolving technological requirements for connectivity. Zoned areas for teens, children, adults and seniors will be created. Exterior signage will ensure visibility of the branch. An interior signage program will support way finding.

#### **Wychwood Renovation & Expansion**

\$8.618 million      6,381 sq. ft. renovation and 8,716 sq. ft. expansion to 15,097 sq. ft.      2015-2018  
library

The renovation and proposed 8,716 sq. ft. expansion will address building deficiencies and bring this listed heritage building up to service standards. Renovation will include remedies for existing building deficiencies and accessibility issues, interior and exterior renovations to building structure, mechanical and electrical. Redesign of floor space will address service deficiencies. Addition of Section 37 funding to this capital program will allow for an expansion to the branch as well as a renovation of up to 8,716 sq. ft., which will include a 1,700 sq. ft. senior space.

The renovation will include a revitalization of all public service areas and incorporate a redesign of space to provide a more efficient layout and barrier free access. Interior work will include a new customer service area, zoned spaces for children, teens and adults, replacement of furniture, shelving, millwork and equipment to address health and safety issues; improvement to front entrance; replacement of elevator and HVAC system; work on the perimeter hard surfaces; enclosure of balcony to provide additional accessible public service space. The program room will be updated

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for flexible use for programming and events. The project will address new and evolving technological requirements for connectivity.

The library entrance will be refurbished and exterior upgrades to landscaping to include outdoor and reading area flexible space for programming and community gathering will make this public space welcoming and enhance the branch street presence.

The expansion will include an early literacy centre for children and a middle childhood area, as well as a senior's space. The expanded building will conform to Toronto Green Standards.

#### **St. Clair/Silverthorn Reconstruction**

\$2.247 million      4,587 sq. ft. renovation and 676 sq. ft. expansion to a 5,263 sq. ft. library      2015-2017

This project is a demolition of an existing 4,587 sq. ft. double store front building (including basement) and a reconstruction and expansion to 5,263 sq. ft. over two floors. The additional square footage will bring the building size closer to the established size for a small neighbourhood branch and provide barrier free access.

The St. Clair/Silverthorn reconstruction will include a new building structure, exterior facade, envelope, interior, mechanical and electrical components. The St. Clair/Silverthorn expansion will add needed square footage to a small library branch, providing a meeting space and barrier free access. A major state of good repair reconstruction is required.

The project includes exterior site work, new windows and doors, new roofing and signage replacement, bricks and mortar repairs. The interior layout will include zoned spaces for adults and children, new shelving, furniture and equipment, mechanical and heating/cooling systems, interior signage, barrier-free access, and new lighting, IT infrastructure and design for improved self-serve checkout. The project will provide a flexible space for programming/events that is barrier free. Planning for current and future connectivity requirements will be included.

#### **North York Central Renovation**

\$18.907 million      168,022 sq. ft. renovation      2015-2019

The renovation and revitalization of portions of a seven storey, 168,022 sq. ft. facility constructed in 1987 to bring facility up to standard and address building deficiencies. The multiyear phased project will complete the renovation and revitalization of the facility while it remains open for service.

The project will complete a retrofit and upgrade to the building systems and infrastructure, interior renovations on all floors to reconfigure public service and stacks space to meet new service demands and uses. Revitalization and reprogramming of interiors that have been heavily used over the past 30 years will continue to support efficient operations.

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#### **Dawes Road Construction & Expansion**

\$11.980 million      6,500 sq. ft. renovation and 7,500 sq. ft. expansion to a 14,000 sq. ft. library      2015-2020

This project involves an expansion of the existing 6,500 sq. ft. library to 14,000 sq. ft. either on the current site or a new location. Options to address this facility are being reviewed with Facilities and Real Estate.

Despite improvements achieved since amalgamation the building continues to be a serious facilities maintenance problem. TPL has continued to make minor renovations in order to keep the branch open and operational and provide staff time to assist in property management. Project to include a revitalization of public space to improve sight lines, ensure accessibility and efficiency; replace lighting, furniture, shelving and equipment; upgrade IT infrastructure; enlarge the children's area to include an interactive early literacy centre; provide additional quiet study space; introduce a computer learning and media centre; ensure that the current and future technological requirements for connectivity are addressed; enhance customer self-service and 10,000 items to be added to the collection. The building will be constructed in accordance with Toronto Green Standards.

The cost of the project has been increased by \$1.366 million to reflect updated costs to acquire property and construct a new library. This complex project has a number of unresolved issues with the potential for additional costs of up to \$1.2 million.

#### **Eglinton Square Expansion**

\$1.243 million      4,716 sq. ft. renovation and 5,284 sq. ft. expansion to a 10,000 sq. ft. library      2015-2016

This project is a renovation and a 5,284 sq. ft. expansion of a 4,716 sq. ft. branch located within the Eglinton Square Mall located at 1 Eglinton Square. The additional square footage will bring the branch size up to the established size of a neighborhood branch of 10,000 – 15,000 sq. ft. The Eglinton Square renovation and expansion will entail a complete interior renovation. Additional square footage will provide more seating for reading and study, flexible areas for programming and collaborative work and improved self service.

The project is focused on interior renovation and the interior mall entrance. It will include improved layout of public and staff spaces to include zoned spaces for adults, teens and children; more efficient layout for staff supervision of branch and workflow. Replacement of shelving, flooring, furniture and fixtures, improvements to IT infrastructure, lighting, interior signage will also be completed. The project would also provide infrastructure for future improvements/additions to IT equipment; the addition of a program room and possible increase to collections.

This is a new, time-sensitive project fully funded by non-debt sources.

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#### **Albert Campbell Renovation**

\$12.165 million      26,100 sq. ft. renovation

2016-2021

Renovation of a three storey district library built in 1971, to address significant building deficiencies and bring facility up to standard. Building deficiencies were identified in consultant reports (Stantec 2014).

The project will address deficiencies of the building envelope, electrical components and lighting, barrier free access, flooring and mechanical systems related to heating, ventilation, and air conditioning systems, operation of the existing branch public elevator. Improvements to security and IT infrastructure including branch cabling and power management are necessary. Modifications to floor plan layouts, the existing public elevator and washrooms and installation of an elevator to access the lower level will ensure compliance with full barrier free access to service. The project will revitalize the public service areas and create zoned areas for adults, teens and children, efficient staff workspaces and improved customer self-service. The children's department will feature the installation of an interactive early literacy centre and enhanced middle childhood spaces. The project will address current and evolving technological requirements for connectivity, and include spaces for technology based services, meeting, collaboration, innovation, reading and study.

#### **Downsview Renovation**

\$4.798 million      20,016 sq. ft. renovation

2016-2019

Interior and exterior renovations to building structure and mechanical systems will address building deficiencies and bring the branch up to service standards.

The renovation will include a revitalization of all public service areas and incorporate a re-design of the current space to provide increased programming and community meeting space, early literacy centre, zoned areas for adults, teens and children, study space, digital innovation hub and computer centre. Interior renovations include new customer service areas on both floors, replacement of flooring, furniture and equipment to improve health and safety; improvements to roofing and entrances/exits including emergency exit paths is needed. Upgrades to IT infrastructure are needed to bring branch up to standard. A new welcoming entrance and enhanced street presence are included.