

REGINA CULTURAL CENTRE

Adding Soul to the Heart of the City

DEVELOPMENT FEASIBILITY REPORT



nick milkovich architects inc



1	The Need for a New Central Library	Page 3
2	Vision	4
	i. Downtown Cultural Centre	
	ii. Design Objectives	
	iii. Regina Public Library	
	iv. Innovative Features and Services of a new Central Library	
3	Background	6
	i. Request for Proposal Process	
	ii. Project Governance	
	iii. Study Approach	
	iv. Location and Context	
4	Public Participation Process	8
	i. Visioning Session	
	ii. Public Survey	
	iii. Open House	
5	Stakeholder Discussions	13
	i. Cultural Sector	
	ii. Educational Sector	
	iii. Non-Profit Sector	
	iv. Commercial Sector	
6	Site Analysis	14
	i. Design Parameters	
	ii. Site Assembly	
	iii. Urban Design Considerations	
	iv. Building Evaluation	
	v. Design Evolution	
7	Proposed Design	37
	i. Sustainable Design Principles	
	ii. Central Library	
	iii. Main Floor Concourse	
	iv. Community Forum	
	v. Theatre	
	vi. Gallery	
	vii. Street Level Retail	
	viii. Hotel	
	ix. Leasable Space	
8	Funding Model, Economic Impact and Funding	50

1

THE NEED FOR A NEW CENTRAL LIBRARY



Central Library is the main hub of Regina Public Library (RPL), which is one of the most used public libraries in the country. RPL consistently ranks as one of Canada's top large urban public libraries in terms of circulation, program attendance and number of visitors.

Research has shown that people from almost every neighbourhood within Regina regularly visit the location or request material from it. In 2008, one third of all materials circulated at RPL were from Central Library.

The population of Regina has almost doubled since the existing Central Library was built back in 1962 – 49 years ago. RPL has developed a 25-year planning horizon to determine the growing collection and facility needs of a Central Library.

It quickly becomes evident that RPL's Central Library has outgrown its existing building. Its collection of books, magazines, newspapers, videos, CDs, and DVDs has grown considerably over the last 49 years. More public space is required for reading areas, computers, programming and meeting rooms to accommodate Regina's growing population.

Central Library is home to a number of diverse artistic and cultural activities. RPL's Central Library is one of only two public library systems in Canada with a nationally ranked art gallery. Currently, the Dunlop Art Gallery is limited in the exhibitions it can carry because of security and environmental constraints in the existing space. A new Central Library would resolve these issues, allowing the Dunlop Art Gallery to expand beyond its current capabilities.

Approximately, 150,000 square feet is needed to operate an efficient and effective Central Library. The current space is only 75,000 square feet and only minor changes have been made to the facility since its initial construction. Most of the building systems and equipment have not been upgraded. Much of the useful life of the equipment has been exceeded.

Windows need to be replaced and insulation levels for the entire exterior building are very low by today's standards. The existing exterior wall has no air barrier as currently required by the National Building Code of Canada. Some asbestos remains in the building, the paint is lead-based, and the Library's fire protection system is no longer up to code. A building condition study showed that if the Central Library was to be repaired and upgraded simply to rectify building code and life safety issue over the next 10 years it would cost \$9 million. This would not result in any functional benefit or improvement to the Central Library.

A new Central Library would become a vibrant, modern community gathering place in downtown Regina – seeing up to 6,000 visitors a day. This new development would become a distinguished city landmark in the heart of Regina's downtown - a source of civic identity and pride.

2 VISION

i. DOWNTOWN CULTURAL CENTRE

A redeveloped Central Library will be part of the larger vision to revitalize downtown Regina. With a location at the northwest corner of Victoria Park, the Central Library site presents one of the best opportunities to define and enhance the park as the heart of the downtown.

The new library project looks to incorporate a variety of dynamic and complementary uses such as premier arts and cultural organizations, versatile assembly spaces, unique street-oriented retail, dining opportunities and an urban hotel. The entire complex is intended to be a significant addition to the city in terms of its uniqueness in concept and its cultural presence for tourism and visitors.



ii. DESIGN OBJECTIVES

Seven interrelated design objectives should govern the design of the Central Library and Downtown Cultural Facility.

- 1. Architectural and Civic Presence**
The building should be a permanent addition to the fabric of the City, a destination revered and maintained by future generations.
- 2. Human Physical Health**
Facility design should promote the physical health of those who work in the building and those who visit the building.
- 3. Public Safety**
The layout of the facility should promote the safety and security of all occupants and visitors.
- 4. Human Psychosocial Health**
The new design concept should promote civic pride and personal well-being for all employees and visitors.
- 5. Functional Suitability**
The facility should optimize efficient functional delivery of all library services and operations.
- 6. Environmental Sustainability**
The facility design should demonstrate leadership in sustaining local, regional and global physical environments.
- 7. Integrated Design**
Design should be undertaken using an interdisciplinary approach; design solutions will simultaneously integrate challenges originating from multiple functional and technical requirements.

iii. REGINA PUBLIC LIBRARY

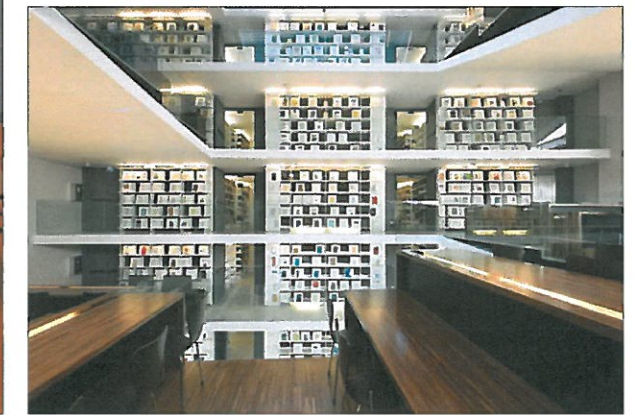
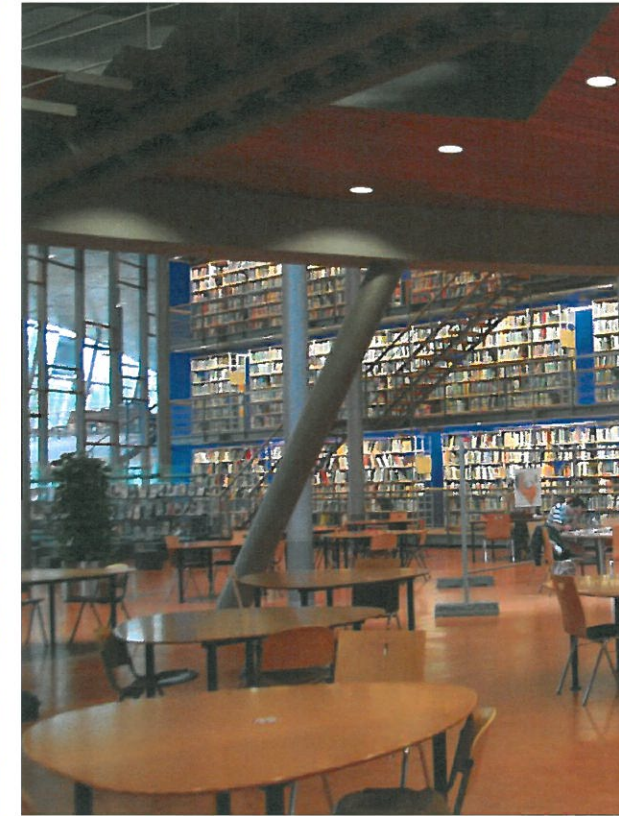
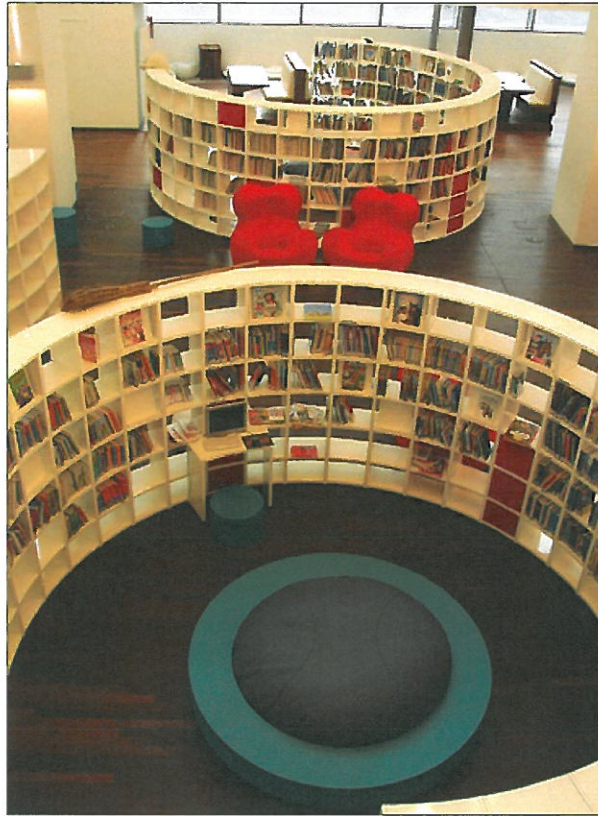
Regina Public Library serves the citizens of Regina by providing an open and accessible environment where:

- Anyone can access information for work, study, and recreation
- The Library plays its role in the success of the city, its businesses, and residents
- Diverse cultures are represented and respected
- Literacy is nurtured
- Everyone is encouraged to find the joy of discovery, reading, and lifelong learning

Regina Public Library's mission statement:

Regina Public Library enhances the quality of life in Regina by providing access to information for cultural, economic, educational, and recreational development.

Regina Public Library provides service to the community in the form of resources, programs, and client and staff interaction based on five key values. These values are the foundation of service and include learning, access for all, service excellence, accountability, and intellectual freedom.



iv. INNOVATIVE FEATURES AND SERVICES OF A NEW CENTRAL LIBRARY

Central Library will continue to present a broad range of collections and services to the wider Regina Public Library system. The new Central Library will provide access to leading technologies that allow patrons to create their own music, movies and computer games. RPL will be able to accommodate patrons' personal devices such as data access, storage and display.

The state-of-the-art facility will include an electronic classroom, training space and a technology exploration laboratory that will give patrons the chance to use leading-edge and emerging technologies. Whatever technology is planned for and adopted will be superseded multiple times during the life of the facility.

The new building will have expanded study and group areas with meeting spaces, room for displays and exhibits and quality workspace for staff. New services at the Library will include a boutique, café and printing facility. There will also be a World News Centre that will have multiple TV monitors that will broadcast live news in a number of international languages.

The facility will have space for children's programming that will include storytelling, puppet shows and children's theatres. There will also be a young adult section that will include a study area and extensive electronic access that will allow for gaming and social networking.

Collections will be displayed using bookstore-style display units, making patron browsing

easier. The new Central Library will provide strong staff support to patrons, this will include roving reference and readers advisory staff that can help patrons research questions or assist them with finding their next great read. The roving staff will be in addition to accessible service desks.

The Library has plans for a self-service model as patrons appreciate the options to conduct routine tasks themselves, like placing items on hold. Therefore, the new Central Library will have a strong focus on the provision of self-service mechanisms throughout the library. These self-service concepts will be intuitive and easy to use.

The Dunlop Art Gallery will also be an important part of the new Central Library. In addition to providing thought provoking exhibits, the Gallery will now have an art creation studio and enhanced multimedia art projection capabilities.

The Film Theatre and seminar facility will have tier seating for 200 people.

The new Central Library will have a multi-storey concourse atrium and Wintergarden with patron seating. There will also be parking for over 250 vehicles.

Initially, the Library will not require all the space provided. Expansion space should be

provided as part of this project and used for other leased/partner functions and services until such time as the Library requires expansion. Subsystems of the building will be able to respond to future functional changes of the Library.

A new Central Library will be built using environmentally sustainable design principles, such as the use of natural light and the incorporation of alternative energy sources.

3 BACKGROUND

i. REQUEST FOR PROPOSAL PROCESS

At its meeting on 6 February 2009, the Regina Public Library Board approved the release of an invitation for Expressions of Interest from qualified firms to assemble a team to pursue and propose design development options for the Central Library. The invitation was written to be as inclusive of as many different ideas as possible.

There were eight proposals submitted and a selection committee, including community representation, recommended that the joint proposal from Harvard Developments and P3 Architecture be accepted. The Library Board agreed with the recommendation and passed a motion instructing Library Administration to begin negotiations with these two firms. Agreements with the firms were signed in the spring and work began immediately.

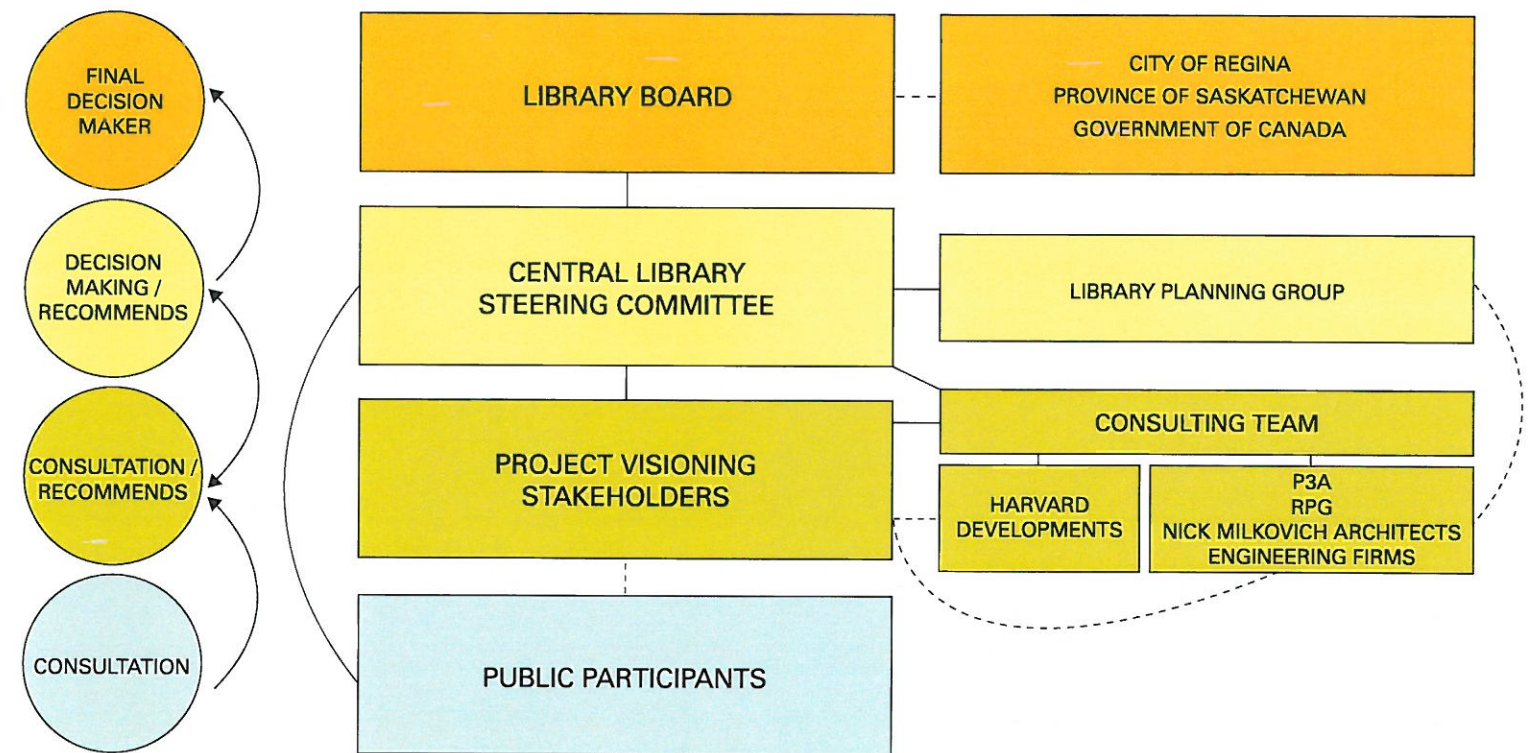
ii. PROJECT GOVERNANCE

The project work has been conducted within a clear governance structure as defined by Regina Public Library. The Library Board is the final decision maker on the development of a new Central Library. The Board communicates with all orders of government, including the City of Regina, Province of Saskatchewan and Government of Canada.

A Central Library Development Steering Committee comprised of six members has been created by the Board to manage the project. This Committee makes recommendations to the Board and receives information directly from the following groups:

1. Library Planning Group – internal Administration members,
2. Consulting Team – lead by Harvard Developments and P3A Architecture,
3. Visioning Stakeholders – organized groups that may impact the development, and
4. Public Participants – At various stages throughout the project, have provided input to Visioning Stakeholders and or the Consulting Team.

GOVERNANCE MODEL



iii. STUDY APPROACH

This project was conceived as a development investigation and design process. The main objective was to determine if there were partnership opportunities with complimentary organizations to create downtown destination development that would provide synergies for all co-located groups. At the earliest stages of the investigation a number of Visioning Stakeholders were identified by the Steering Committee and consulted to identify potential development partners.

At the same time, the Visioning Stakeholders were asked their thoughts and opinions on the physical form of a comprehensive and inclusive development project. From these initial broad-based consultations, the Consulting Team met with over 30 potential partner groups to determine their level of interest and suitability for the project.

The consultant team vetted all prospective partner groups with the Steering Committee and the Committee determined the complement of partner organizations that was most appropriate in meeting the overall vision.

An urban design and architectural exploration was taking place concurrent with this stakeholder and partner analysis. Regina Public Library staff worked with the Consulting Team to determine a Central Library Development Plan, a building analysis of the existing Central Library was conducted, and numerous design schemes and options for a new Central Library Complex were produced.

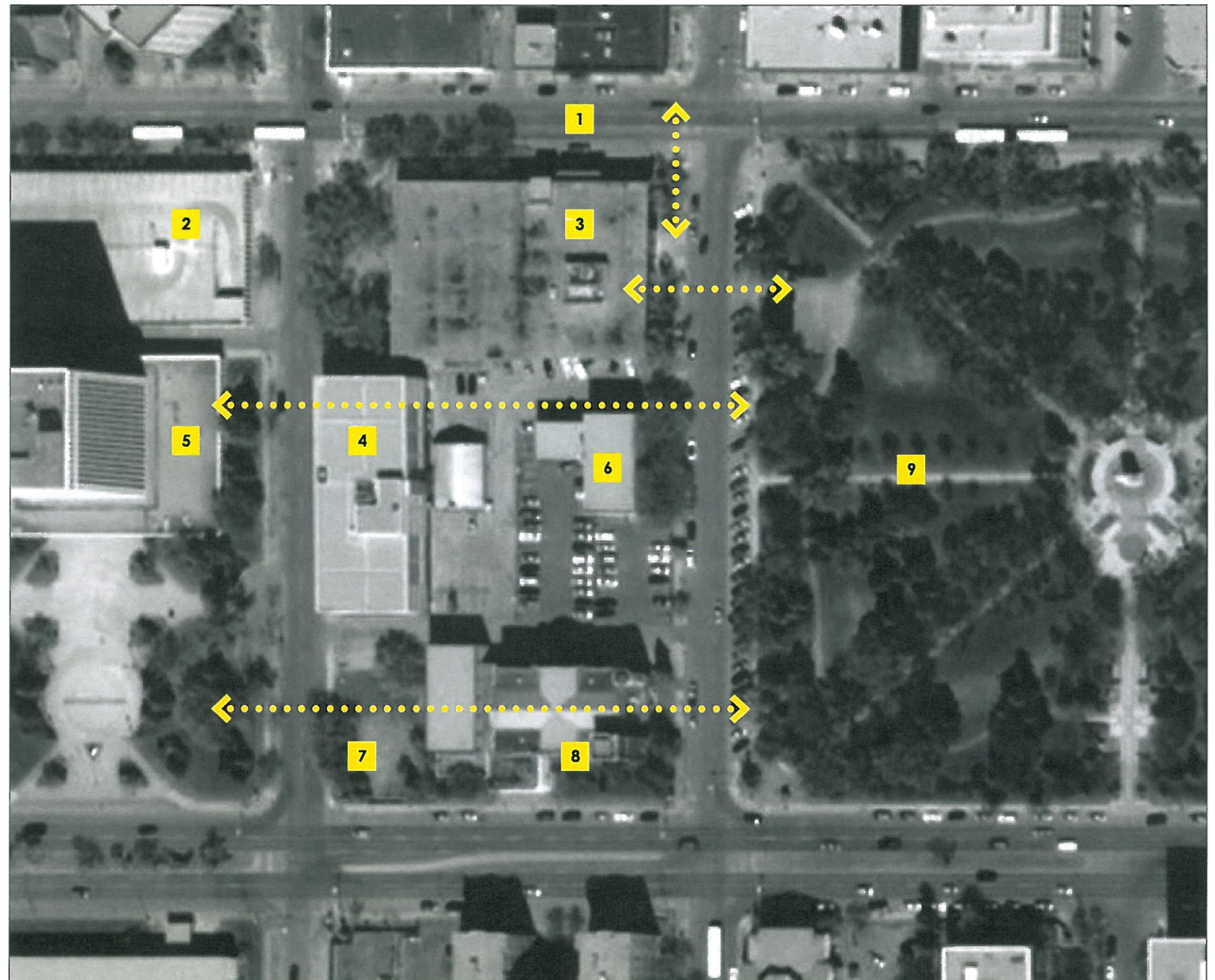
Several of these options were presented to the public and comments were received by the Consulting Team and the Steering Committee regarding the project scale, massing and overall design. The Consulting Team refined and expanded upon the physical building and site design reflecting the needs of Regina Public Library, the comments from the public and stakeholders and the requirements of prospective partner groups. The resulting conceptual design for a Central Library and Regina Cultural Centre is presented in this report.

iv. LOCATION AND CONTEXT

The Central Library is currently located at 2311 - 12th Avenue, a prominent location adjacent to the northwest corner of Victoria Park. The redevelopment site under consideration expands beyond the current Central Library location and includes the land immediately to the south which is currently occupied by SaskPower and the Regina Masonic Temple Co. Other properties on the Central Library block include the Knox Metropolitan United Church, the Canada Revenue Agency building and a surface parking lot.

The redevelopment site is oriented to the east toward Victoria Park along Lorne Street and has street level access along 12th Avenue and the northern portion of Smith Street. The lane bisecting the block, immediately north of the Knox Metropolitan United Church forms the southern boundary of the site. City Hall, the City Hall Parkade and the City Hall Plaza are located on the block to the west.

The redevelopment of the Central Library block has potential to link the public activities of the City Hall block with Victoria Park, the premier public space in the downtown; therefore, a thorough study of the redevelopment options of the site is important because it represents the last major development opportunity bordering Victoria Park.



- | | | |
|-------------------------|-------------------------|-----------------------------------|
| 1 12th Avenue | 4 Canada Revenue Agency | 7 Vacant Lot |
| 2 City Hall Parkade | 5 City Hall + Plaza | 8 Knox Metropolitan United Church |
| 3 Regina Public Library | 6 Masonic Temple | 9 Victoria Park |

4

PUBLIC PARTICIPATION PROCESS



i. VISIONING SESSION

On June 17, 2009, Regina Public Library and Harvard Development Inc. hosted a visioning session to solicit thoughts and ideas from interested stakeholders in the future of the Central Library. Attendees represented a wide range of organizations and individuals from the government, business and non-profit sectors, as well as area residents, Library staff and other interested individuals.

Nick Milkovich Architecture, P3A and Resource Planning Group showed slide presentations to highlight diverse examples and images of libraries, mixed-use developments and successful public spaces. The City of Regina gave a presentation on the proposed downtown plan.

Stakeholders took part in facilitated small group discussions, as well as brainstorming sessions, which were recorded. Groups were required to come up with key words they associate with libraries, and they were asked to consider the importance of Central Library and what components should go into its development. Stakeholders also mapped the relationship between Central Library and its surrounding neighbourhood. People could share their own personal aspirations for the Central Library development as well. Many of the ideas collected at the visioning session have been incorporated into the Central Library Development Plan.



ii. PUBLIC SURVEY




Regina Public Library conducted a web survey in July 2009. The purpose was to receive feedback on the potential redevelopment of Central Library. The survey was comprised of 11 multiple choice questions with sections that allowed participants to provide detailed comments.









RPL also made a hard copy of the survey and had it available at all Library Branches. Over 300 people filled out the survey, and the results of both the hard copy and web surveys were collated. Although the results of the survey are not necessarily representative of the Regina public, the survey helped with the generation of ideas for Regina Public Library Central Library Development Steering Committee.

iii. OPEN HOUSE

Regina Public Library, Harvard Developments Inc. and P3A Architecture hosted a public design review session on August 19, 2009. Approximately 100 people attended the afternoon session and reviewed four different massing models depicting low, medium, and higher density buildings on the Central Library block.

The purpose of the design review was to inform the consultant team regarding impressions and perceptions of building massing and density on the site, at the earliest design stage. There was general support for increasing the density on the site. With this knowledge the consultant team proceeded to prepare more detailed architectural schemes.

Is a Central Library important to Regina?			
		Response Percent	Response Count
Yes		93.8%	285
No		3.3%	10
Unsure		3.0%	9
answered question			304
skipped question			0

Why is a Central Library important to Regina? Please choose all that apply.			
		Response Percent	Response Count
to provide centralized services for the entire system		84.0%	241
to house important collections		85.0%	244
to provide a source of education		83.6%	240
to serve as a cultural hub for the City		74.9%	215
to create a meeting place for the community		74.2%	213
to attract people to the downtown		69.3%	199
to act as an economic driver for the downtown		35.2%	101
other (please specify)		28.2%	81
answered question			287
skipped question			17





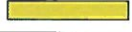
What features would you like to see included in the Central Library? Please choose all that apply.			
		Response Percent	Response Count
small meeting rooms		64.1%	177
large meeting rooms		48.6%	134
comfortable reading areas		90.6%	250
study areas		77.9%	215
writers' spaces		47.8%	132
news room		48.2%	133
media centre		65.2%	180
age targeted area for children		69.9%	193
age targeted area for teens		55.4%	153
age targeted area for seniors		48.9%	135
games area		17.8%	49
parking		52.2%	144
other (please specify)		32.2%	89
answered question			276
skipped question			28




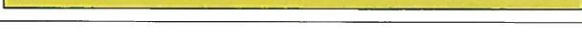



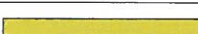






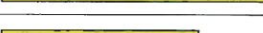


How should the Central Library connect or relate to the surrounding area and the downtown? Please choose all that apply.			
		Response Percent	Response Count
connect to public transit		79.7%	212
connect to Victoria Park		59.4%	158
integrate with Masonic Temple		13.5%	36
integrate with Knox Metropolitan United Church		10.5%	28
provide connection between City Hall and Victoria Park		34.2%	91
connect to City Hall parkade		27.4%	73
connect to businesses north of 12th Avenue		19.2%	51
other (please specify)		24.8%	66
answered question			266
skipped question			38



Should Regina Public Library expand and renovate Central or replace Central with a new library?			
		Response Percent	Response Count
Expand and renovate Central		45.4%	129
Replace with a new Central Library		25.4%	72
Unsure		24.6%	70
I don't think that any of the above should be pursued		4.6%	13
answered question			284
skipped question			20

Why is it important to expand and renovate or replace the Central Library with a new library? Please choose all that apply.			
		Response Percent	Response Count
to increase the amount of space for library activities		67.7%	178
to increase the amount of space for library collections		74.1%	195
to respond to changing library functions (e.g. electronic media and more computers)		77.2%	203
to create more spaces for quiet activities		51.3%	135
to provide more flexible and functional space		71.5%	188
to be more energy efficient and sustainable		84.8%	223
to improve operational efficiencies		62.4%	164
to provide better public spaces		62.4%	164
to improve the urban design of the surrounding area		50.6%	133
other (please specify)		24.7%	65
answered question			263
skipped question			41

Do you think that there are additional uses that would be compatible with a new Central Library development?			
		Response Percent	Response Count
Yes		74.0%	199
No		4.1%	11
Unsure		21.9%	59
answered question			269
skipped question			35

Which additional uses would be compatible with a Central Library development? Please choose all that apply.			
		Response Percent	Response Count
art gallery		78.6%	202
film theatre		86.8%	223
cultural space for performance		67.7%	174
public washrooms		72.4%	186
indoor winter garden		61.1%	157
residential housing		11.7%	30
affordable housing		12.5%	32
school space		27.6%	71
college or university space		30.0%	77
shops		24.1%	62
restaurants		42.8%	110
farmer's market		27.6%	71
government offices		11.3%	29
business offices		10.9%	28
parkade		36.2%	93
transit centre		37.0%	95
other (please specify)		27.6%	71
answered question			257
skipped question			47

5

STAKEHOLDER DISCUSSIONS

Harvard Developments Inc. had initial discussions with over 35 potential partner organizations between June and August 2009. The intent of these discussions was to determine if there was a fit between the potential partner organization and the mandate and vision of the Central Library.

The criteria used to evaluate each organization included: size requirements, locational requirements (e.g. ground floor access), relocation timing, use compatibility and synergistic opportunities. The organizations can generally be categorized into the following four sectors: cultural, educational, non-profit, commercial.

i. CULTURAL SECTOR

The cultural sector includes museums, galleries, and groups related to the performing arts. These organizations would benefit from a prominent downtown location that is accessible to visitors, as well as local residents. There is a wide variety of mandates amongst these groups ranging from national import and professional arts to local and community based. There is also a wide range of space needs and some organizations requiring significant administrative and support space.

Meetings and discussions were held with the following groups:

- Provincial Archives
- MacKenzie Art Gallery
- Regina Performing Arts Centre
- Regina Plains Museum
- Saskatchewan Sports Hall of Fame & Museum
- Globe Theatre

ii. EDUCATIONAL SECTOR

The educational sector was determined to be a good fit with the Central Library as there could be significant overlap and joint use of resources and program space.

Meeting rooms, classrooms and computer labs are examples of spaces that could serve common purposes. There is also the potential to create a downtown campus for either a single or multiple post-secondary institutions that could provide a cooperative learning program in conjunction with downtown businesses and employers.

Meetings and discussions were held with the following groups:

- University of Regina
- Saskatchewan Institute of Applied Science & Technology (SIAST)
- Regina Board of Education
- Regina Catholic School Board

iii. NON-PROFIT SECTOR

The non-profit sector is comprised of organizations that serve important administrative functions and require leasable office space. It was determined that this type of use may be compatible with a new Central Library complex as interim space that is earmarked for potential future Central Library expansion.

Meetings and discussions were held with the following groups:

- Sask Sport Inc.
- Regina Regional Opportunities Commission (RROC)
- Regina Qu'Appelle Health Region
- Tourism Saskatchewan
- Saskatchewan Association of Rural Municipalities
- Casino Regina
- Saskatchewan Chamber of Commerce
- Regina & District Chamber of Commerce
- City of Regina

iv. COMMERCIAL SECTOR

A variety of commercial uses were considered to complement the major public uses in the project. Many modern urban libraries have integrated coffee shops and food services and this being considered for the new Central Library. Given the prominent downtown location, certain other commercial enterprises may also be appropriate to serve both the local residential community and visitors.

The following uses have been considered:

- Restaurant
- Grocery
- Pharmacy
- Fashion
- Bookstore
- Daycare
- Hotel

All prospective partner groups and combinations of uses were reviewed by the Central Library Development Steering Committee. The Committee determined that a mix of uses would create the most dynamic and successful project.

Throughout the stakeholder discussion process, two prominent arts organizations, the MacKenzie Art Gallery and the Globe Theatre, expressed interest in participating, which combined with the library function, results in a project with the character and feel of a major downtown cultural centre. Other supplementary office and commercial uses were determined to be compatible and build on the synergies of the cultural centre.



SITE ANALYSIS

i. DESIGN PARAMETERS

The RPL Development Option Design Parameters were derived from two visioning sessions. The first was a public session, the second an internal session. The result of these sessions was the development of the following design parameters (in no particular order):

1. Retain and enhance all existing components of the Central Library including the Dunlop Art Gallery.
2. Provide for a 150,000 s.f. new Central Library while maintaining the existing operation in its current location.
3. Enhance the image and presence of RPL in Downtown Regina.
4. Provide the unique resources and spaces specific to libraries.
5. Provide a development concept that will suit the current needs of RPL and provide for expansion opportunities in the future.
6. Design a building with a 25 year planning horizon, and a 100 year design horizon.
7. Build a Civic presence and a cultural precinct within the Victoria Park site.
8. Provide adequate parking, preferably below grade, for RPL and all potential partners.
9. Provide a beautiful facility and amenity to the City of Regina.
10. Enhance the exterior and interior sense of place and environmental opportunities.

Program Synopsis:

The Final Development Option outlined in this report consists of the following program elements:

- Regina Public Library Central Branch
- City of Regina Community Forum
- Professional Theatre Company
- Art Gallery
- Hotel
- Retail Spaces
- Leaseable space (future expansion space)

ii. SITE ASSEMBLY

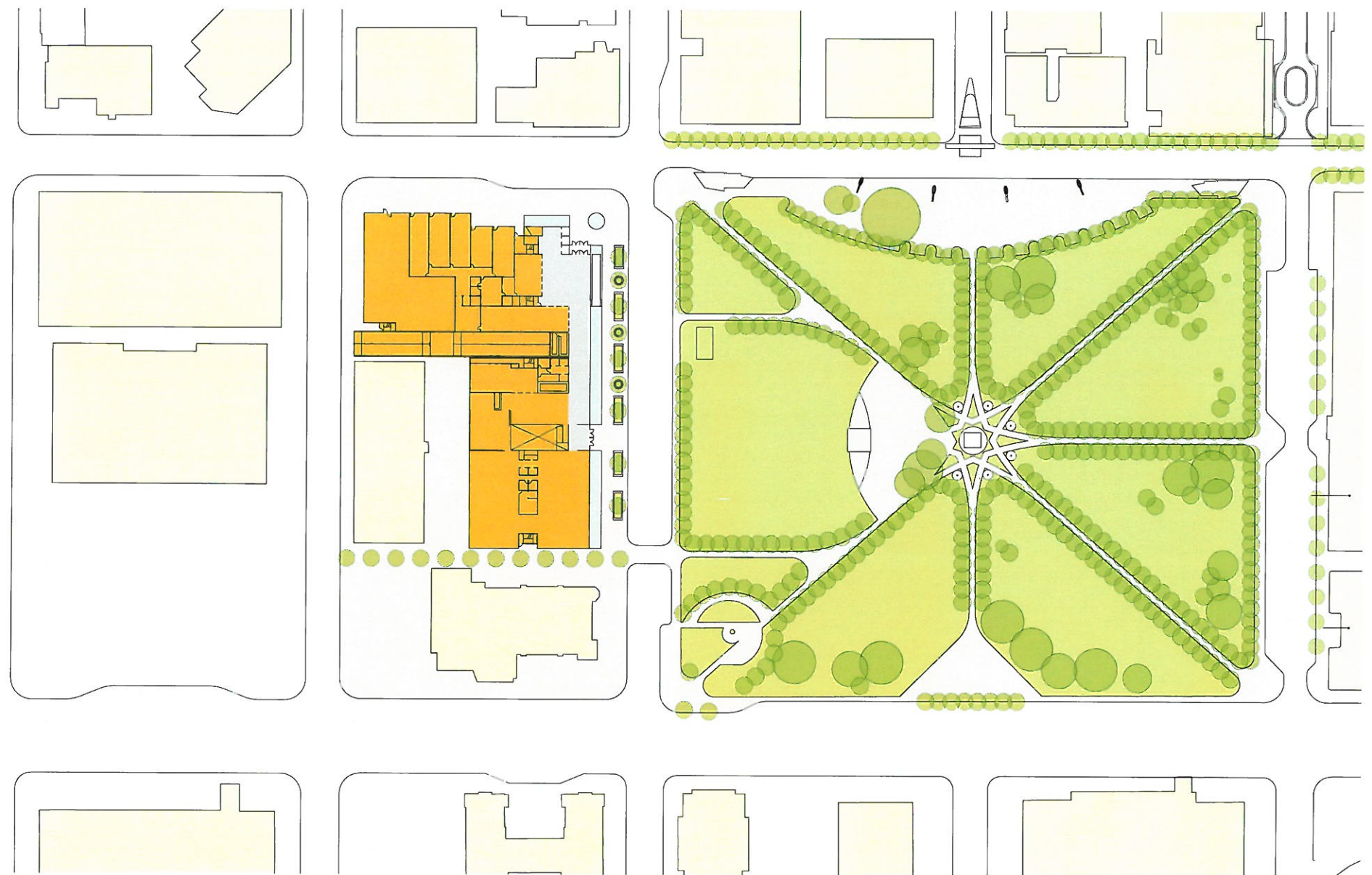
As part of the site analysis, the Consultant Team conducted a review of the current Central Library site and explored the concept of an expanded development site that could accommodate a mixed-use complex. It was determined that enlarging the Central Library site to the south would enable a phased development approach whereby a new Central Library could be constructed, while the current Library continued operations.

Upon completion of the new Library the northern portion of the site could be redeveloped to include cultural components such as an art gallery and theatre, and commercial uses such as a hotel and street oriented retail. The Regina Masonic Temple Co. currently owns the parcel immediately south of the Central Library. Regina Public Library has met with Regina Masonic Temple Co. and discussions regarding land ownership are ongoing. Both parties are aware that a consolidated site is necessary in order to advance the Central Library plan.

iii. URBAN DESIGN CONSIDERATIONS

The RPL Development Option seeks to improve the built environment and urban design of the Downtown by responding to the opportunities and constraints as outlined in the enclosed diagram.

- Can accommodate approximately 300 parking stalls on a lower level.
- Sask Power switch station is relocated to either a nearby site or to an underground location in this development.
- The Taxation Building secure parking is relocated to an underground location and a garden courtyard is created in its place. This removes the unsightly chain link and razor wire fencing.
- The adjacent City Hall and Trianon towers as well as the towers at Scarth and 12th Ave. set a precedent for vertical development. Vertical expression at both the north and south west corner of the city block would be in dialogue with these existing towers if sized and proportioned appropriately.
- Development on the south-west corner of the site could include functions that support the program needs of City Hall as well as provide a residential component to a larger development plan.
- The buildings bordering Victoria Park form a 3-6 storey urban wall that defines the park precinct. The RPL Development site can accommodate a comparably sized development.
- Lorne Street can be developed as an urban plaza with tamed traffic, extending the WOW! Project south to include a plaza in front of Knox Metropolitan Church. The sidewalk and street plaza would be mirrored by an interior north-south public concourse in the proposed Development Option.
- The proposed CRU's along 12th Ave. could be very successful financially if supported by the proposed transit interchange. In addition, the now blank façade along 12th Ave. would be replaced by an animated and active edge. In addition, the inclusion of a deli counter in a grocery and a seating area on the corner of Smith St. and 12th Ave. will enhance the streetscape.
- The Downtown plan suggests a pedestrian link between Victoria Park and City Hall Plaza. The Development Option provides an opportunity to enhance this existing back lane.
- A possible "+15" connection to the City Hall Parkade and any vertical expansion of that parkade to the RPL Development is possible.



SITE PLAN

iv. BUILDING EVALUATION

Buildings are a combination of art, technology, and function. This report deals with the technology component of the Central Library (of Regina Public Library).

Originally constructed in 1962, Regina Public Library comprises approximately 75,000 square feet on 3 levels (basement, main and second). The building area for building code application (main floor foot print) is 26,319 square feet (2,445 square meters).

While the Library has been well maintained over the years, in general, the technology of Regina Public Library is outdated and time expired. Constructed in 1962, the building has not had a major general renovation since its original construction. The building was originally constructed of long term durable materials and they are in generally good condition throughout.

In particular, the existing building technology does not support our current definition of sustainability in terms of building performance. Insulation levels for the entire exterior building envelope are very low by today's standards. Mechanical and electrical systems are much more efficient today than the existing building equipment and systems.

Structural systems according to recent reports are all in good condition. If suitable for potential redevelopment, the structural systems could be reused. Specific investigation on reuse of structural systems will be on hold until further design work occurs on the redevelopment options for the site.

The following is a summary of the more detailed existing building condition report completed in June 2009.

Architectural and Engineering Assessment

The building has been generally well maintained over the years and at the time of its construction utilized high quality durable materials. In the last 49 years since its original construction, technology applied to building construction has changed dramatically.

Exterior envelopes in particular are much improved over the current Central Library. Wall systems incorporating high insulation values, high quality air barriers and rain screen principles are all standard for high quality buildings today. All of these design components are lacking in the existing building.

Areas of particular concern are the overall building insulation values and the building technology in general. The current building is insulated to an R5 to R6 for roofs and walls with significant cold bridge problems. Modern, sustainable buildings are designed with R30 to R40 for walls and roofs minimum. The current building envelop has seen no upgrades or improvements since the original construction in 1962.

All windows and curtain walls are well past the end of their expected life and perform very poorly. Current glazing options offer a minimum of 167% better thermal resistance and 250% better resistance to solar heat load (shading coefficient) over the products available in the 1960's.

The exterior granite cladding has failed in a number of locations and is likely a result of corrosion of the supporting steel. The building does not have an Air Vapour Barrier as required by the 2008 National Building Code of Canada (NBC).

The Dunlop Art Gallery and associated storage space do not have suitable humidity and temperature controls as required by the Canadian Conservation Institute. The mechanical and electrical systems throughout the building have reached the end of their predicted service life and are not suitable for reuse excluding the chiller, cooling tower, and related pumps that were replaced in 2007.

The building is not sprinklered as required by the NBC. The exiting in the building is compromised by the location of boiler room access which is located within the principal building entrance.

The building structure is in generally good condition and could be reused should it be suitable for the final development scenario.

The major architectural, mechanical and electrical issues identified are all potentially correctable under various renovation scenarios. It is suggested that any renovation or reuse in whole or in part would involve considerable deconstruction and rework of the existing

building in order to bring the building up to modern technical standards.

Any reuse of the building must consider not just the physical status of the building fabric and systems, but also the functionality of the building for a library.

Functional Assessment

RPG – Resource Planning Group Inc. conducted an existing facilities analysis outlining the strengths and weaknesses of the existing building to support library functions. The results of this analysis indicate the existing facility provides an excellent transparent destination on the north-west corner of Lorne St. and an important cultural destination with the inclusion of the RPL Theatre, the Dunlop Art Gallery, and the RPL collection. The building is recognized as a representation of 1960's design style in the Victoria Park area.

Despite the transparency of the building on the north west corner, the building provides little or no animation to either Lorne St. and 12th Ave. In addition, the streetscape along Smith St. and 12th Ave. are not enhanced by the existing building design. The interior of the existing library has significant functional issues.

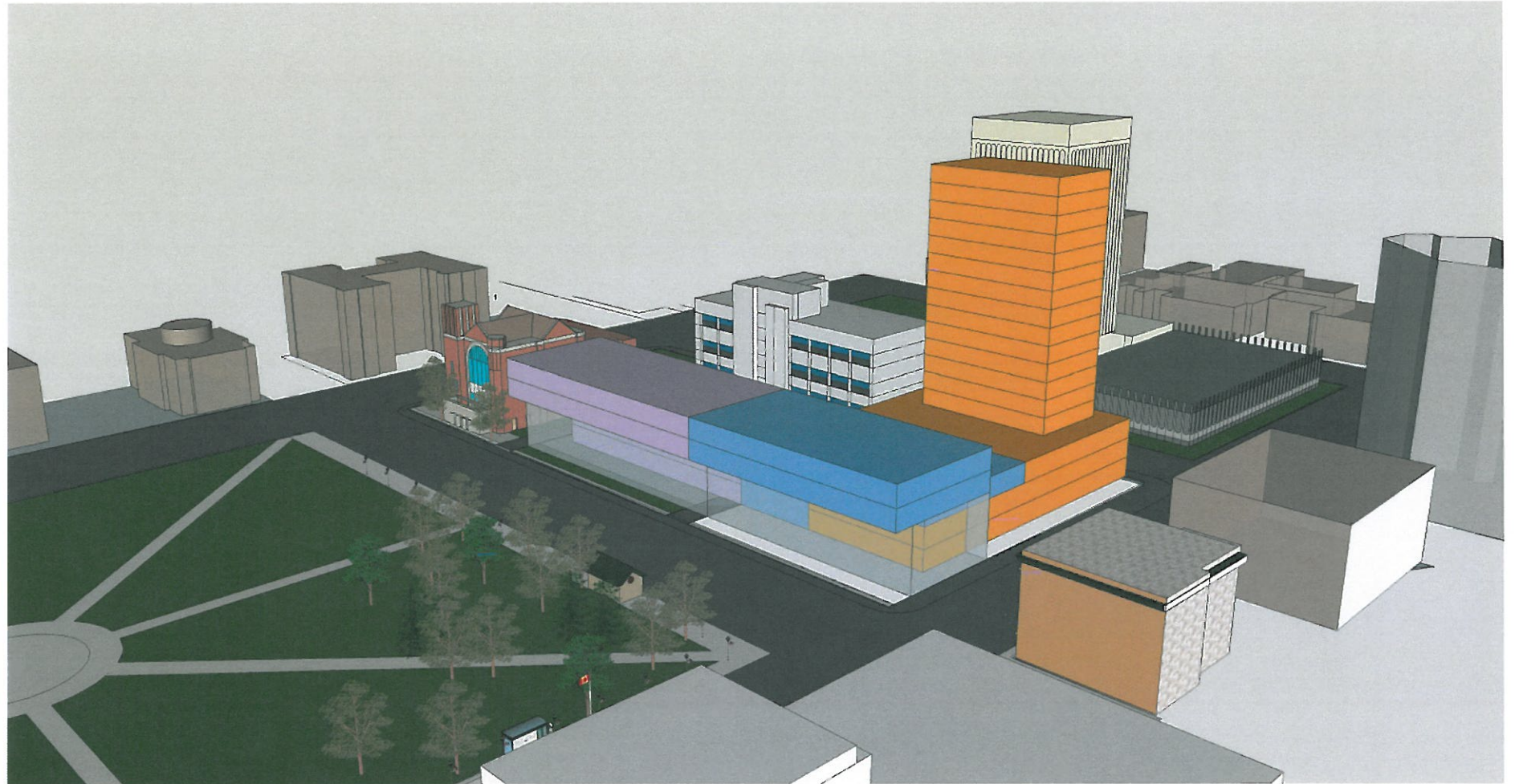
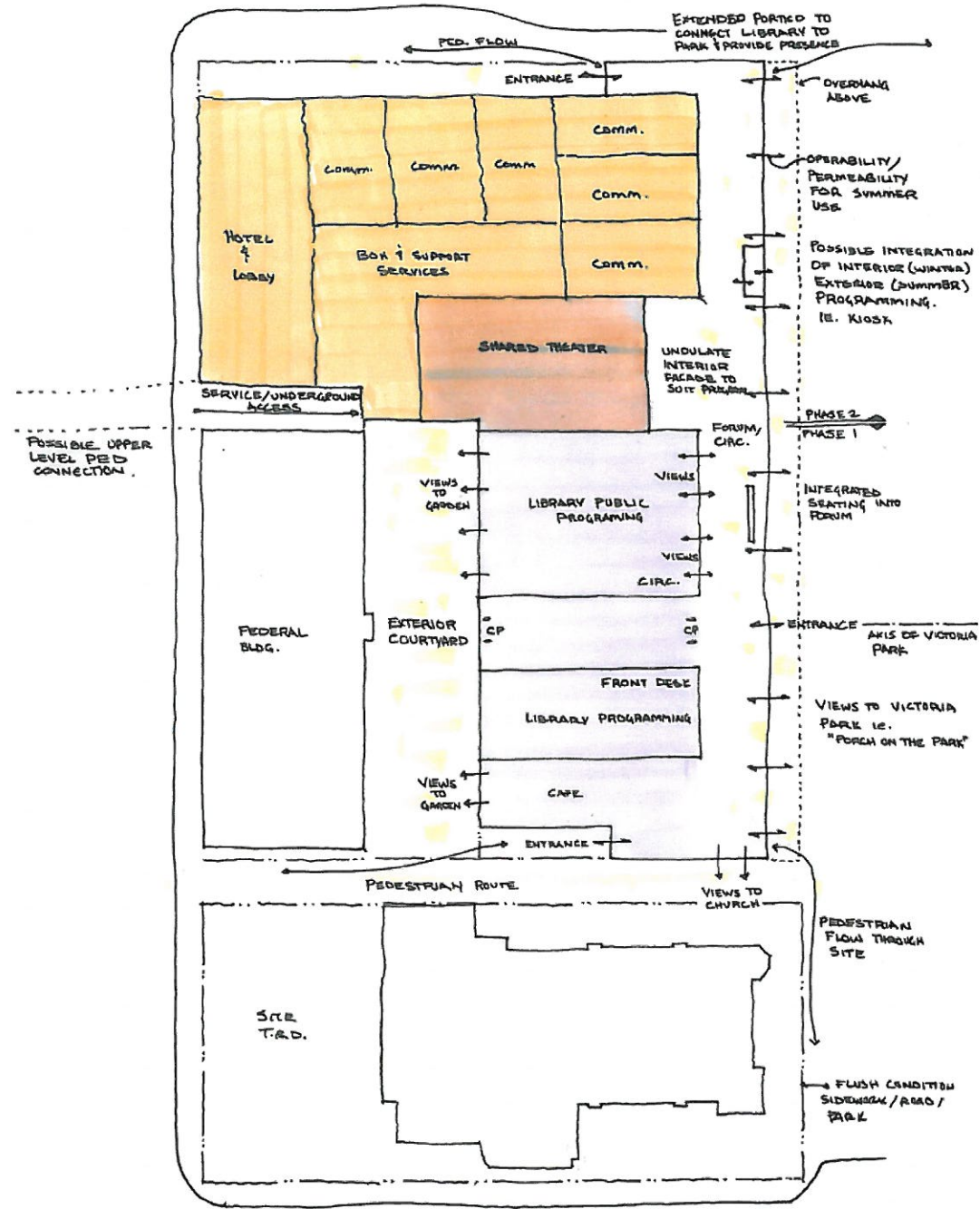
Adjacencies on all levels are poor, resulting in inefficient use of staffing resources, noise infiltration from one space to another, and very poor material flow. Vertical and horizontal circulation systems are poorly organized and the stacking of functions within the library are not congruous with the requirements of a modern library.

Patron seating opportunities that support the varied uses of a modern library are mostly non-existent. Overall, RPL currently faces significant challenges to meet the functional and space needs demanded of a contemporary library.

v. DESIGN EVOLUTION

The following pages demonstrate the evolution of the proposed design from studies

STUDY A



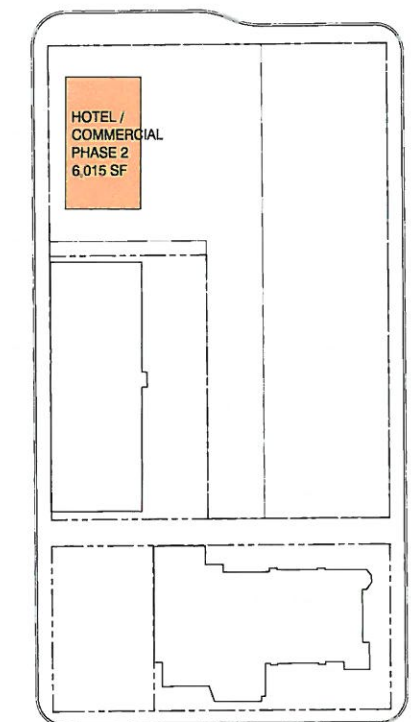
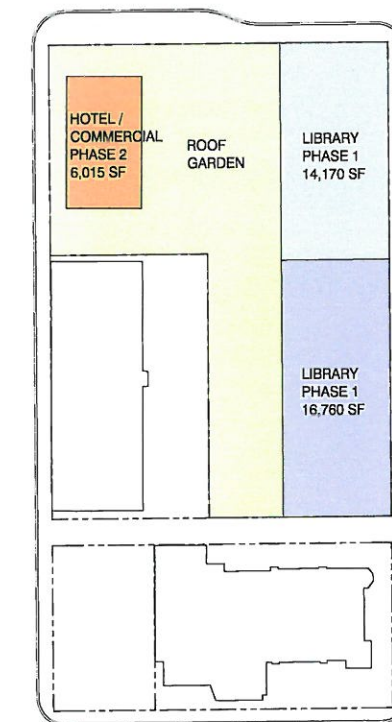
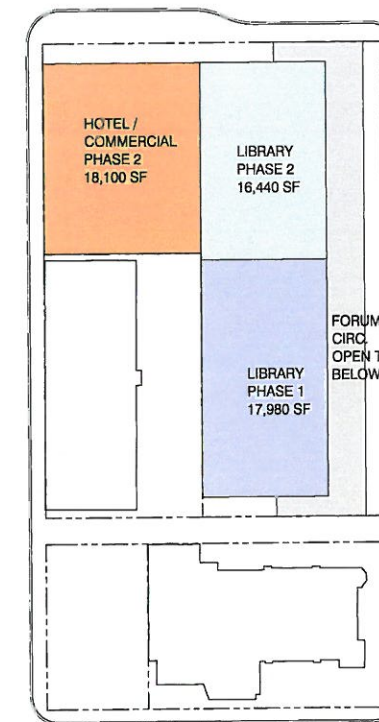
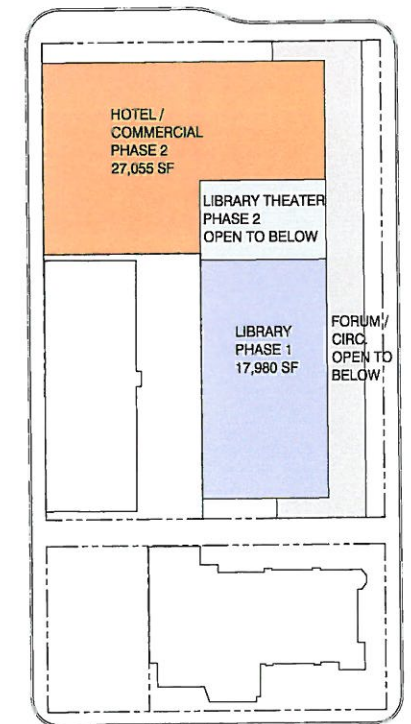
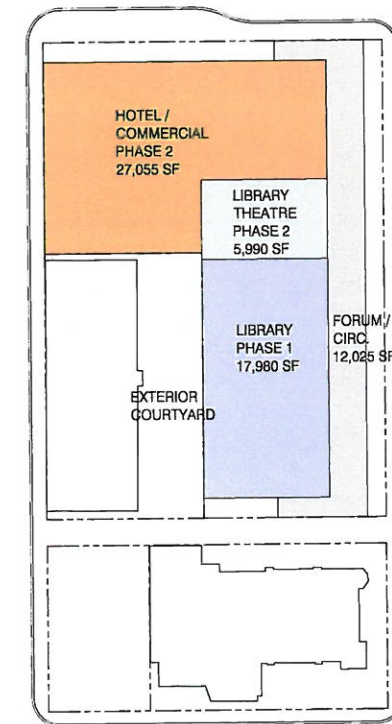
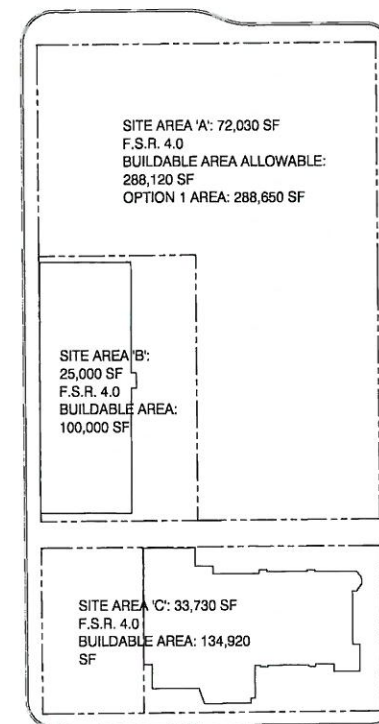
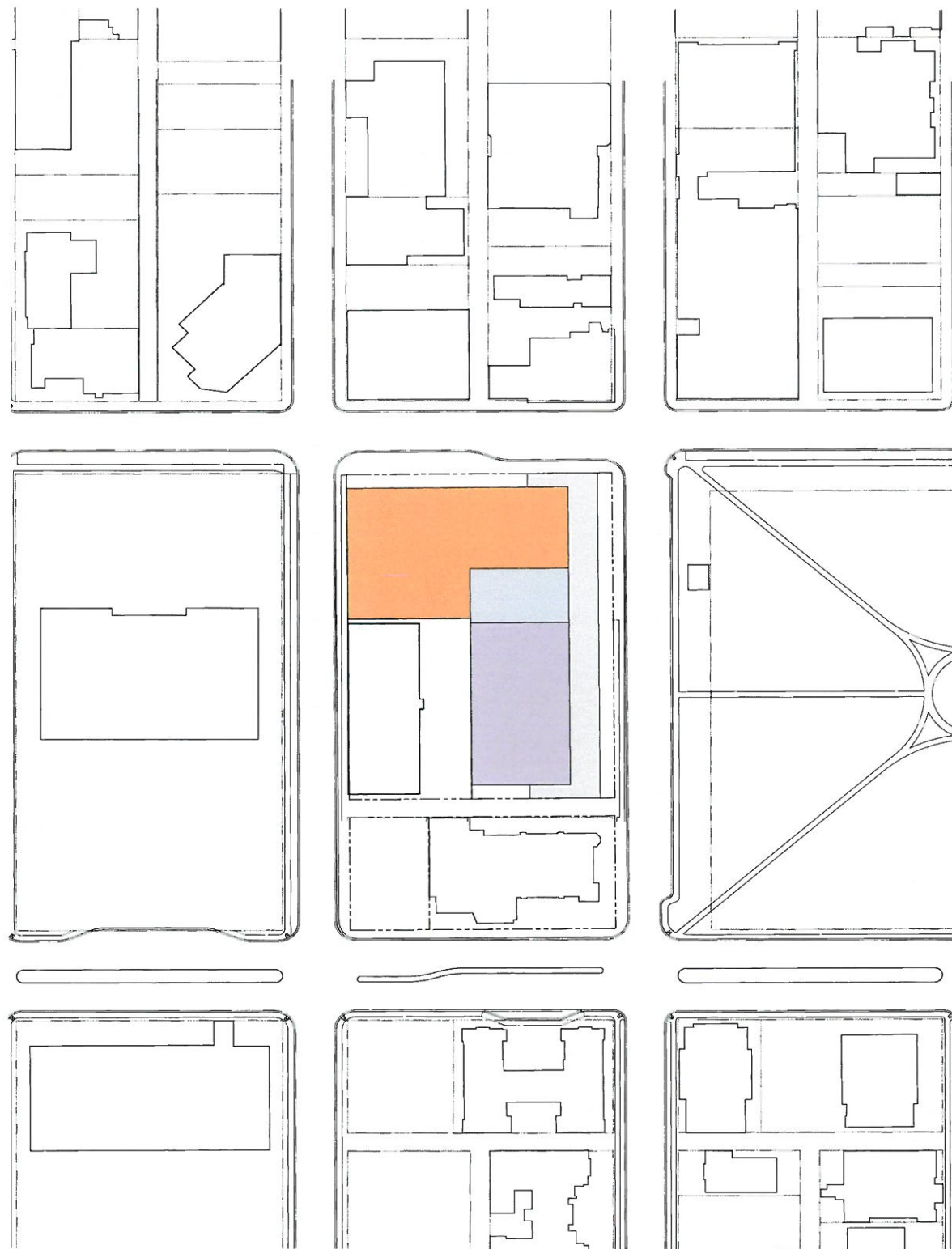
Study A looks at redeveloping the existing site, along with the Masonic Temple site into a mixed use building built in two phases. The massing and organization of this study generates a number of design elements that are further explored in subsequent studies.

The overall massing of this study maintained the maximum building height along Lorne Ave. of the development to that of the Knox United Church. A tower portion to the massing which contains a hotel was located on the North West corner of the site. This tower mass is an addition to the grouping of taller structures adjacent to the site, including the City Hall, and the Trianon Tower.

A long winter atrium is located on the East side of the building facing Victoria Park, and accessible from both the North East corner, as well as from a proposed pedestrian connection between the City Hall Plaza and Victoria Park. This "Porch to the Park" is intended as an all season programmable interior public space that can

function independently; in conjunction with other programming elements inside the building; or as a support space to programmed events happening in Victoria Park. It also serves as an important circulation space to the library, and all of the other cultural and commercial aspects of the building that are organized around it.

This study was conceived of in two phases to allow for the existing library to function while its replacement space was being redeveloped next to it. Once phase 1 is complete, demolition of the existing building is conceivable, and Phase 2 containing expansion space and additional commercial and cultural space can be completed. This is intended to provide for minimal interruption functionality of the Central Library during construction.



FLOOR PLAN MASSING STUDIES

STUDY B

A through E:

Study B is a full site development scheme with exception to the site containing the Knox Metropolitan United Church.

Design Concept and Volumetric

- Provide ample public space at grade as a means to organize the building and provide for representation to all of the buildings function.
- Orientate the public space along the park.
- Allow for each of the major occupancies to have street presence through an organization of their volumes that may read distinct from one another.

Library

- Positioned behind existing Library to allow for continued operation during construction.
- Connected to traditional entry by means of a winter atrium.
- Main level volume is inset from the upper volume to prevent establishing a 4 story wall on the Lorne St. property line & offer protection for pedestrians from the weather. This setback also allows for the level 2 and 3 floor volumes to read distinct on the East and West ends of the site.
- Integrate an exterior courtyard to help bring natural light into the library. Also offers controlled exterior program for library events, as well as has the potential to be a meaningful natural feature.
- Incorporates below grade area for back of house functions.

Art Gallery

- Main level of Gallery connects the City Hall site to the winter atrium. Integrate a secure entrance to the galleries above, and offer mainly public amenities at grade. Ex. Gallery shop, interactive exhibits, tickets, and info, etc.
- Main, 2nd, and 3rd Level galleries with 14' floor to floor heights. Level 4 gallery with a 24' floor to roof.
- Gallery has exposure to winter atrium as well as city hall precinct.
- Level 4 galleries reads as a distinct volume on the North East corner of the site
- Level 4 gallery walls may potentially act as a spanning structure for the theater volume below.

Globe Theatre

- Main entrance off of the winter atrium which also doubles as a crush space.
- Main floor contains certain services plus ticketing.
- 2nd level theater accessed by grand stair lit by skylight above.
- Theatre volume prominent on the North West corner of the site.

Hotel

- Hotel Lobby accessible from both the winter atrium and the street.
- Main floor connection the winter atrium is a good location for amenity café/restaurant.
- Privacy, yet still has a great outlook of Victoria Park, and may animate the winter atrium.
- Levels 5 through 16 contain the hotel rooms orientated towards Victoria Park, and towards a potential roof garden above the gallery.
- Hotels back of house functions contained in P1 including loading.
- Stacked design from P1 through to Level 16 contains a continuous vertical service core.

Provincial Archives

- Main storefront off of the winter atrium offers public exposure
- 3rd Level space designated for office environment with access to natural light.
- Majority of archives contained on P1, P2, and P3.

Winter Atrium

- Offers a 'porch to the park,' as a shared public access point to all of the buildings amenities, with a public interface to Victoria Park.
- Marks both the North East corner of the site, traditionally the public entrance to the library, and extends to the central axis of Victoria Park.
- Can support the circulation to and from the hotel, gallery, library, Archives, Theater, and Victoria Park, and can be animated through all of these activities.
- A multifunctional space that can be used as additional display space by any of the fore mentioned components in all seasons.

City Hall Forum

- Elevated on the 2nd level, facing west to take advantage of the outlook over the city hall south courtyard.

Commercial

- 2 groups of commercial space provided on the South West, and North West corners.

Residential

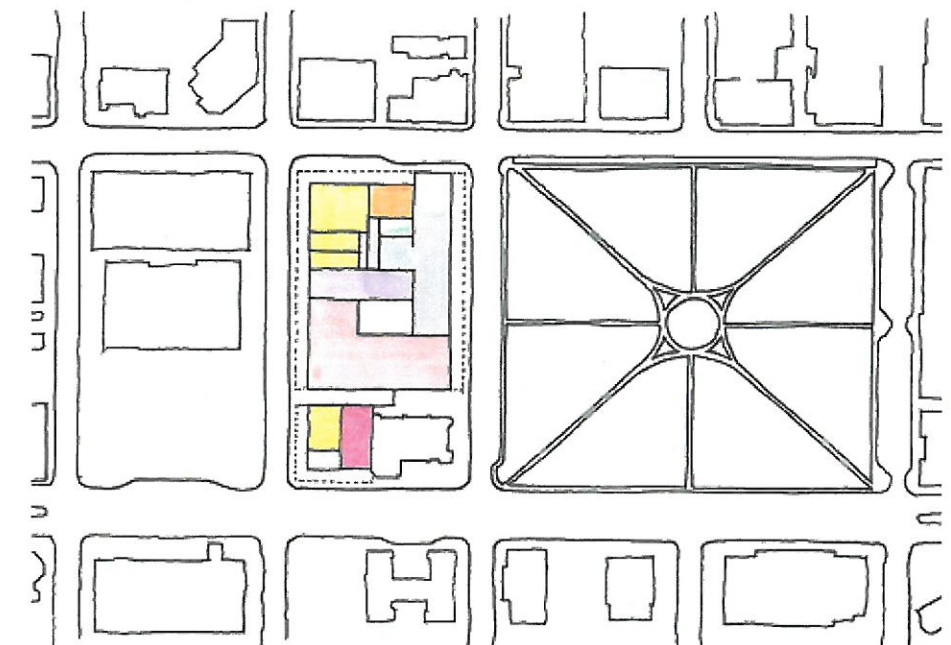
- 12 Floors of residential orientated East and West to capture views toward Victoria Park, and the City Hall Courtyard.

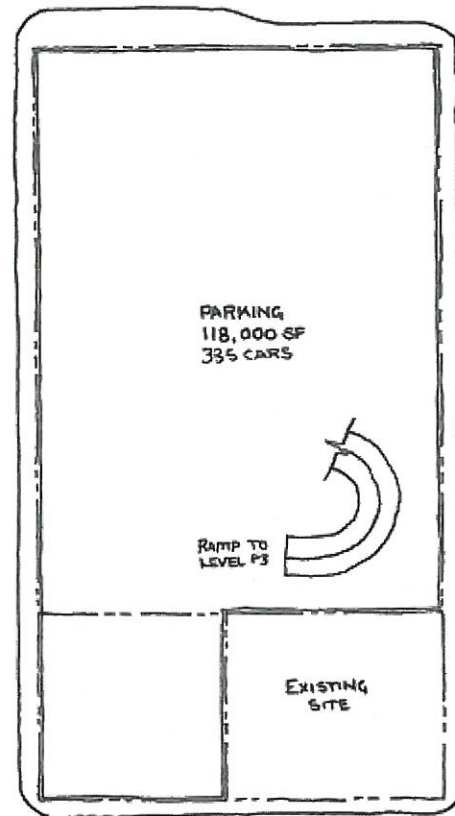
Knox Church Addition

- Provide additional space to the Knox church, in exchange for redevelopment of their annex addition.
- Parking can also be provided under the residential complex.

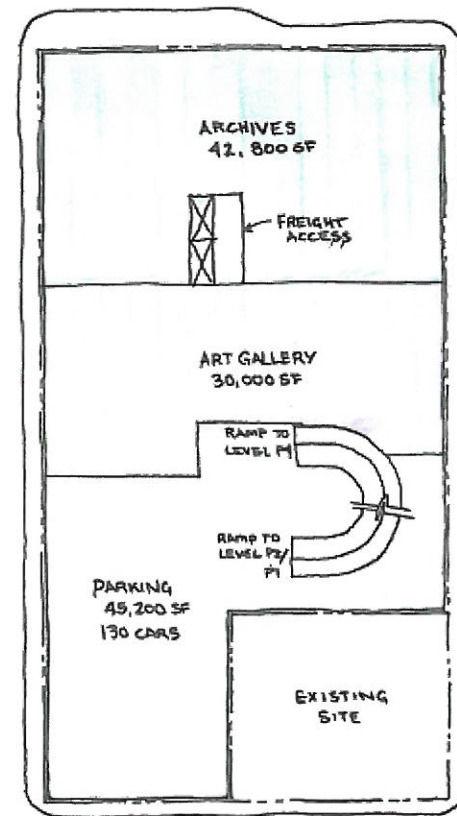
Loading and Parking

- Space provided on P1 for 12 loading bays to handle the entire buildings loading, and disposal requirements.
- 4 Levels of parking provided with vertical adjacencies to all of the buildings tenants.

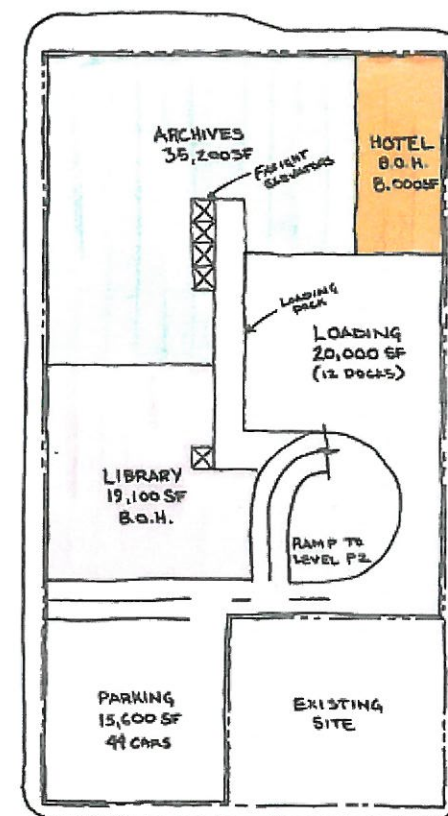




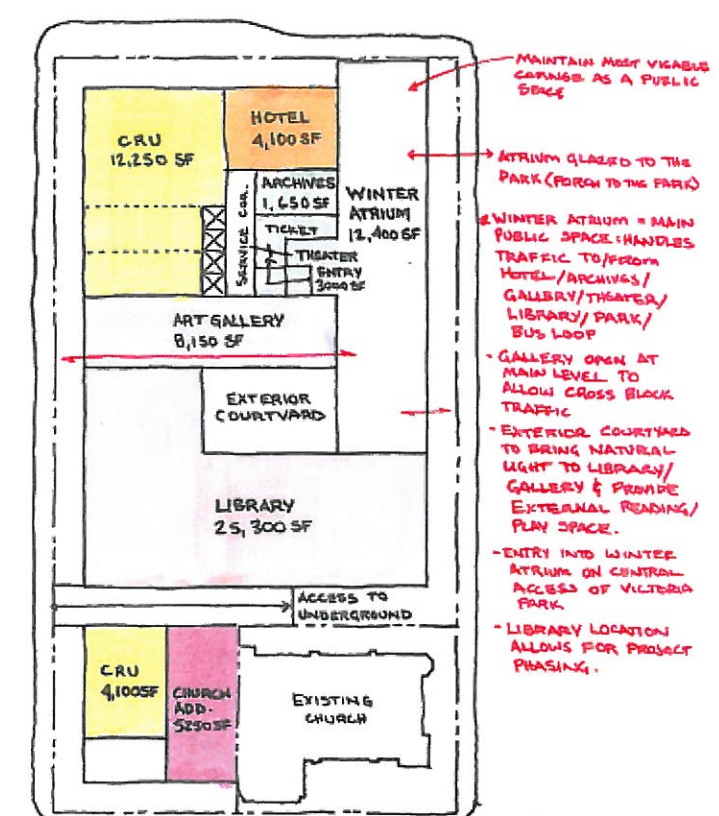
LEVEL P4



LEVEL P2 / P3

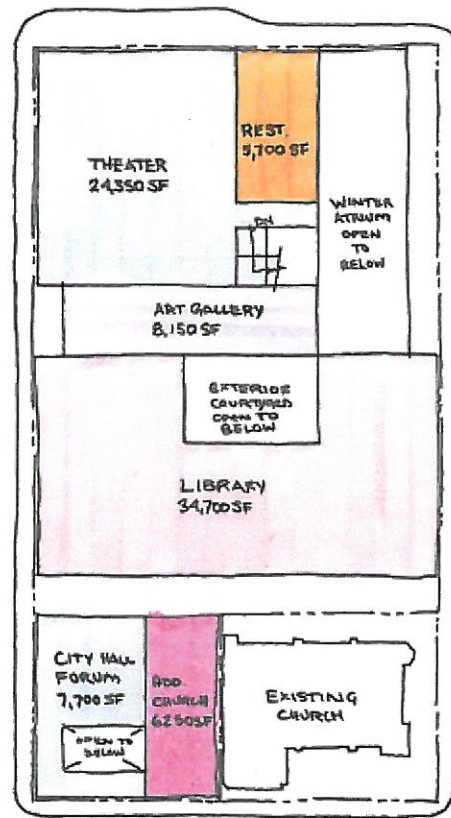


LEVEL P1

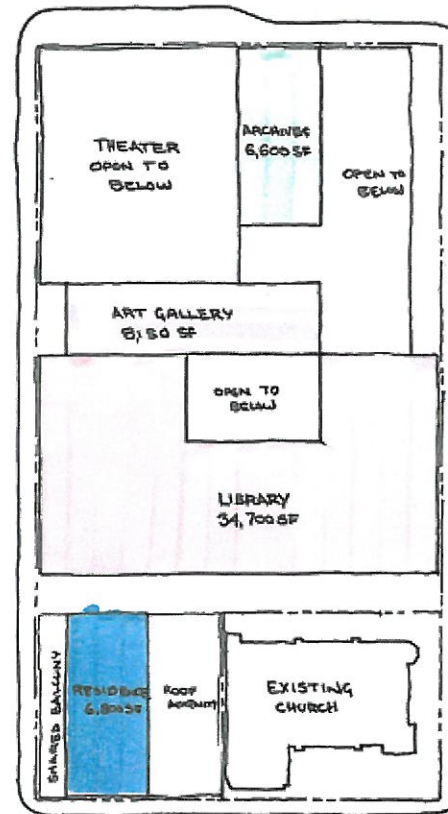


LEVEL MAIN

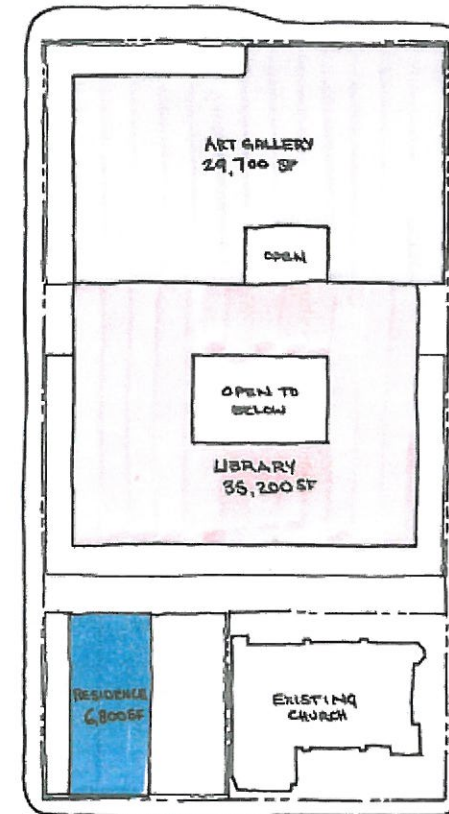
FLOOR PLAN STUDIES



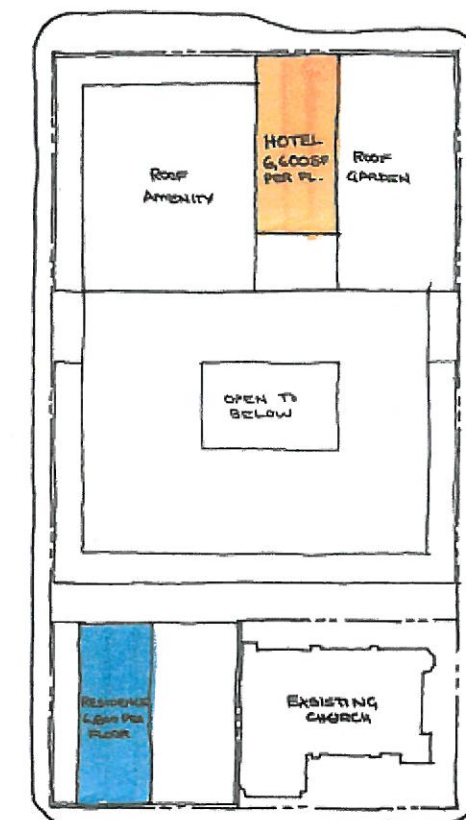
LEVEL 2



LEVEL 3

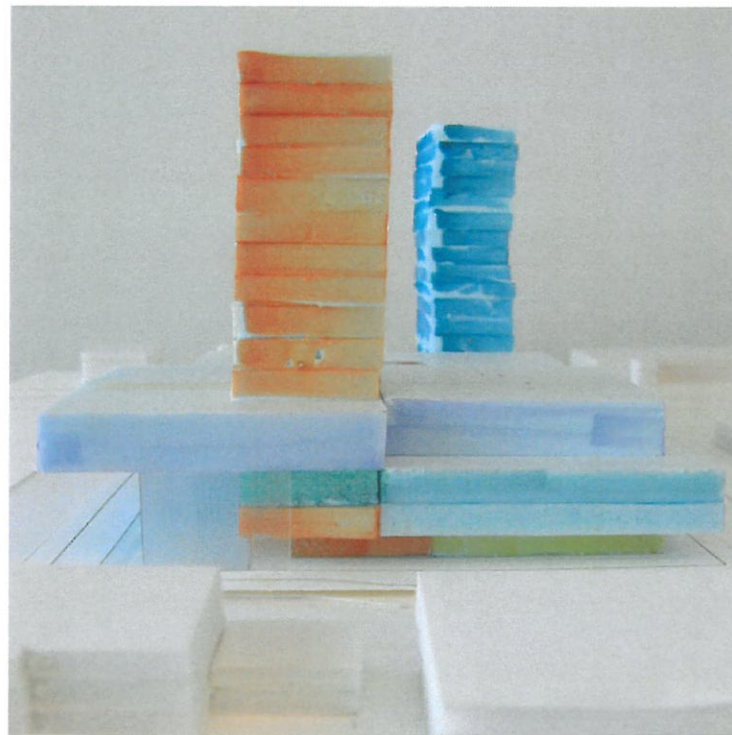


LEVEL 4

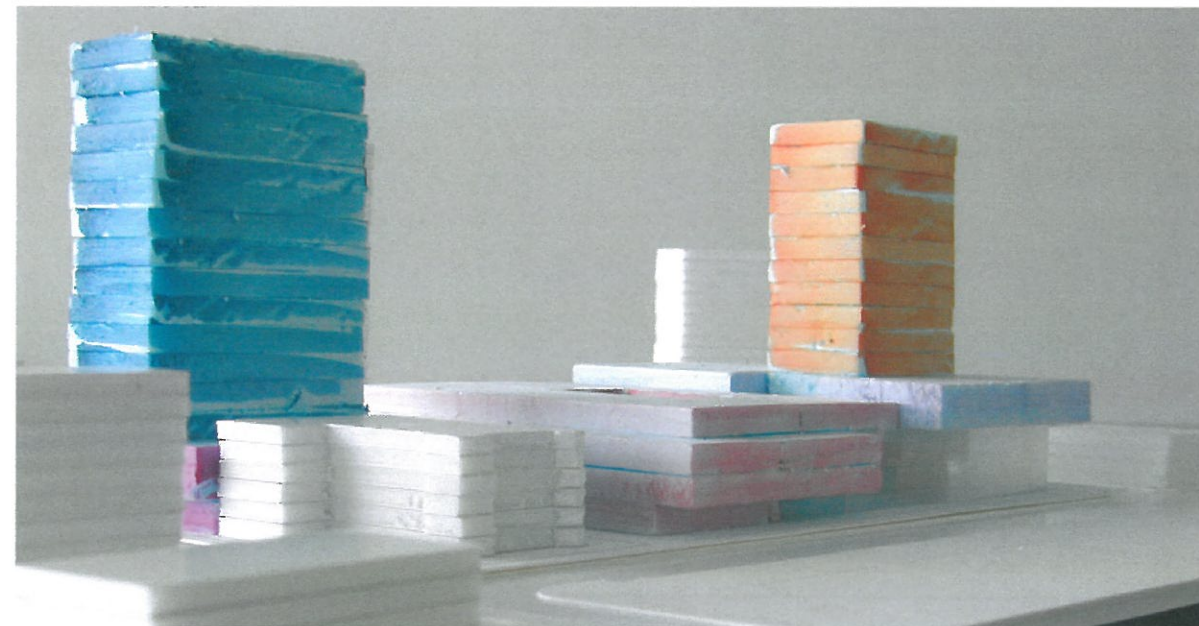


LEVELS 5 - 17

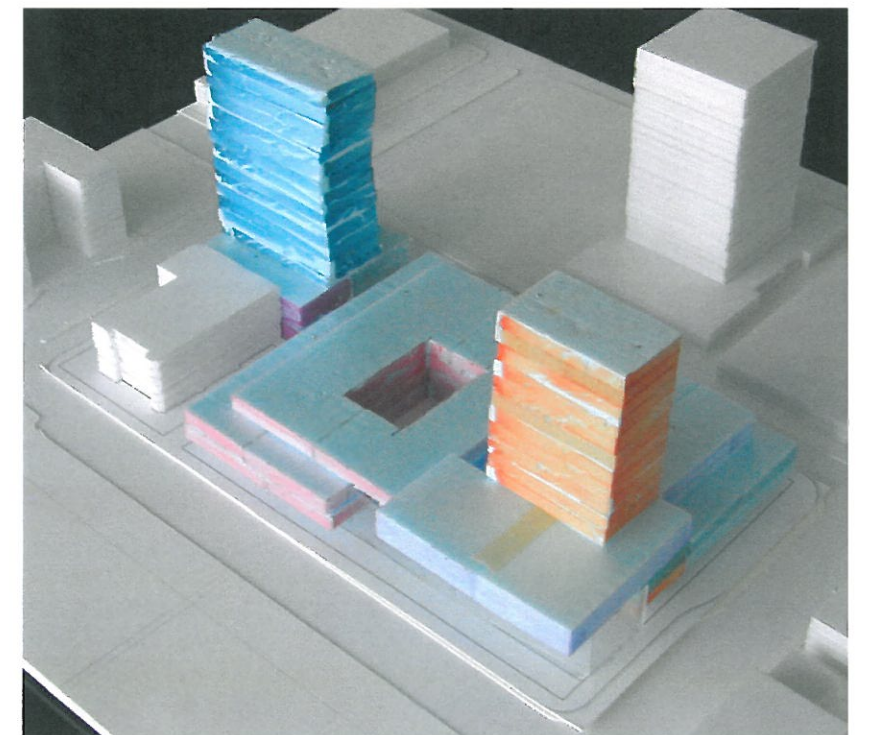
FLOOR PLAN STUDIES



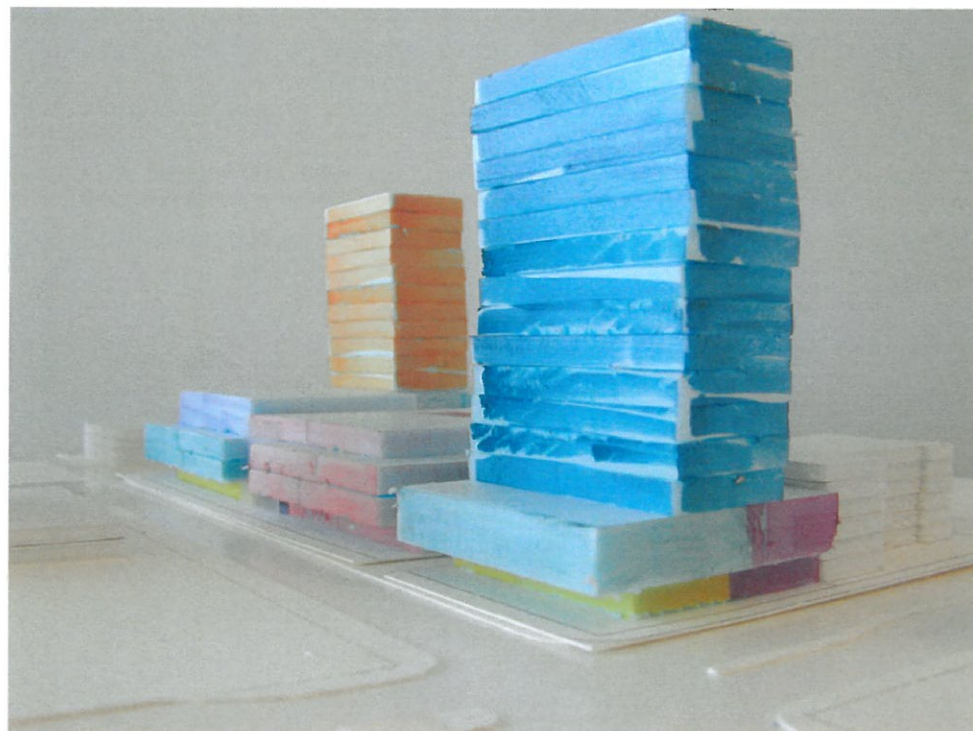
VIEW FROM NORTH



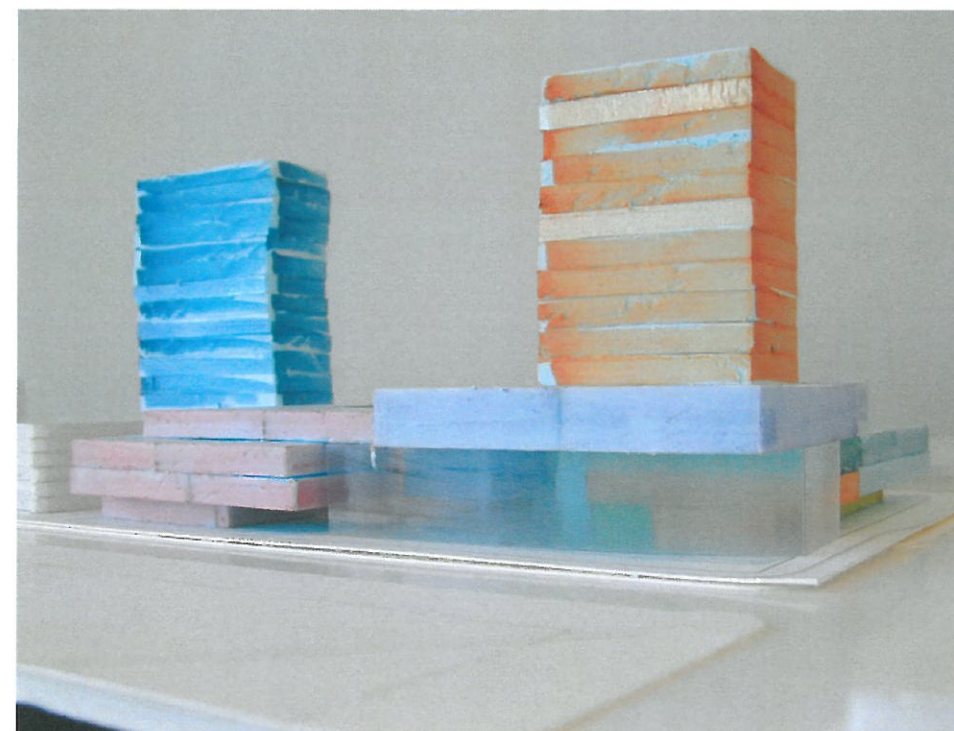
VIEW FROM SOUTH EAST



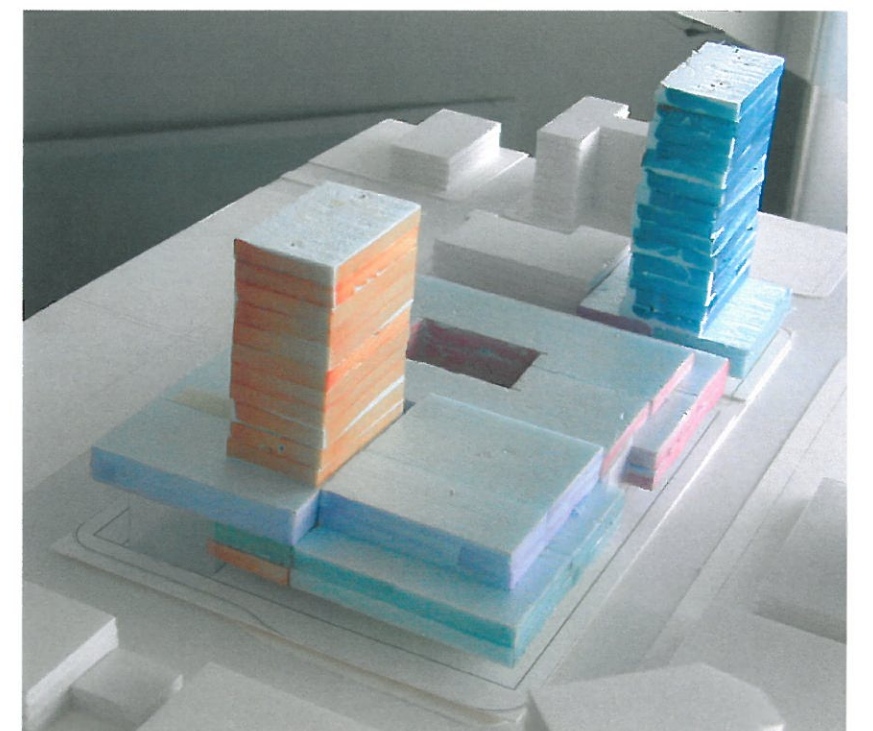
ARIAL VIEW



VIEW FROM SOUTH

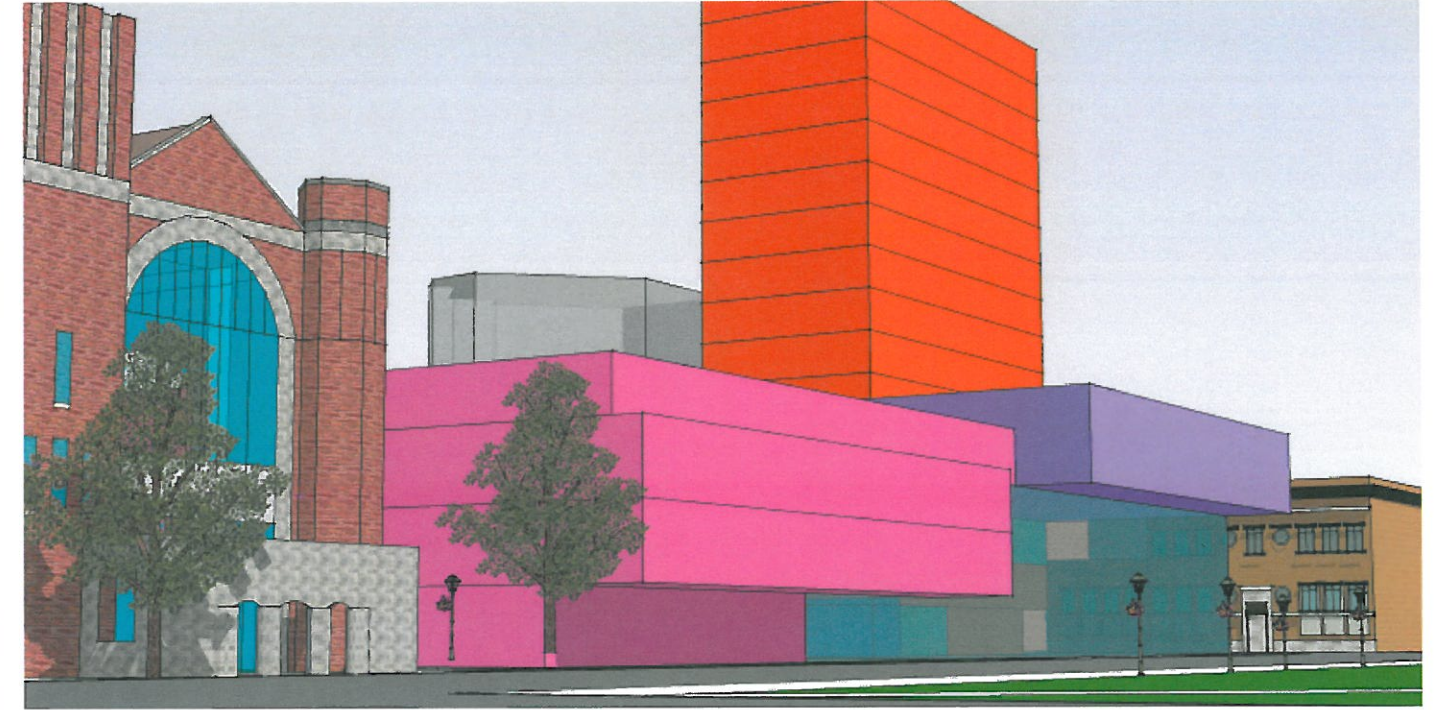
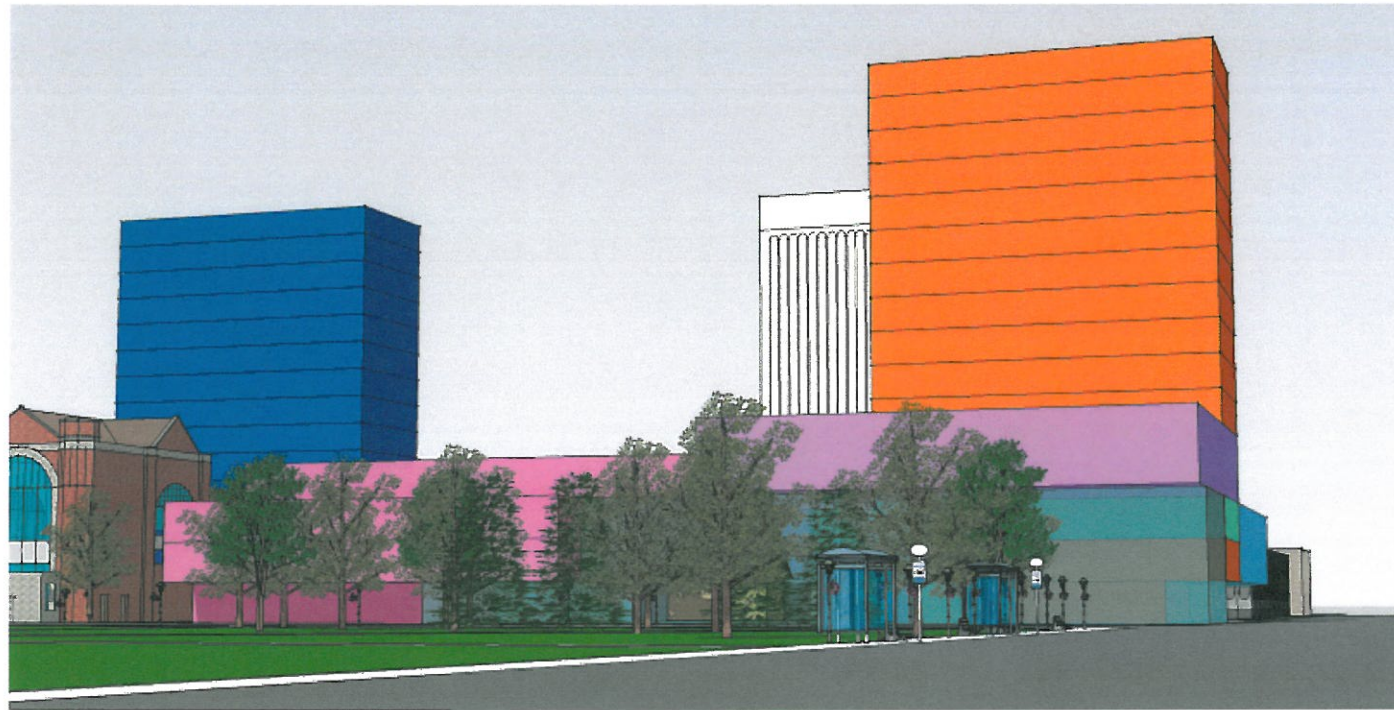


VIEW FROM SOUTH WEST



ARIAL VIEW

MASSING MODEL STUDIES



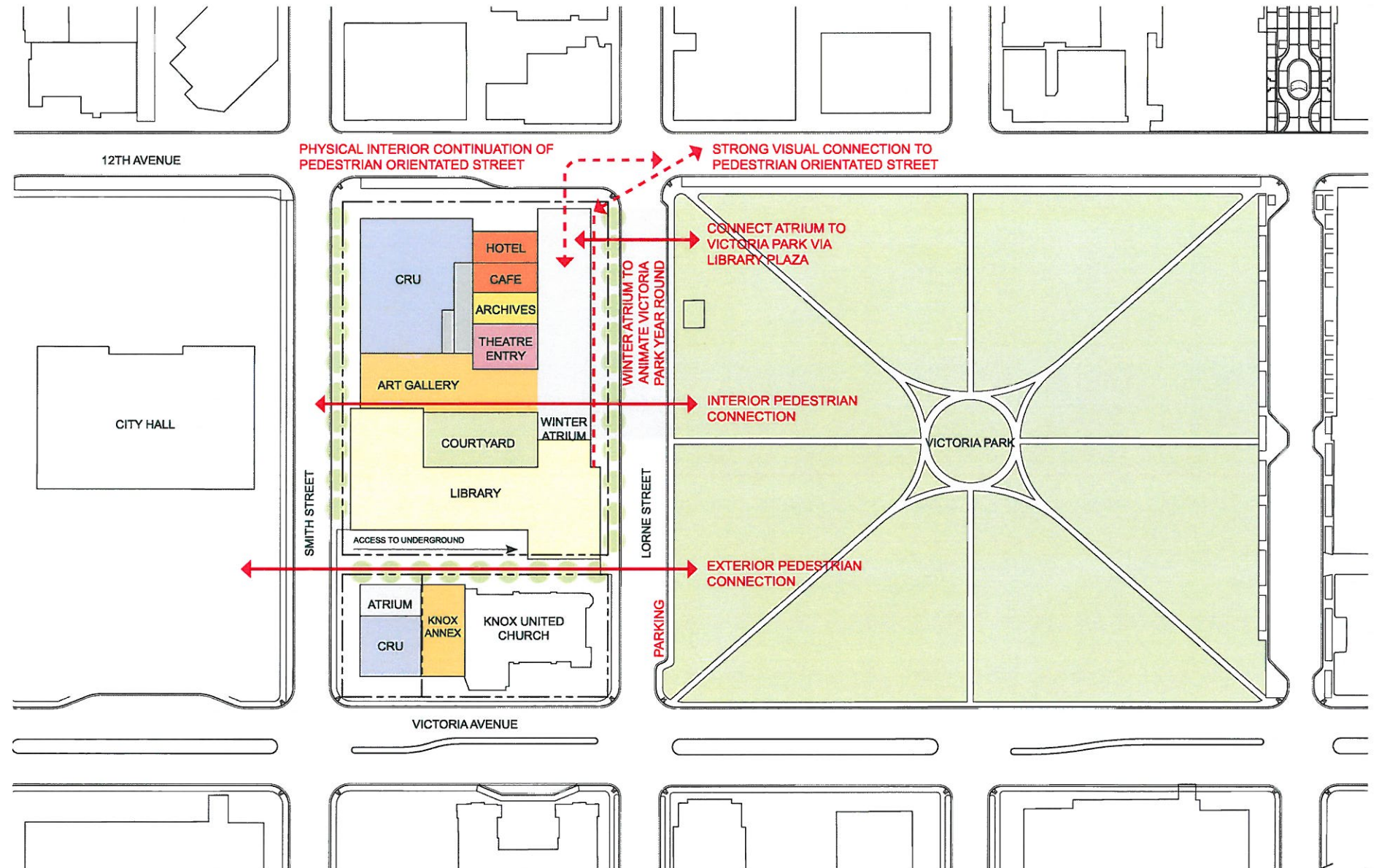
Program	Level P4 (SF)	Level P3 (SF)	Level P2 (SF)	Level P1 (SF)	Level Main (SF)	Level 2 (SF)	Level 3 (SF)	Level 4 (SF)	Level 5-17 (SF)	Program Area Totals
library				19,100	25,300	34,700	34,700	35,200		149,000
archives		42,800	42,800	35,200	1,650		6,600			129,050
art gallery		30,000	30,000		8,150	8,150		35,200		119,650
commercial					16,350					16,350
city hall forum						7,700				7,700
globe theater					3,000	24,350				27,350
restaurant						5,700				5,700
hotel				8,000	4,100				72,600	84,700
winter artium / circ					16,500					16,500
residential							6,800	6,800	81,600	95,200
church addition					5,250	6,250				11,500
parking (approx. 640 cars)	118,000	45,200	45,200	15,600						224,000
loading				20,000						20,000
totals per floor	118,000	118,000	118,000	97,900	80,300	86,850	56,250	77,200	154,200	906,700

area excluding pkg / load	662,700
below grade area	451,900
above grade area	454,800
site area	115,100
FAR above grade	4.0

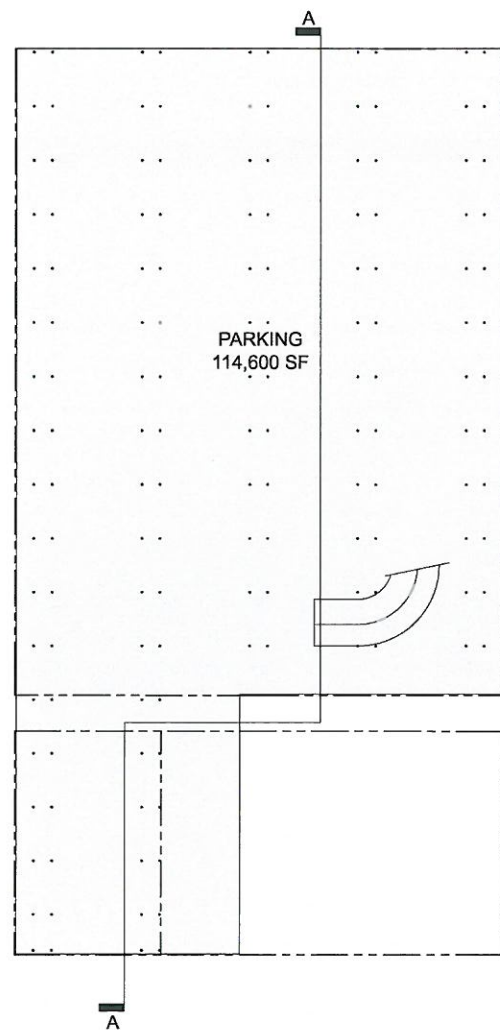
MASSING DIAGRAMS AND FLOOR AREA CALCULATIONS

STUDY C

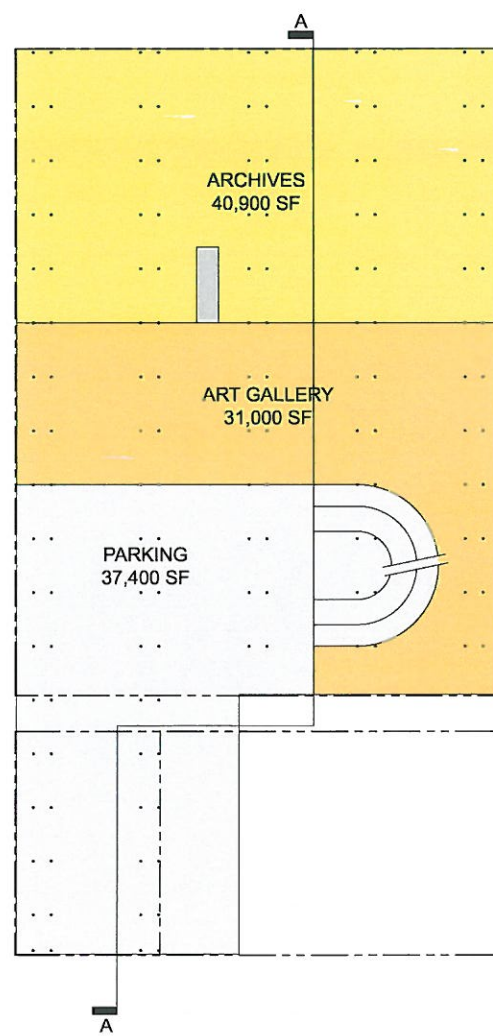
Study C is an extension and refinement of Study B. This study takes a closer look at the full block option, and considers how the massing may begin to integrate into the urban fabric. Some preliminary notions of building character have been utilized strictly for illustration purposes as a means to formally identify the various components of the program.



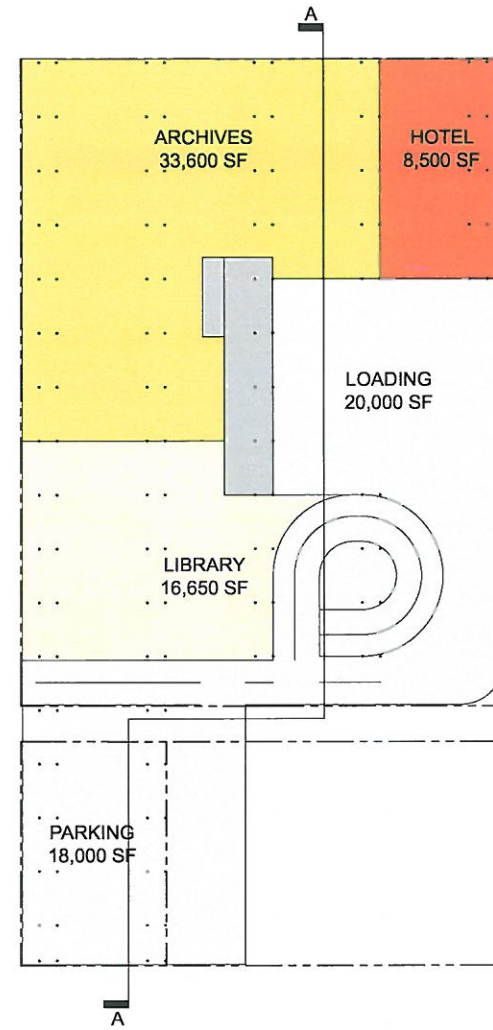
SITE PLAN STUDY



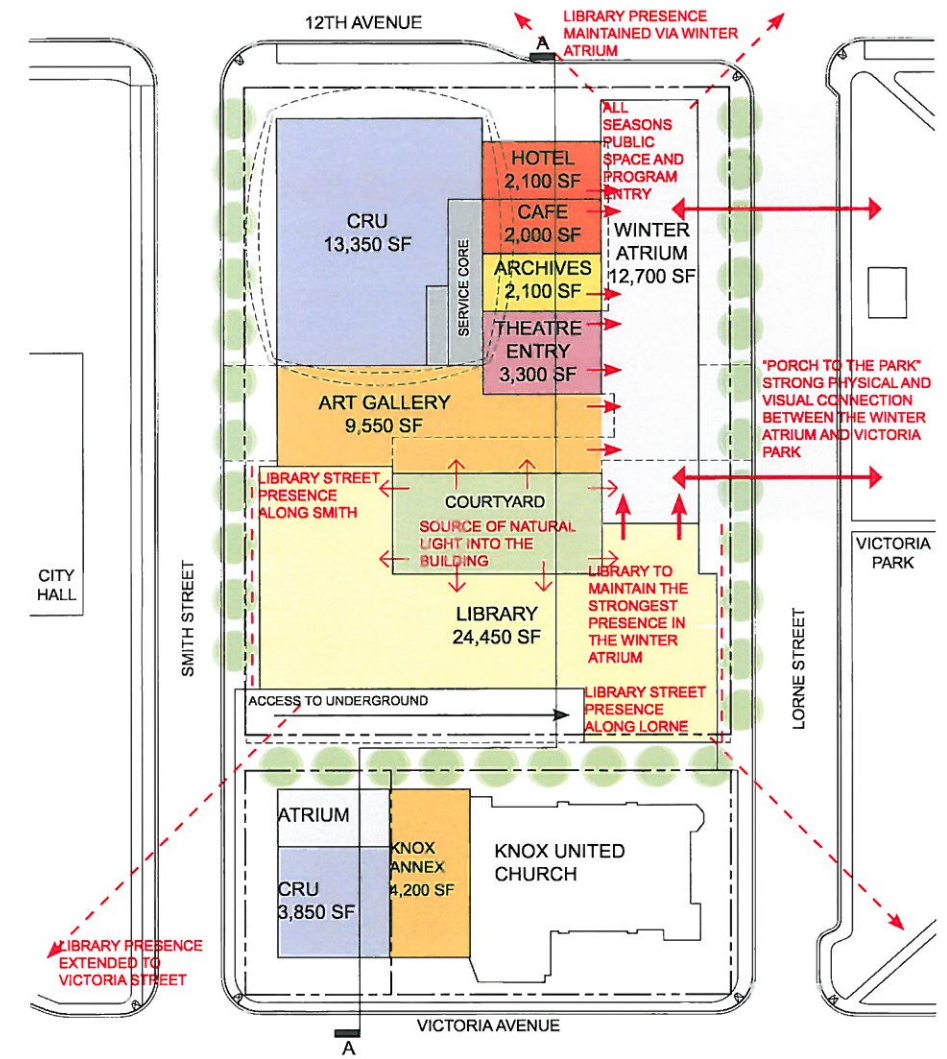
LEVEL P4



LEVEL P3 / P2

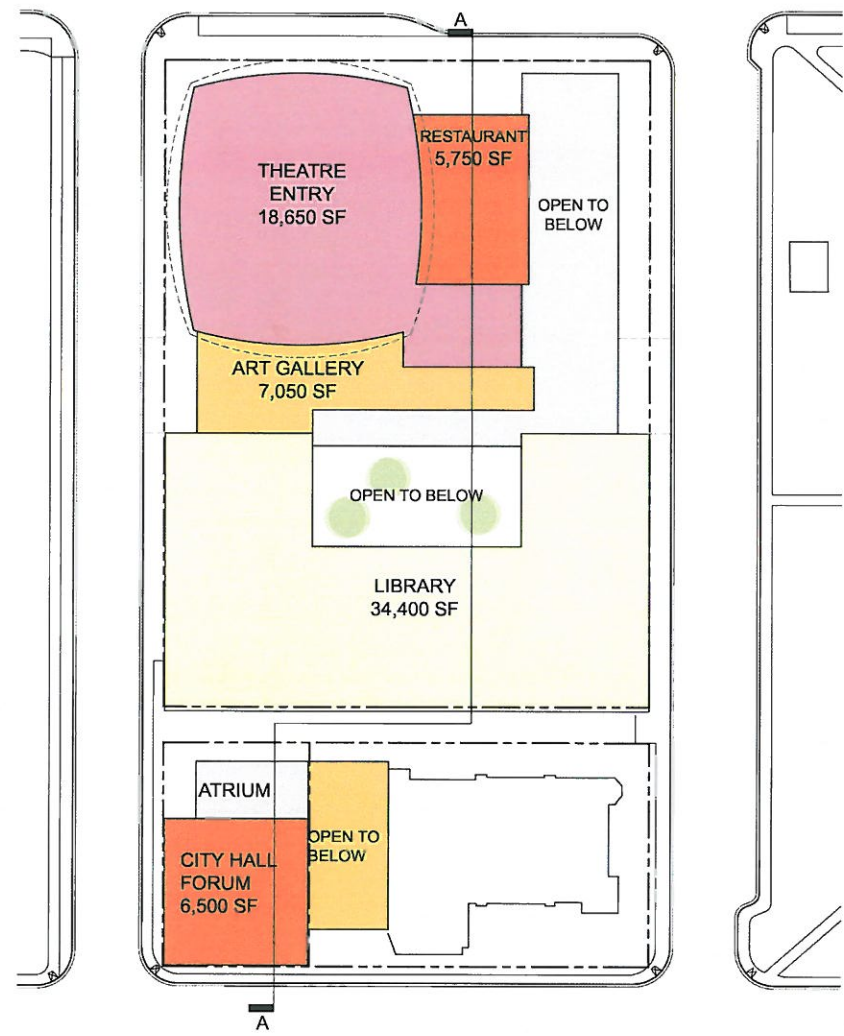


LEVEL P1

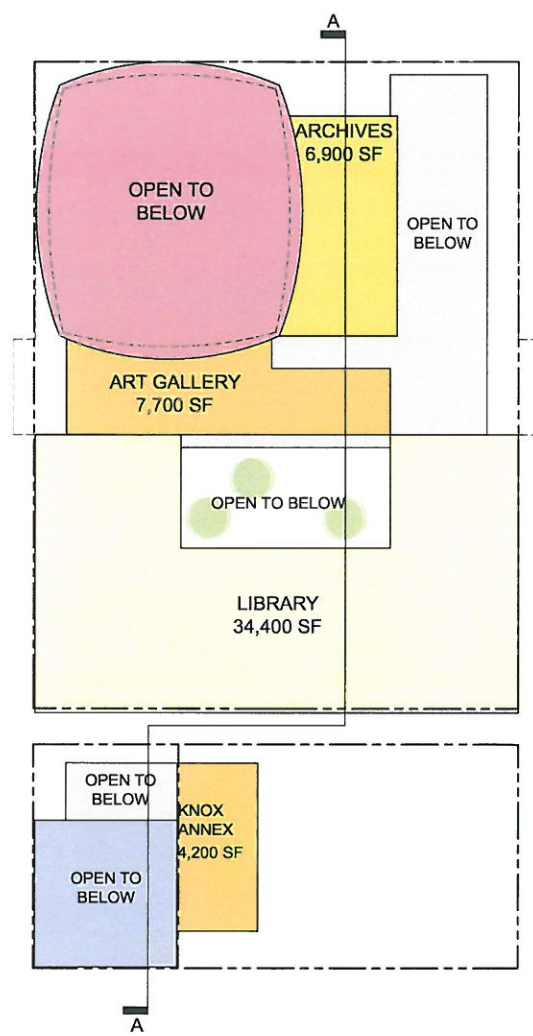


MAIN LEVEL

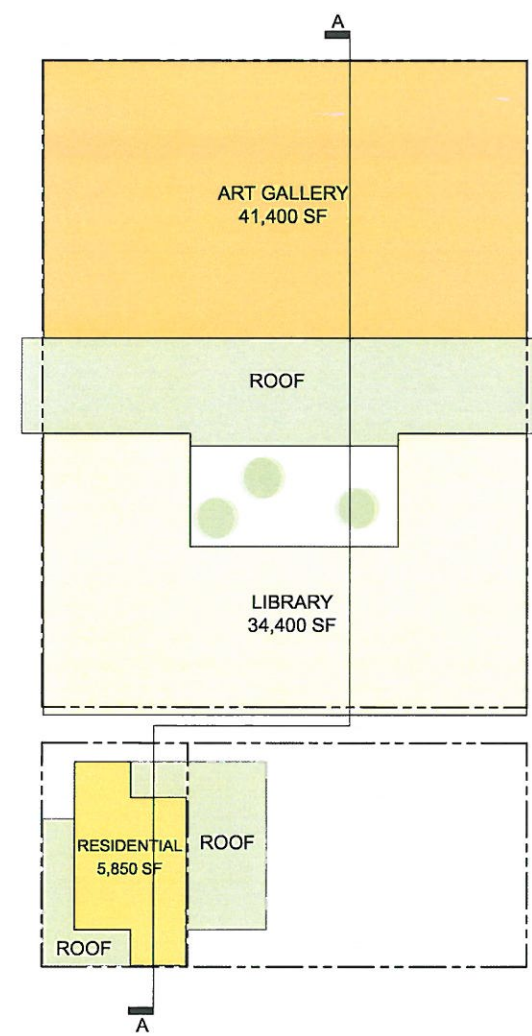
FLOOR PLAN STUDIES



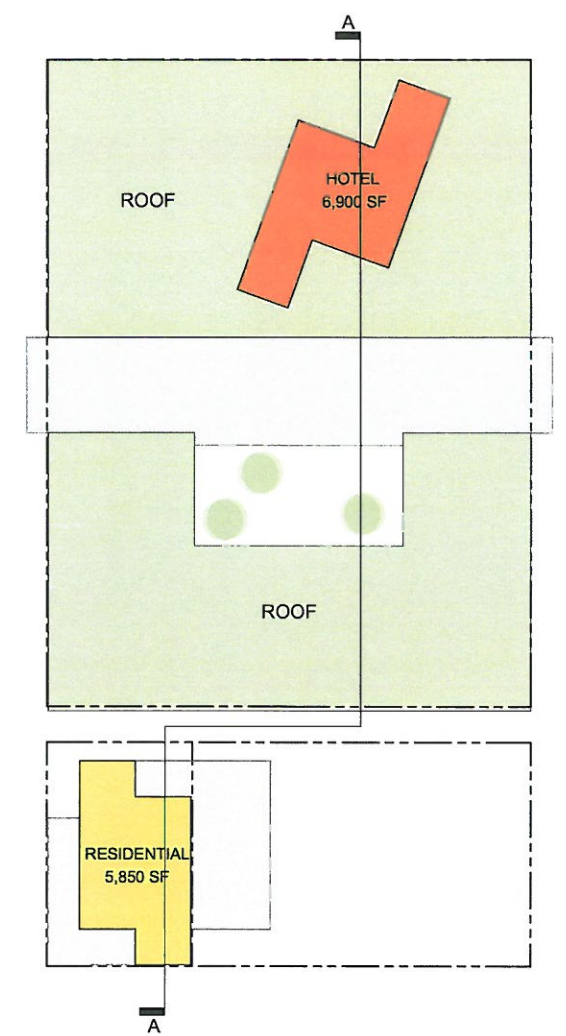
2ND LEVEL



3RD LEVEL

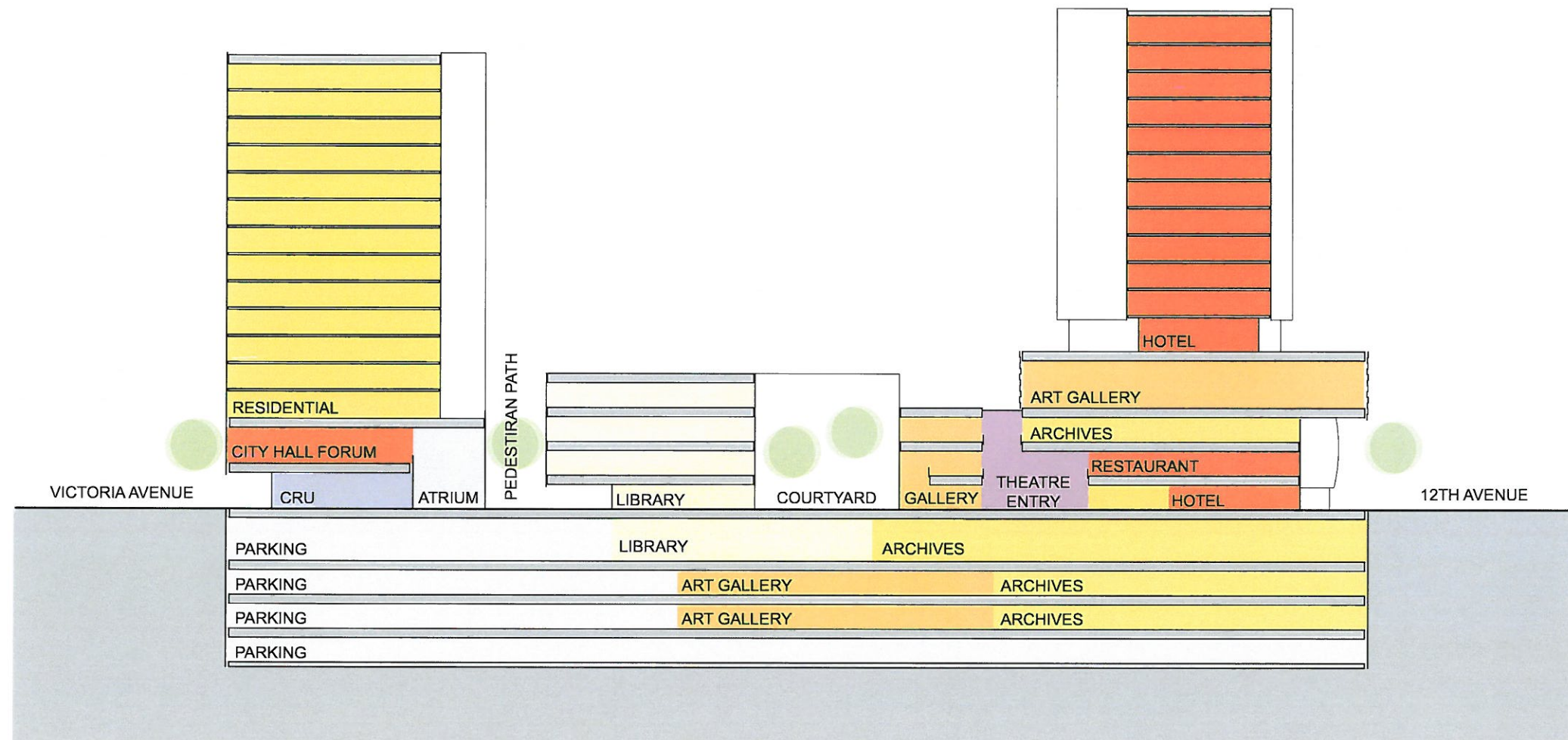


4TH LEVEL

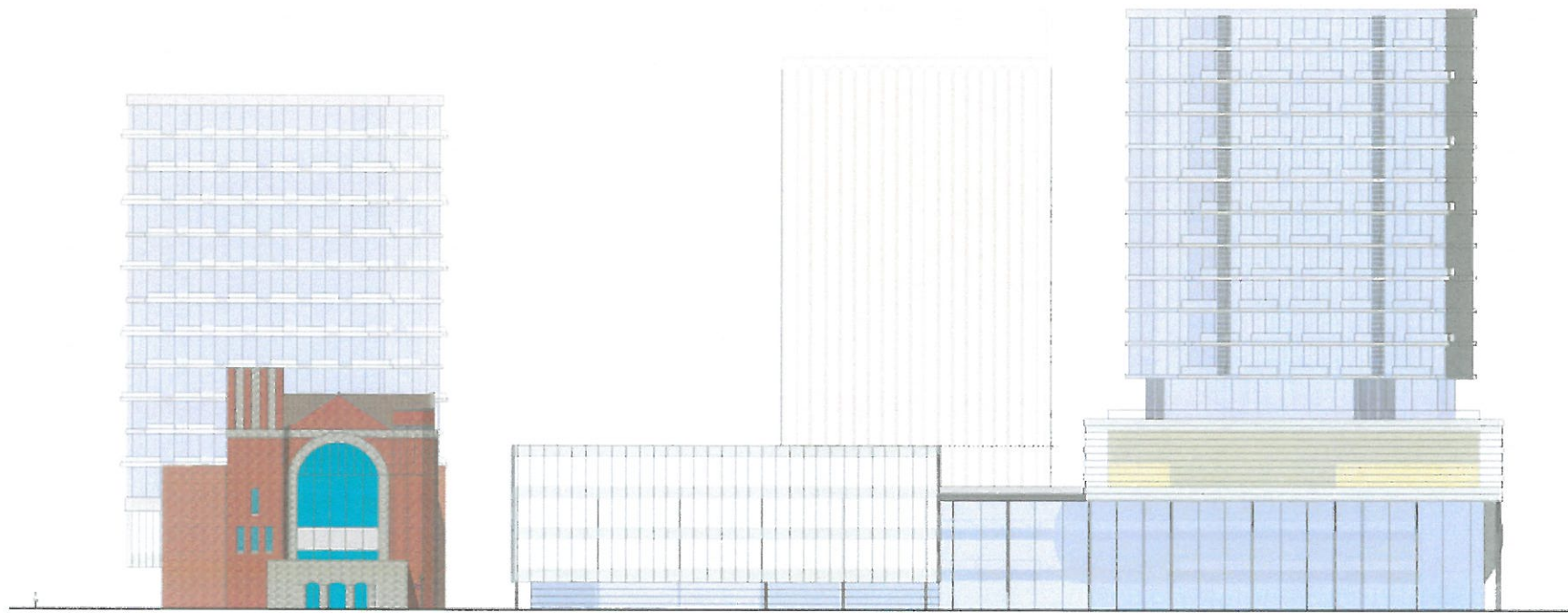


5TH - 17TH LEVELS

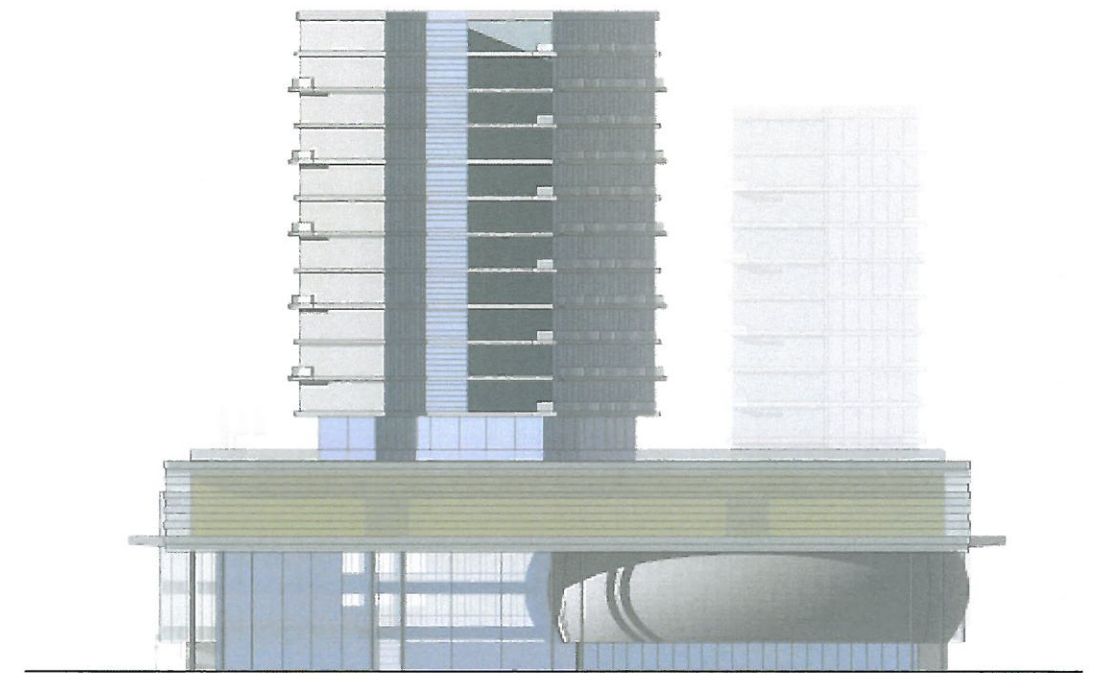
FLOOR PLAN STUDIES



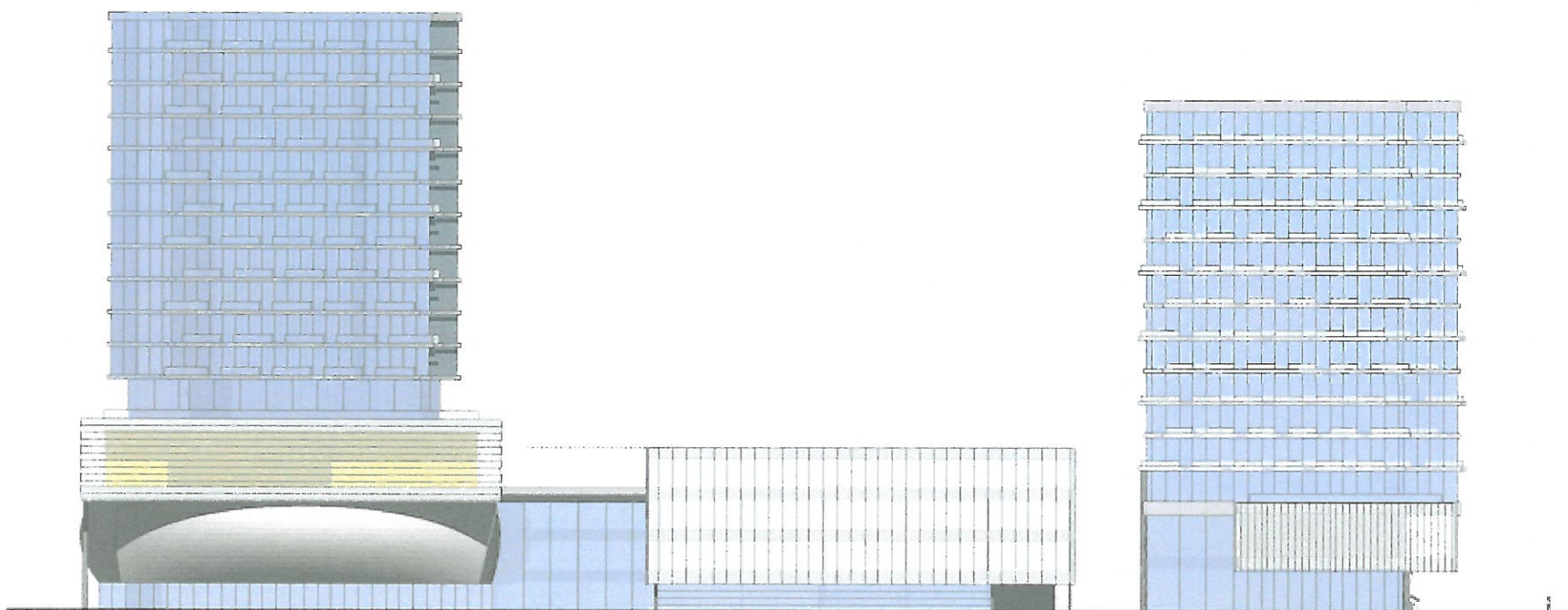
SECTION



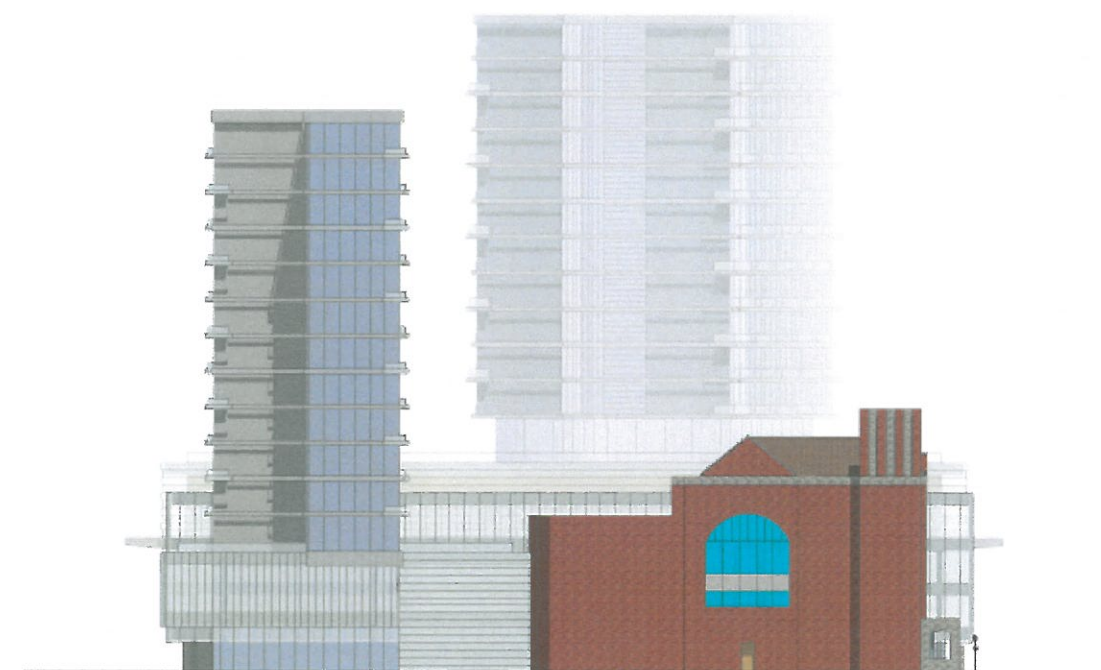
LORNE STREET



12TH AVENUE

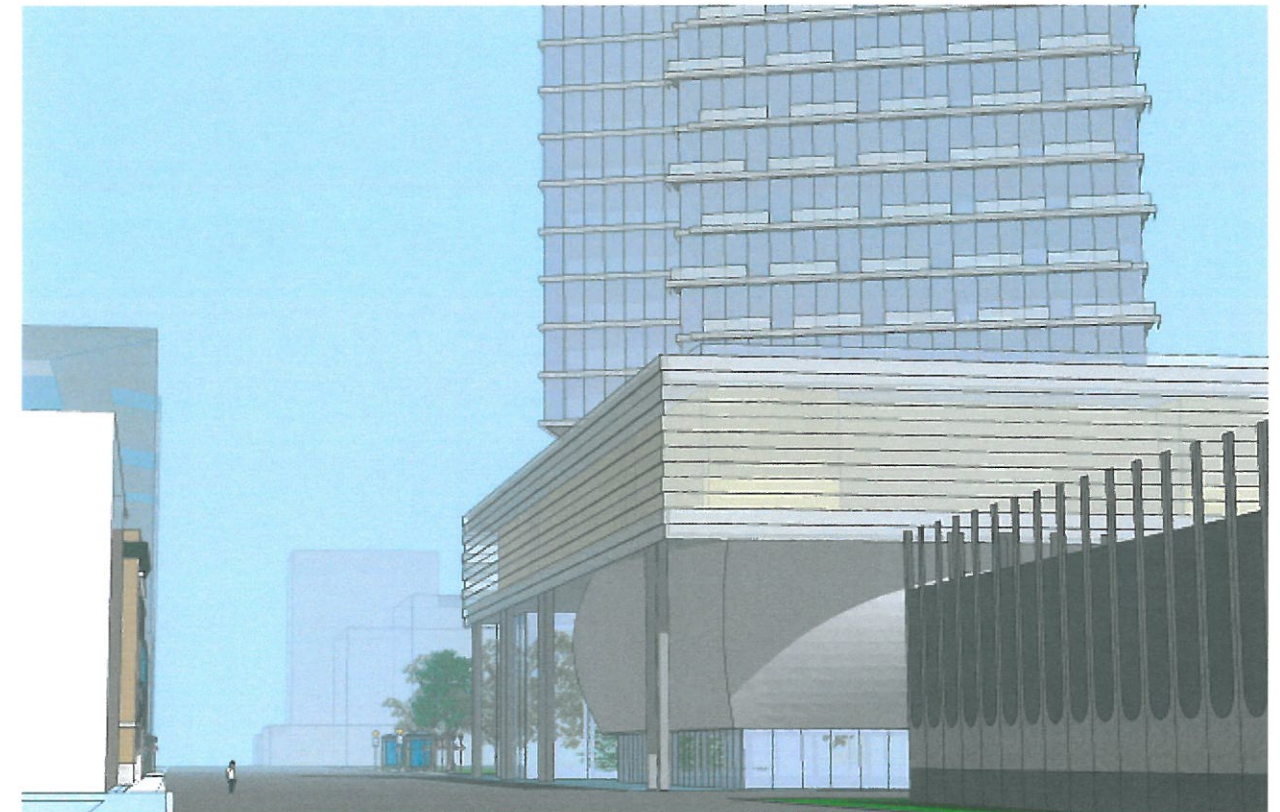
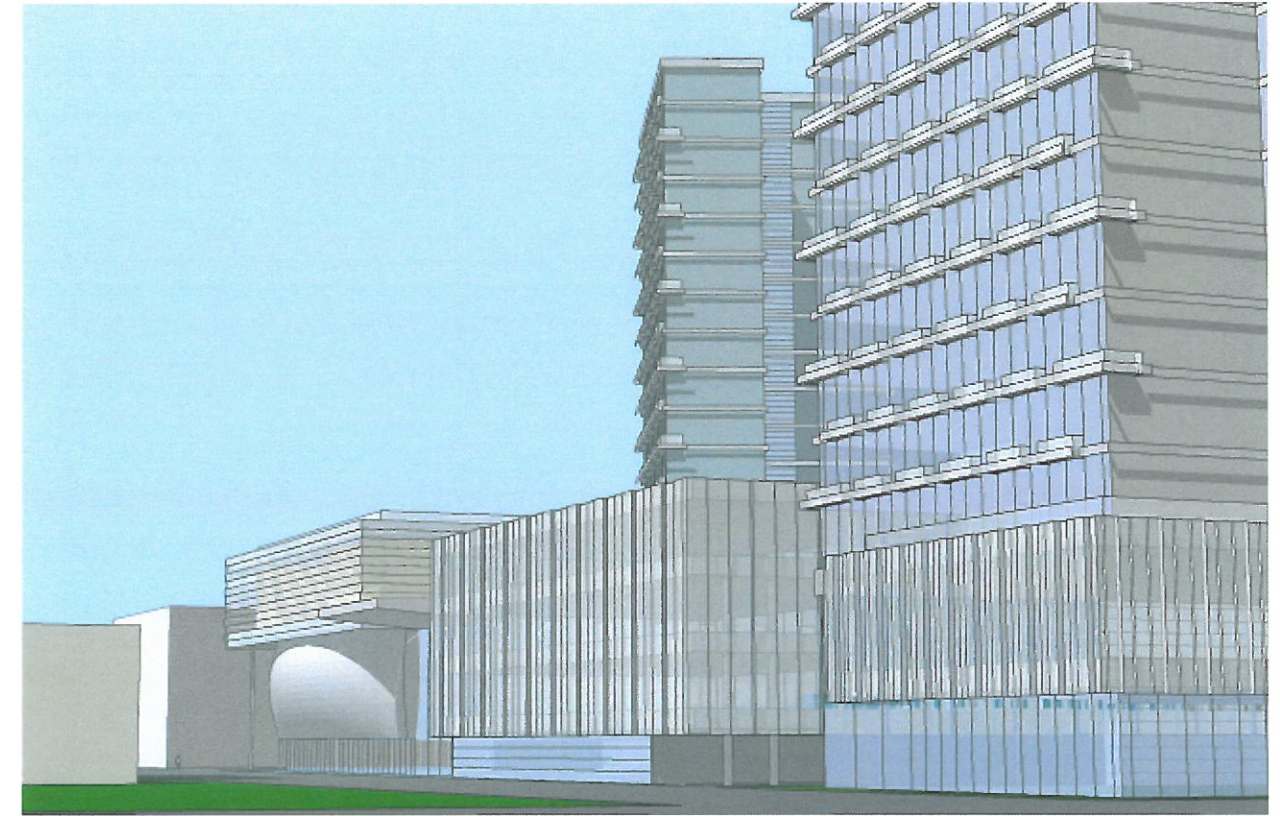
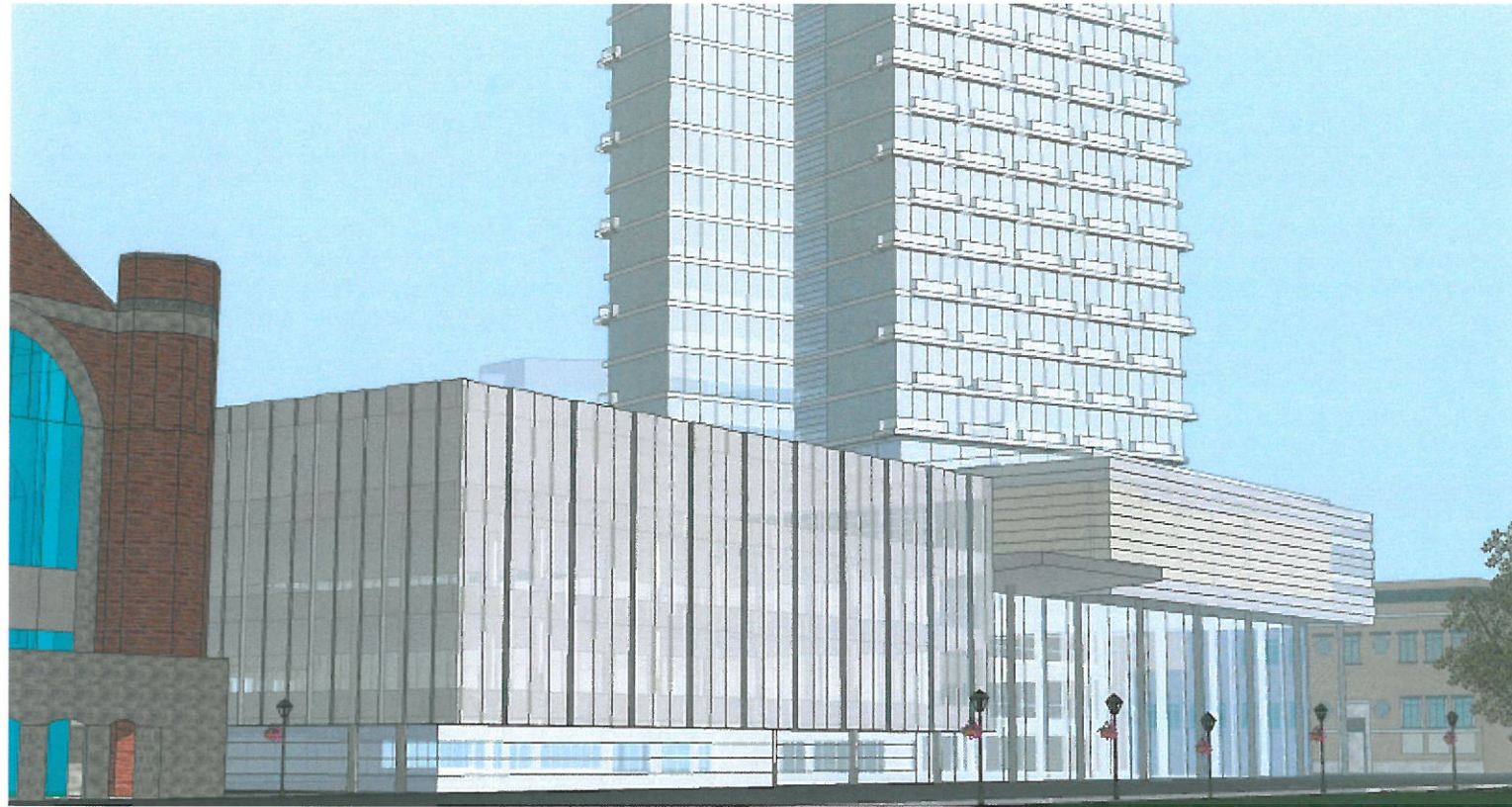


SMITH STREET



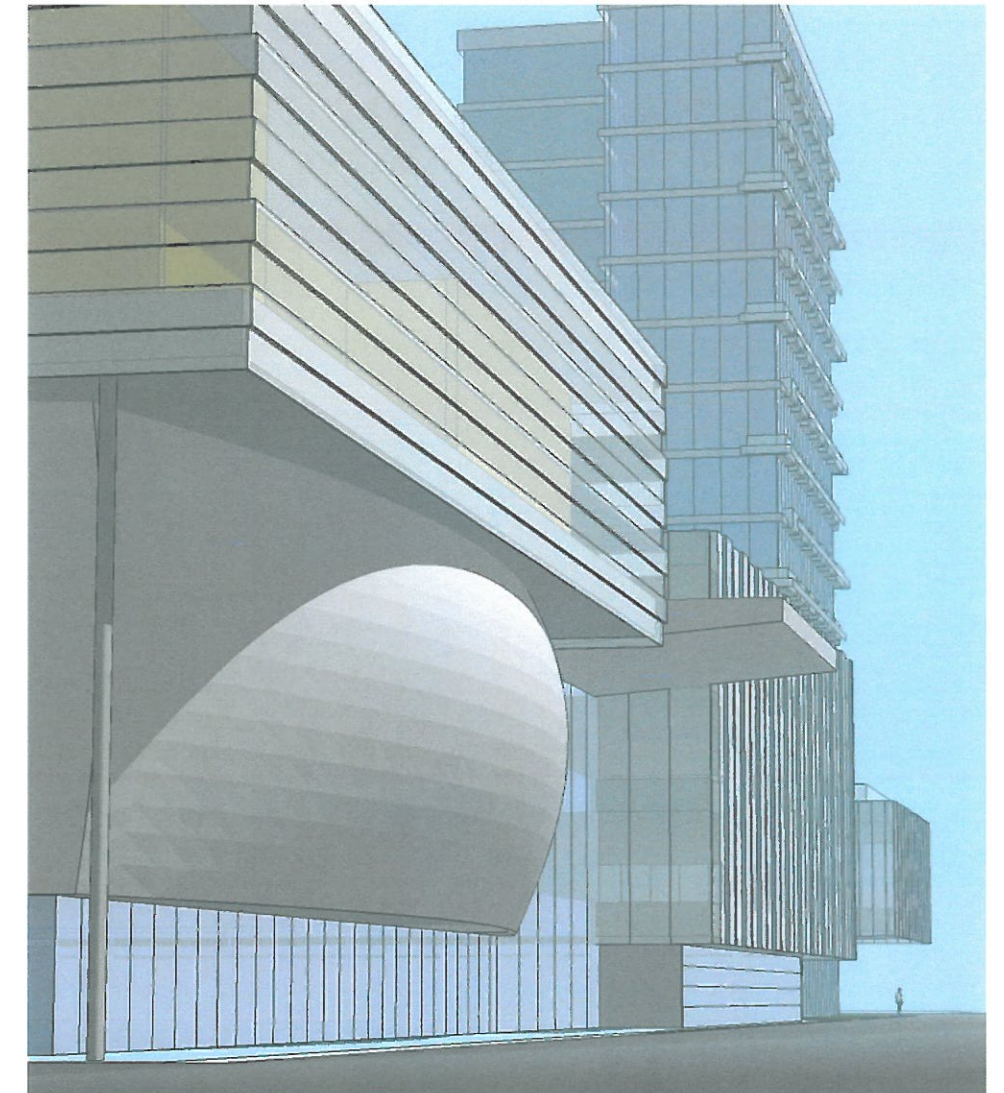
VICTORIA AVENUE

ELEVATIONS



COMPUTER MODEL STUDIES

		P4	P2	P3	P1	Main	L-2	L-3	L-4	L5-17		Total
										per floor	total	
parking	SF.	114600	37400	37400	18000							207400
	SM.	10600	3450	3450	1650							19150
art gallery	SF.		31000	31000		9550	7050	7700	41400			127700
	SM.		2900	2900		900	650	700	3850			11900
archives	SF.		40900	10900	33600	2100		6900				124400
	SM.		3800	3800	3100	200		640				11540
library	SF.				16650	24450	34400	34400	34400			144300
	SM.				1550	2300	3200	3200	3200			13450
hotel	SF.				8500	4100				6900	82800	95400
	SM.				800	380				650	7800	9630
loading	SF.				20000							20000
	SM.				2000							2000
CRU	SF.					17200						17200
	SM.					1600						1600
theatre	SF.					3300	18650					21950
	SM.					300	1700					2000
atrium	SF.					12700						12700
	SM.					1200						1200
church add.	SF.					4200		4200				8400
	SM.					400		400				800
restaurant	SF.						5750					5750
	SM.						530					530
city hall forum	SF.						6500					6500
	SM.						600					600
residence	SF.								5850	5850	70200	76050
	SM.								550	550	6600	7150



FLOOR AREA CALCULATIONS

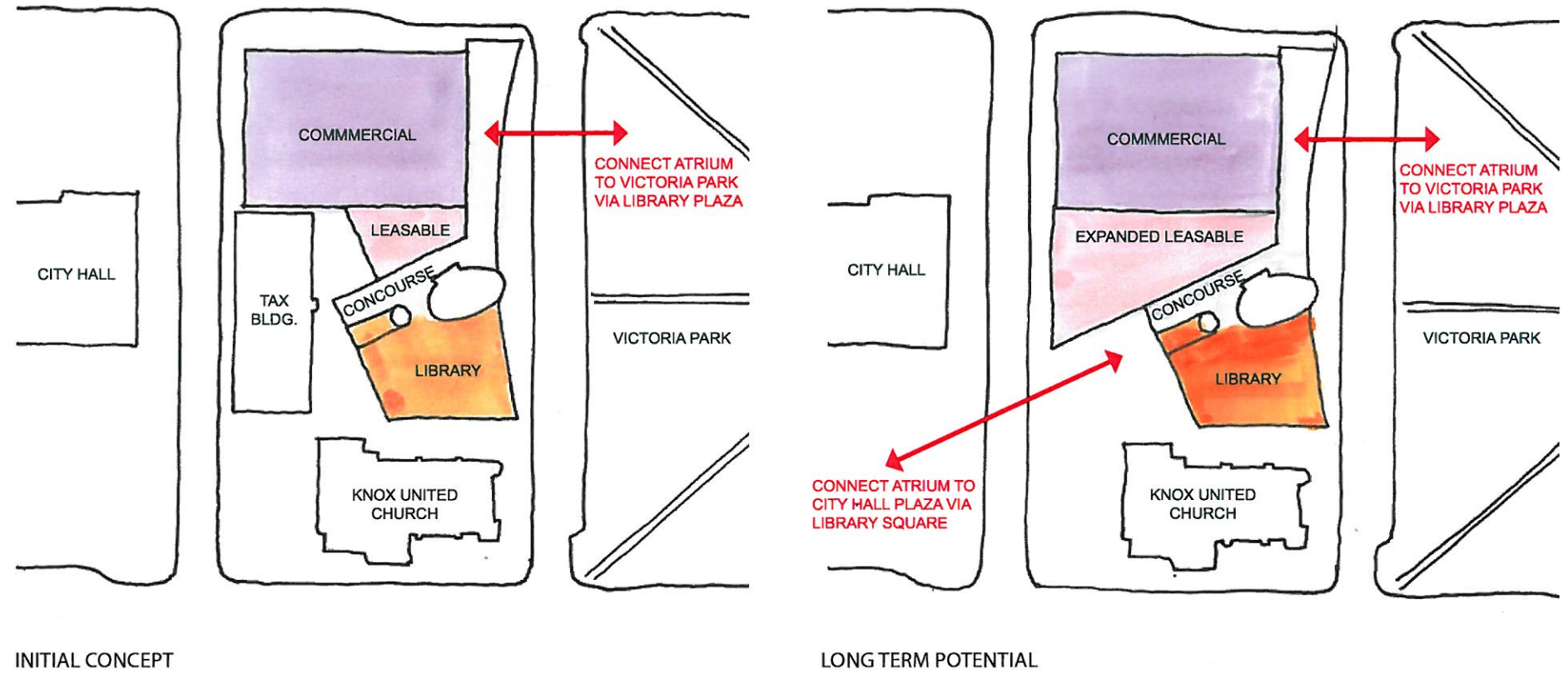
STUDY D

Study D is an extension and refinement of the site use in Study A, combined with the program requirements found in Study C. Alongside this, this study focuses more on the programmatic requirements of the Library in the context of a larger multi use development. The Library portion of the building is organized around a large central space that terminates the winter atrium, and contains the library's internal vertical circulation.

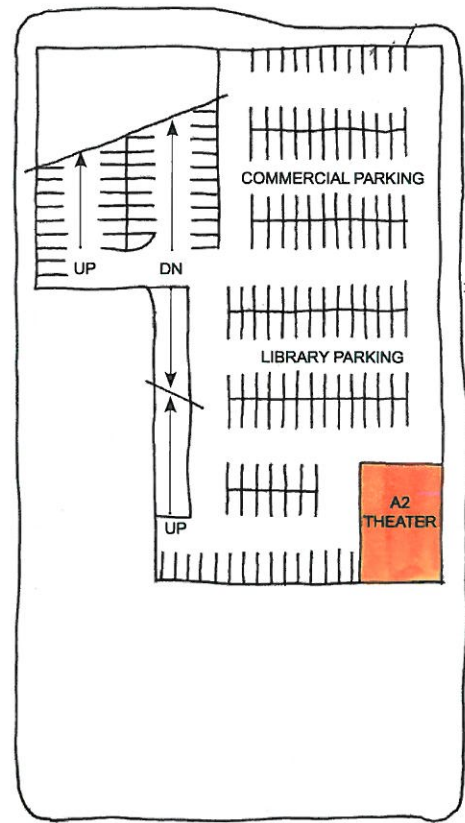
The intention of this void is to function as a way finding space, with visual access to and from the various floors. It is also intended to have a formal expression of the exterior façade, helping to identify the entrance of the Library from the rest of the mixed use development.

This study also looks at orientating the West façade away from the taxation building in order to create nonlinear external gardens that could be used in conjunction with the Library program.

The cultural and commercial program of the mixed used development alongside the Library is similar to that of Study C with the exception of an omission of the archives and residential component of the program. The smaller site area from Study A combined with a larger program from Study C results in a higher Floor Area Ratio, and more building mass in this study. We chose in this study to concentrate this additional mass on the North East corner of the site, as opposed to redistributing the mass uniformly on the site.

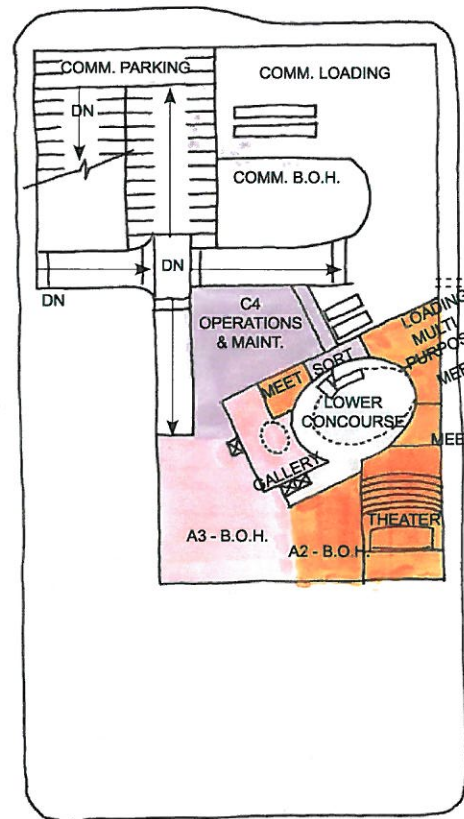


CONCEPT SKETCHES



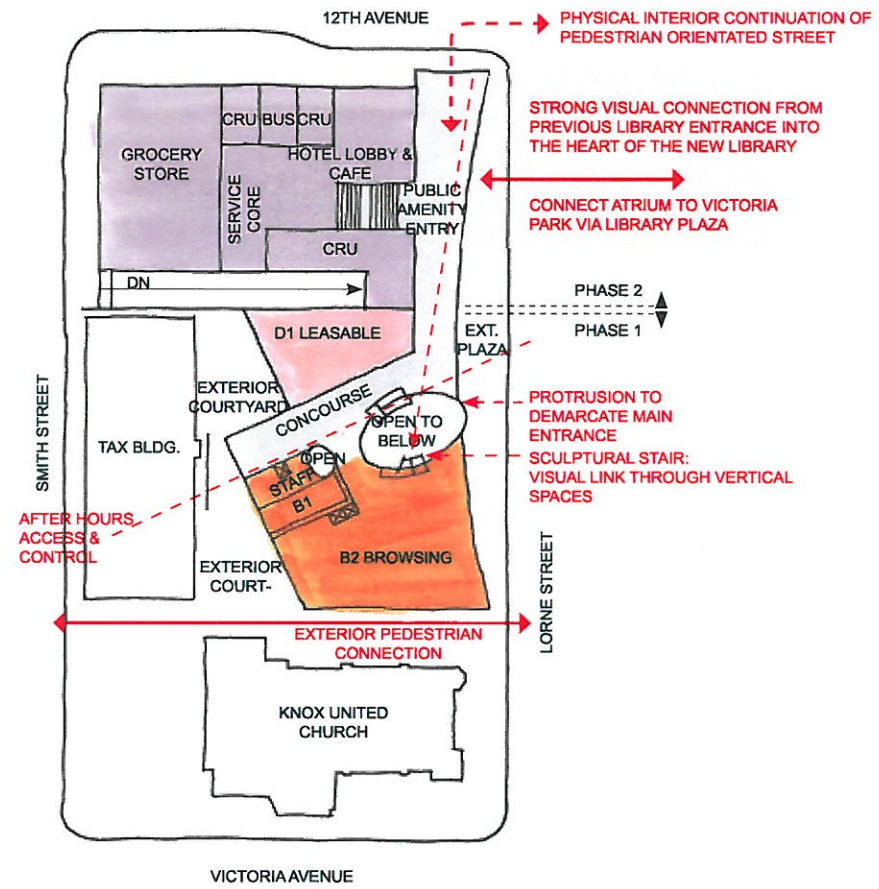
LEVELS P3 AND P4

PHASE 2
PHASE 1

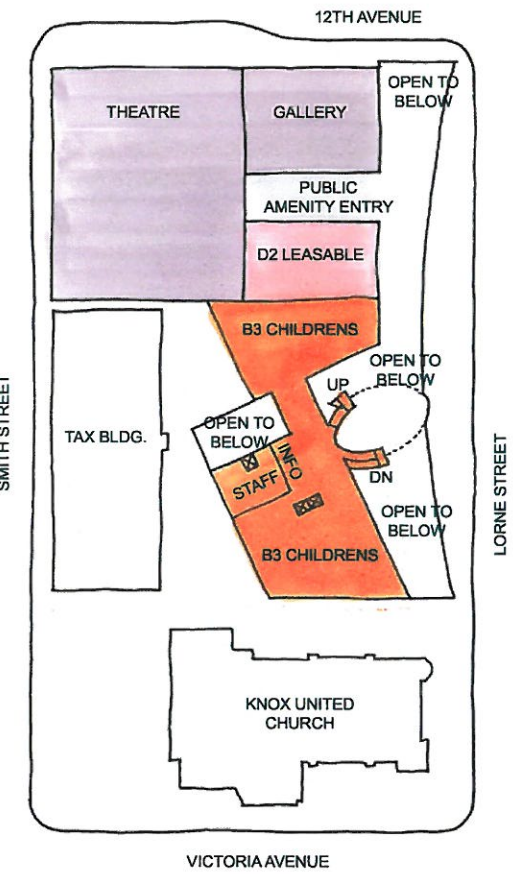


LEVELS P1 AND P2

PHASE 2
PHASE 1

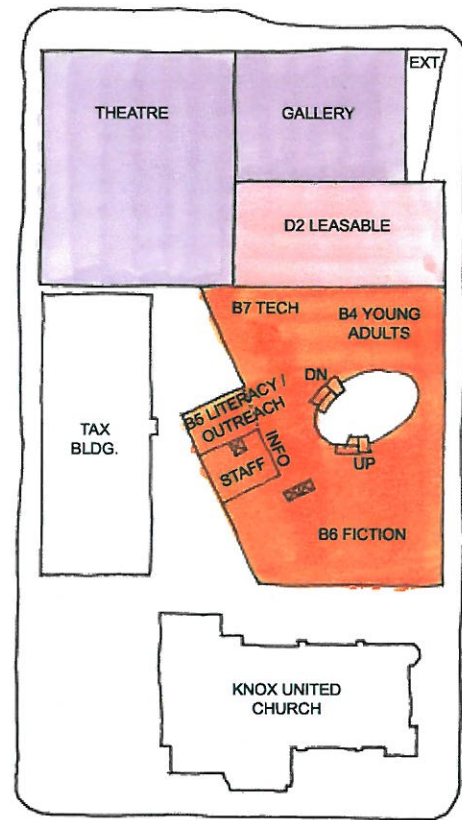


MAIN LEVEL

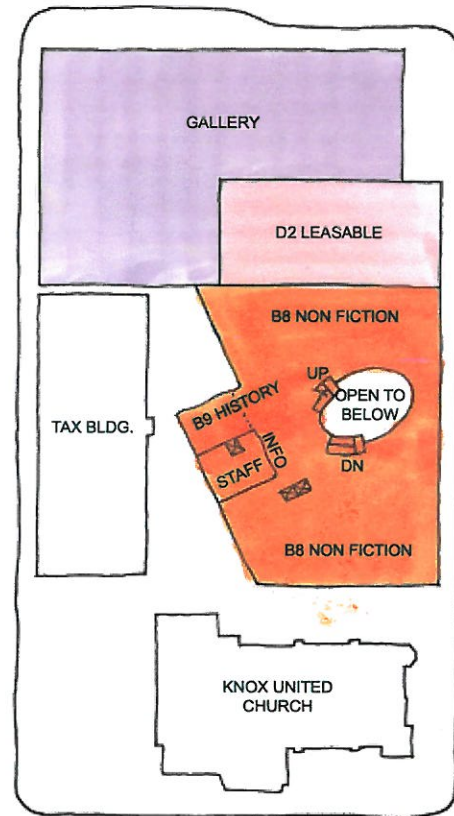


MEZZANINE LEVEL

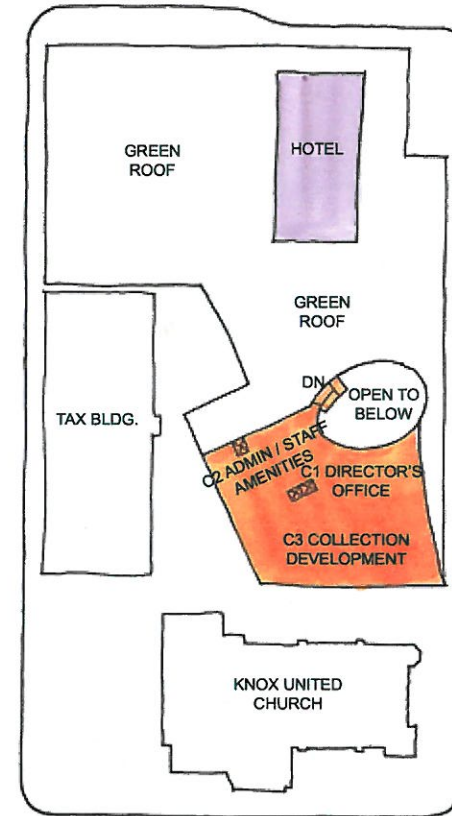
FLOOR PLAN STUDIES



LEVEL 3



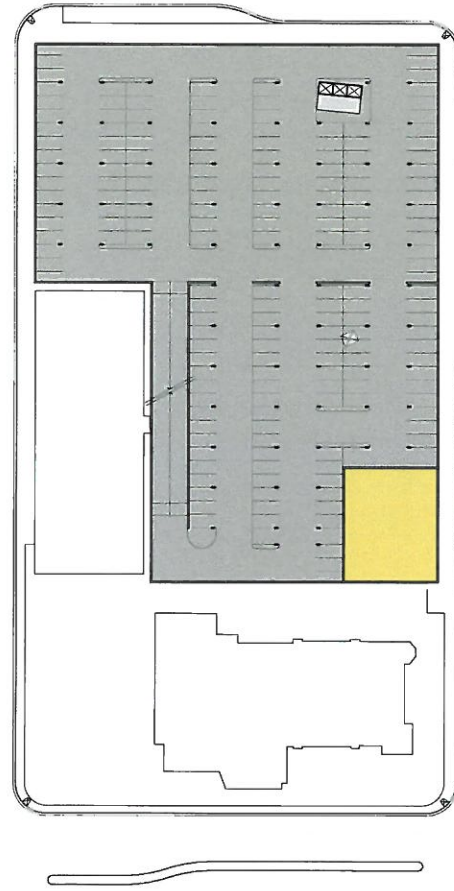
LEVEL 4



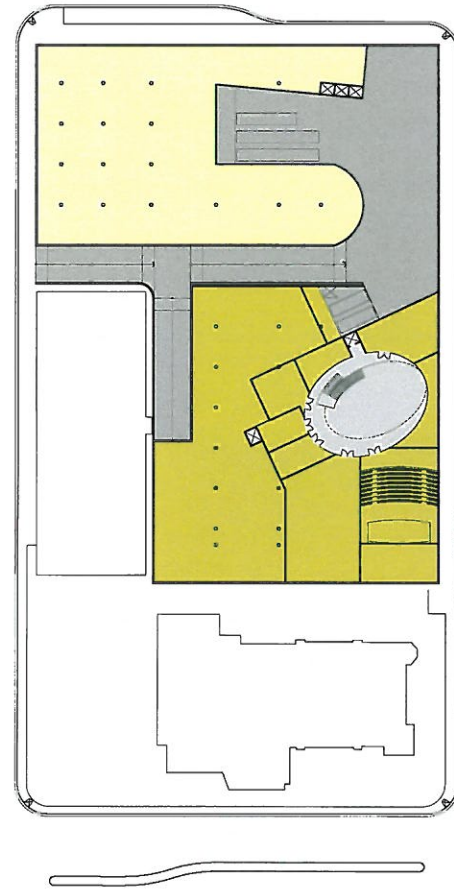
LEVEL 5

FLOOR PLAN STUDIES

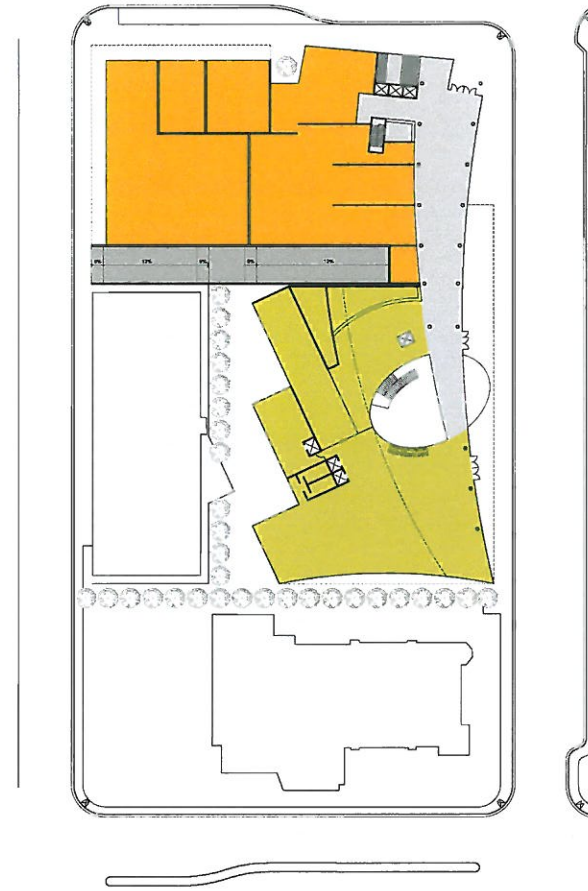
STUDY E



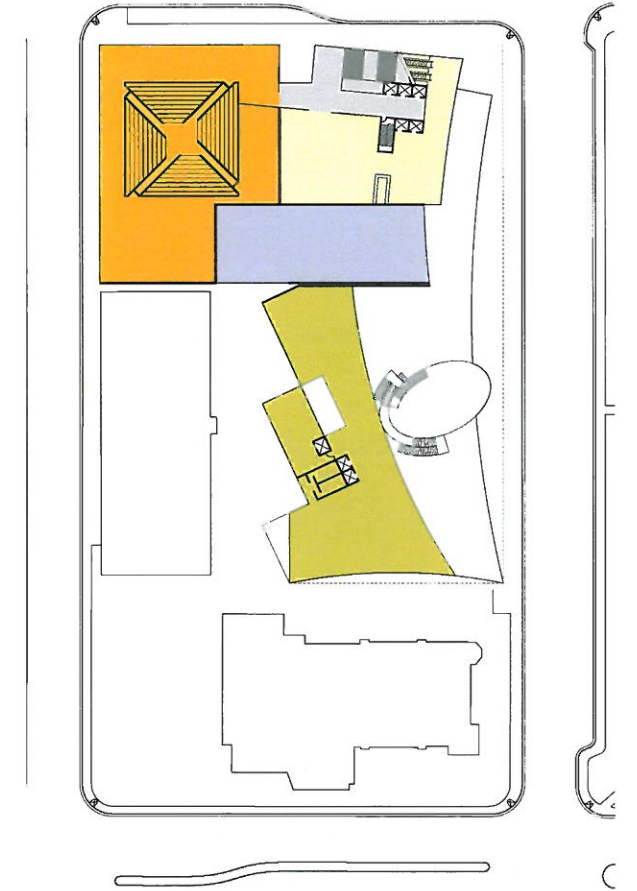
LEVEL P3



LEVEL P1



MAIN LEVEL

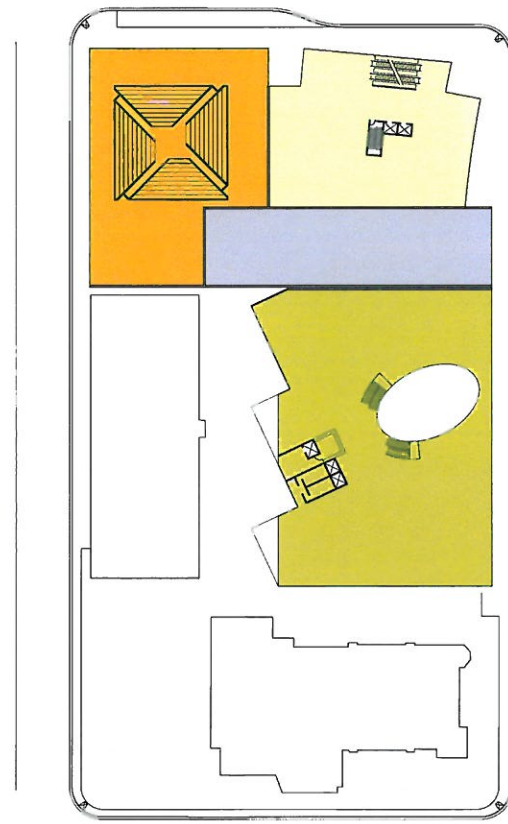


LEVEL 2

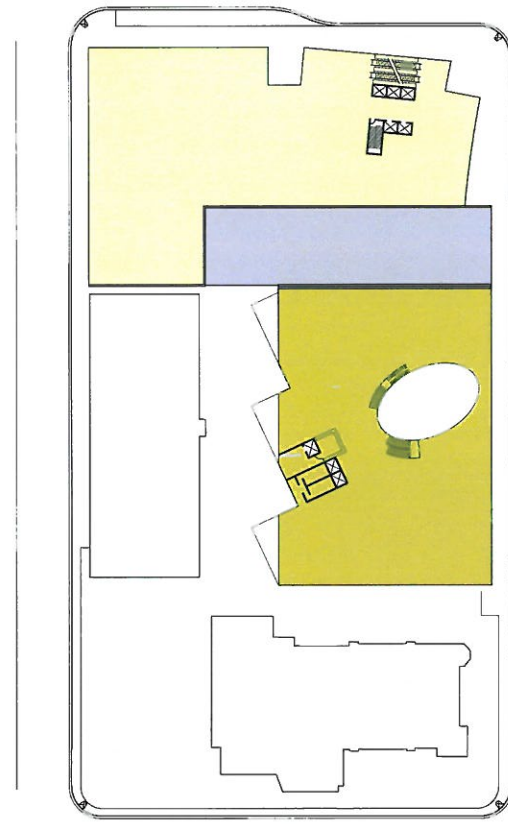
Study E is a refinement and clarification of the previous study. The main intent of this study is to clarify the library programming of the earlier study, and to get a better sense of the overall massing of the site. This study differs from study D in the treatment of the concourse and its relationship to the entry sequence to and from the Library.

- library
- art gallery
- commercial and theatre
- leasable
- concourse
- parking

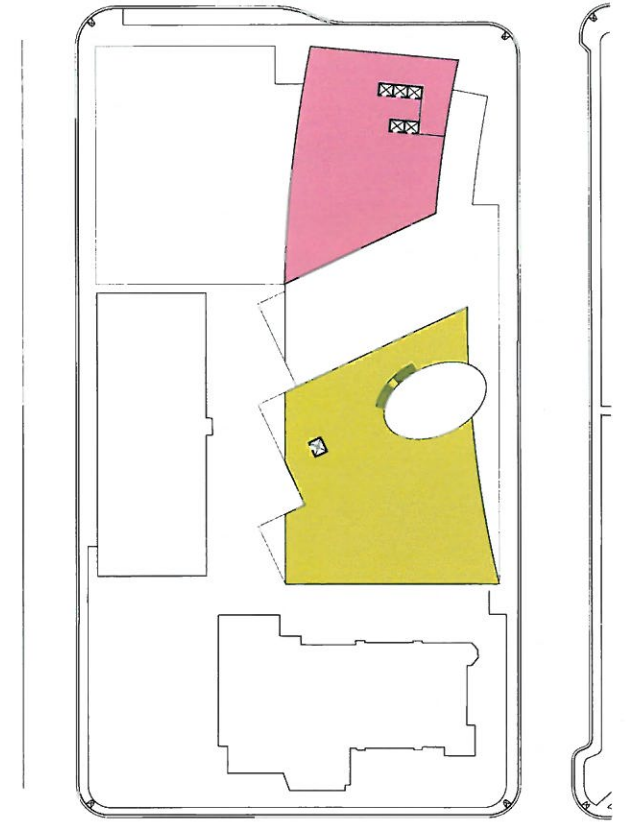
FLOOR PLAN STUDIES



LEVEL 3



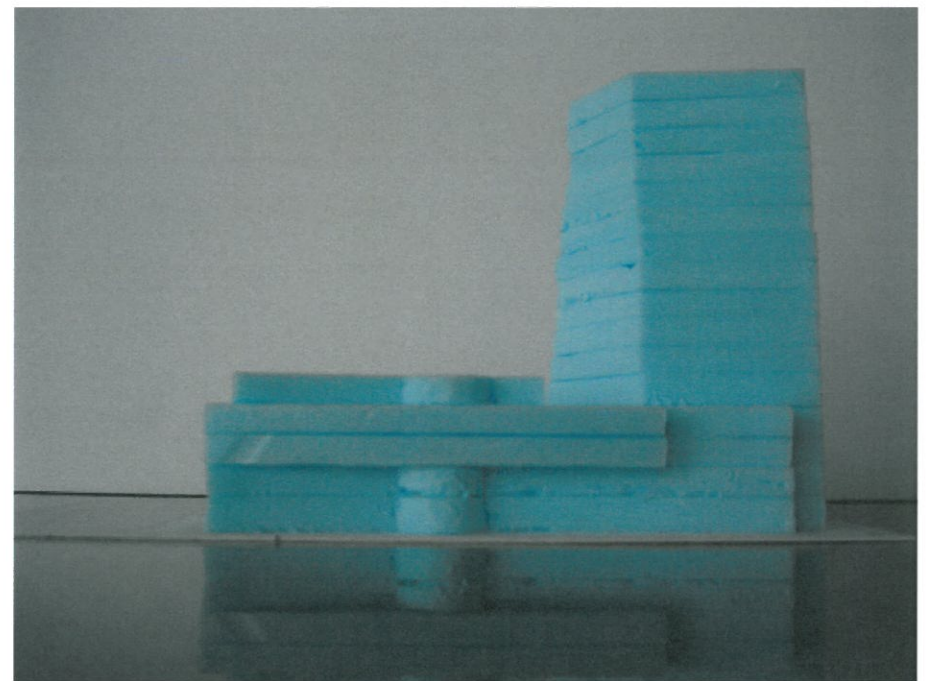
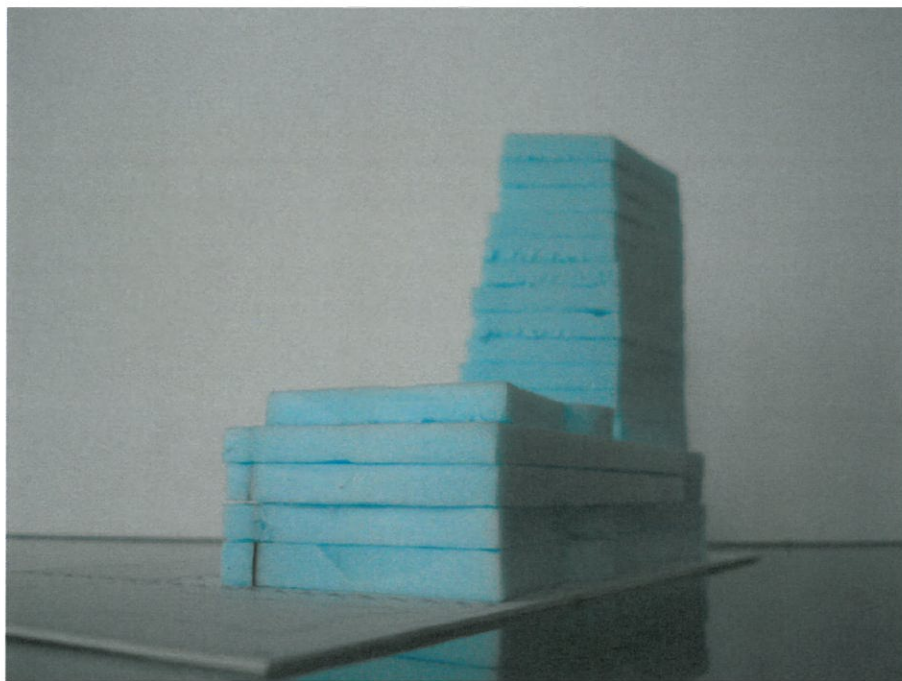
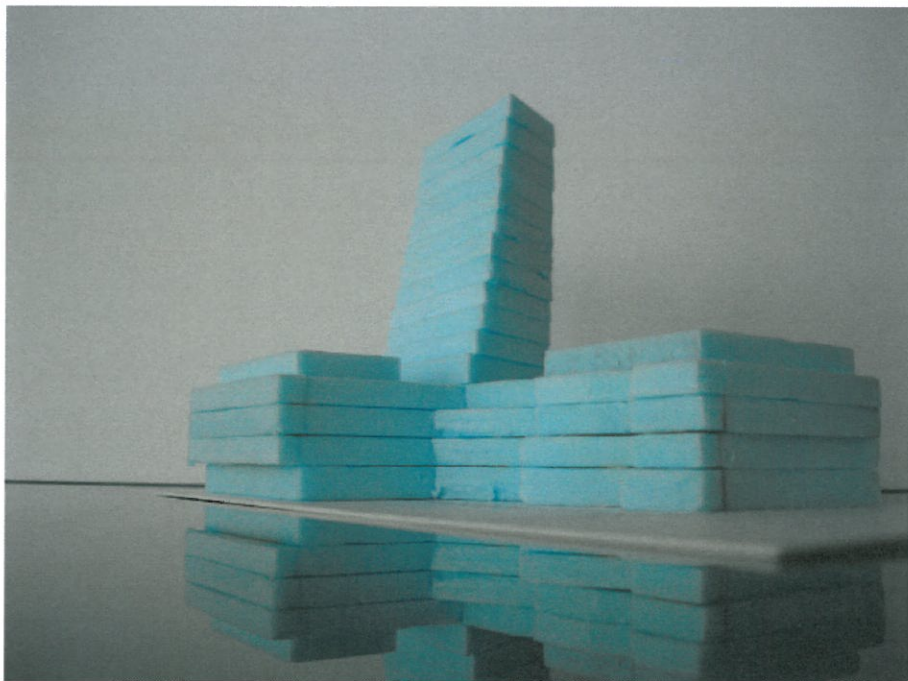
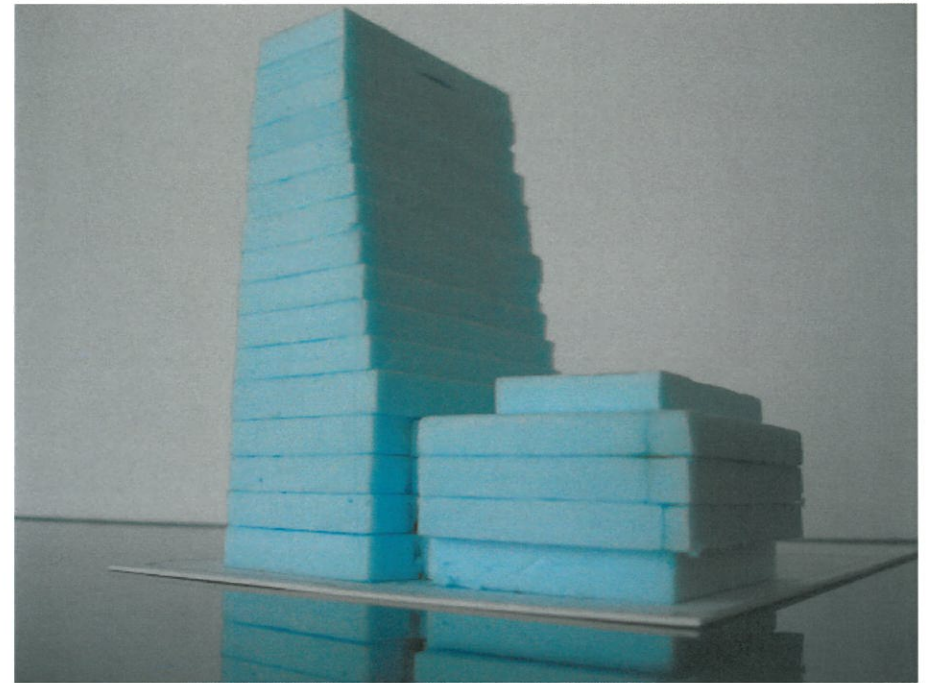
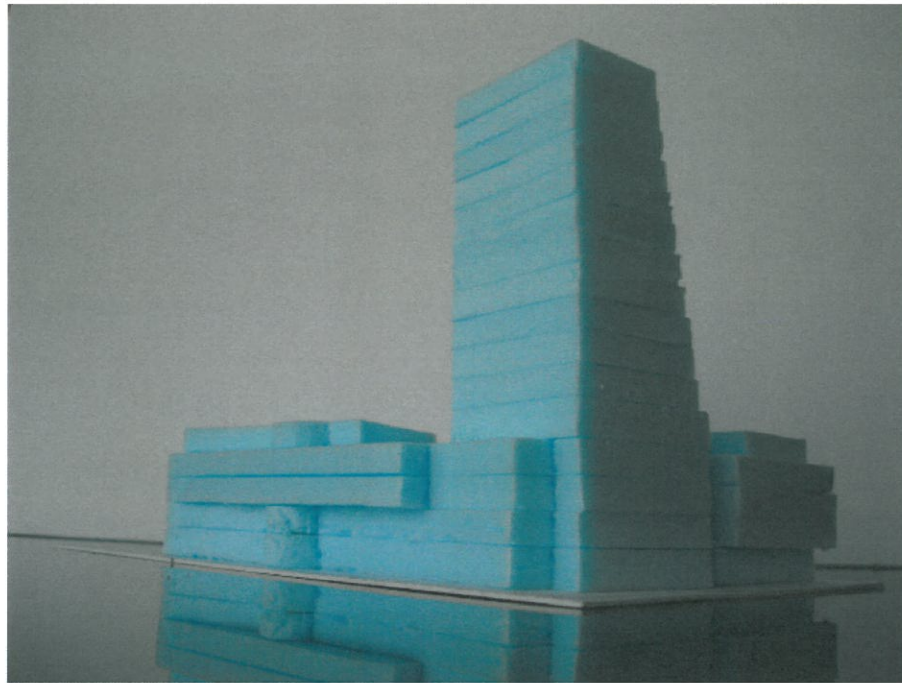
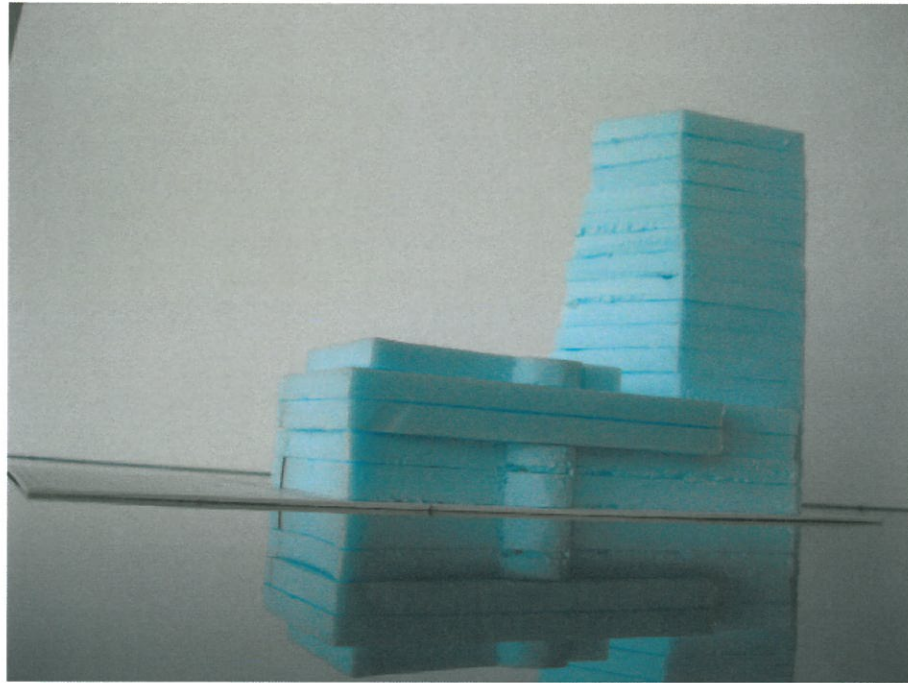
LEVEL 4



LEVEL 5

- library
- art gallery
- theatre
- hotel
- leasable

FLOOR PLAN STUDIES



MASSING MODEL PHOTOS

7

PROPOSED DESIGN

i. SUSTAINABLE DESIGN PRINCIPLES

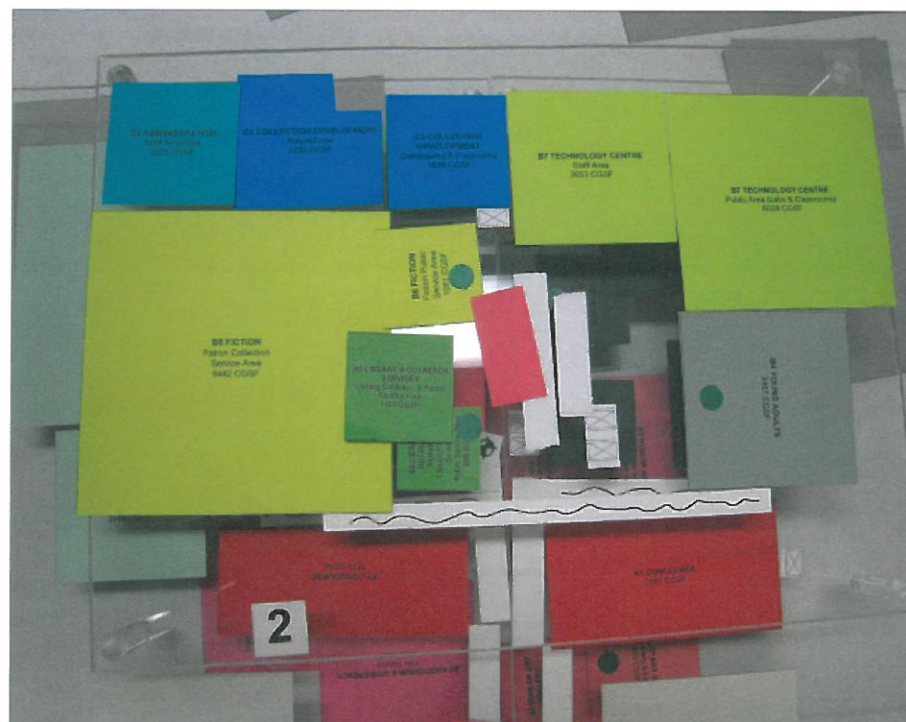
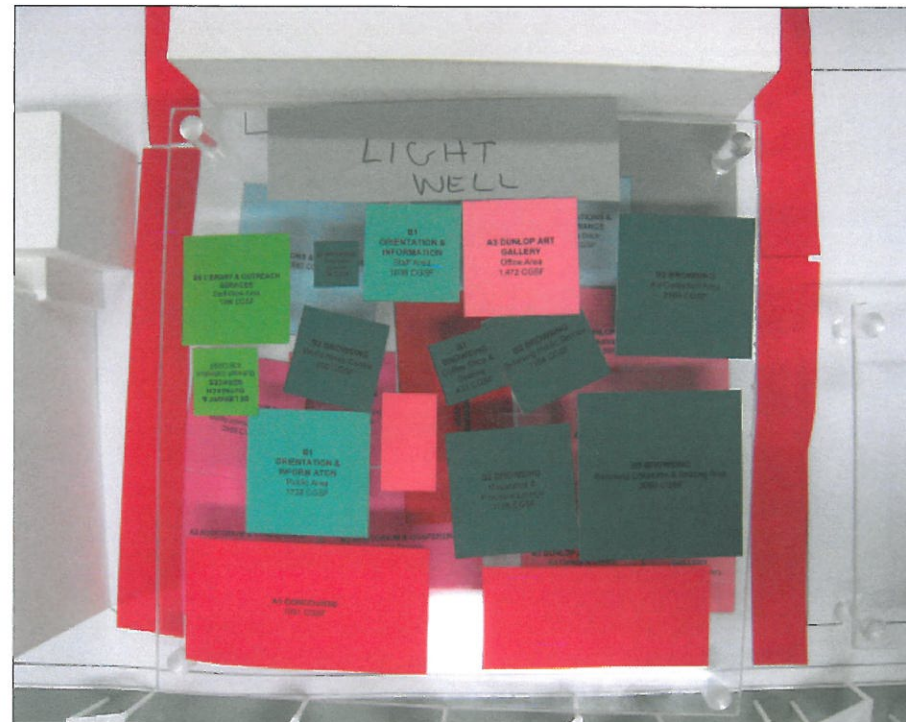
The RPL Development Steering Committee have outlined the sustainable goals for the project. The new RPL and associated partners strive to achieve a sustainable building that meets or exceeds LEED (Leadership in Energy and Environmental Design) silver standards while utilizing a common sense approach to the design.

Innovation and the opportunity to showcase sustainable strategies are to be pursued during design of the final Development Option. The requirement to meet these standards is consistent with the City of Regina's position on sustainable design as outlined in the Downtown Plan.

The current Development Option outlined in this document includes the following sustainable strategies as a core design philosophy:

- Natural ventilation including a potential double skin envelope.
 - o The current development option utilizes a second building "skin" to facilitate sun shading as well as natural ventilation.
- Innovative grey and storm water water solutions.
 - o Grey water reuse and retention and possible storm water retention and reduction through a green roof that also serves to reduce the heat island effect of the development and provide amenity space.
- Water use reduction strategies.
 - o Low flow water fixtures will be used throughout the Development
- Natural power production.
 - o The use of wind power, photovoltaic cells, and microturbines will be explored in development.
- Recycled materials including reuse of existing building components and/or materials.
 - o Materials from the existing buildings on-site including major building components or actual building pieces in- situ will be part of the development.
- Energy efficient mechanical and electrical systems utilizing heat reclaim and high efficiency light fixtures.
- Maximize daylighting opportunities.
 - o The Library spaces must be light filled and daylighting considered a critical resource.
 - o The development will utilize light shafts and suitable daylighting controls for the various partner organizations dependant on need and functional requirements.
- Enhance the built environment and improve on public amenities.
 - o The development will provide a cultural heart to the city and enhance and respond to the City of Regina Downtown plan in as many applications as possible.





ii. CENTRAL LIBRARY

The needs of the Central Library were determined through a Master Programming process directed by RPG – Resource Planning Group. The components required for the new library include the following:

- A. Community Forum and Conference Facility
 - A1 Concourse/Winter Garden
 - A2 Film Theatre (Auditorium) and Seminar Facility;
 - A3 Dunlop Art Gallery;
- B. Library Services
 - B1 Orientation and Information Services;
 - B2 Browsing Library;
 - B3 Children's Library;
 - B4 Young Adults;
 - B5 Literacy and Outreach Services;
 - B6 Fiction;
 - B7 Technology Centre, IT and Virtual Services;
 - B8 Non-Fiction Collection;
 - B9 Local History/Genealogy Centre;
- C. Support Services
 - C1 Library Director's Office;
 - C2 Administration and Staff Amenities;
 - C3 Collections Development/Cataloguing and Processing;
 - C4 Operations and Maintenance;
- D. Ancillary Space
 - D1 Leasable Space A – Retail and Community Services;
 - D2 Leasable Space B – Long Term Expansion Space;
- E. General Support Space
 - E1 Parking for approximately 250 vehicles including library and outreach vehicles.

The projected gross size of the new Central Library is 13,000 – 14,000 s.m. (140,000 – 150,000 s.f.), with an optimum floor plate size of 3,250 s.m. (35,000s.f.). The optimum floor size reflects the ideal vertical and horizontal division of the program while maximizing staffing efficiencies.

iii. MAIN FLOOR CONCOURSE

The main floor concourse is a north-south oriented space parallel to Lorne Street. The space acts as an interior programmable space usable by all the building occupants. A restaurant or pub, coffee shop(s), a book store, vertical access to the Art Gallery, Theatre, and Hotel would be provided with a dramatic grand staircase. The space would act as an amenity for the Citizens of the City of Regina as well as provide a winter garden link between the RPL, Theatre, and Gallery.

The space would also parallel the public space on the exterior and would provide a permeable edge along Lorne Street. It is suggested that Lorne Street and the adjacent sidewalk be paved in a similar fashion to the WOW! Project to create a larger forecourt to the RPL Development.

iv. COMMUNITY FORUM

The City of Regina expressed an interest in obtaining Community Forum space in the Development Project. The space would primarily function as a public gathering space, meeting room and multi-purpose, multi-function area intended to replace the current Forum on the main floor of City Hall.

The space is expected to create an excellent synergistic relationship with the RPL Theatre and meeting spaces throughout the building. In addition, the co-location of the Forum with the cultural partners and mixed use retail and commercial would allow for access to catering and restaurant facilities. The location of the Forum adjacent to Victoria Park was also considered of great benefit to enhanced public access to the amenity.

The proposed development option co-locates meeting rooms, multipurpose rooms, RPL Theatre, and a sunlit concourse space in the lower level of the Proposed RPL Development phase one.

v. THEATRE

Phase two of this Development Option includes all program items from v. to ix. A major cultural partner identified is the Globe Theatre. The Globe Theatre program is located on the second floor of the development, immediately above the main floor retail spaces. The lobby and crush spaces are accessed via a grand staircase from the main floor concourse and elevators. The theatre crush space would be located on the north side of the Development with visual access to and from 12th Avenue below.

vi. GALLERY

The Gallery is located on the second floor (tickets, reception, gift shop) with primary gallery space on the third and fourth floors of the north wing of the development. Access from the parking level loading area and 50,000 square feet back-of-house is accessed via dedicated and secure vertical circulation.

Public circulation is from the main floor public concourse via the shared grand stair. Primary gallery space is located on the third and fourth floors with natural diffused light supplied via roof top sun scoops.

vii. STREET LEVEL RETAIL

The street level retail is located on the north side of the development on 12th Avenue. Storefronts will be transparent to enhance “eyes on the street” and promote a welcoming pedestrian street face. Principal occupancies will be a Transit Hub, a grocery or deli, and boutique commercial opportunities. The interior concourse will also have retail components. These would include a bookstore, coffee shop(s), restaurants and pubs.

viii. HOTEL

The hotel is intended to be a boutique style hotel of approximately 100 rooms over 14 floors. The hotel would utilize portions of the upper level green roofs as amenity spaces. The hotel lobby would be located on the east side of the tower overlooking Victoria Park.

ix. LEASABLE SPACE

The Development Option includes speculative leasable space in three locations. The first is the 6th and 7th floors of the tower development. This is a suggested location for the Masonic Lodge. The second space is a vertical stack of space in the second phase of Development which would serve as future horizontal expansion space for RPL. The third space includes two floors located immediately above the phase one RPL portion of the development.

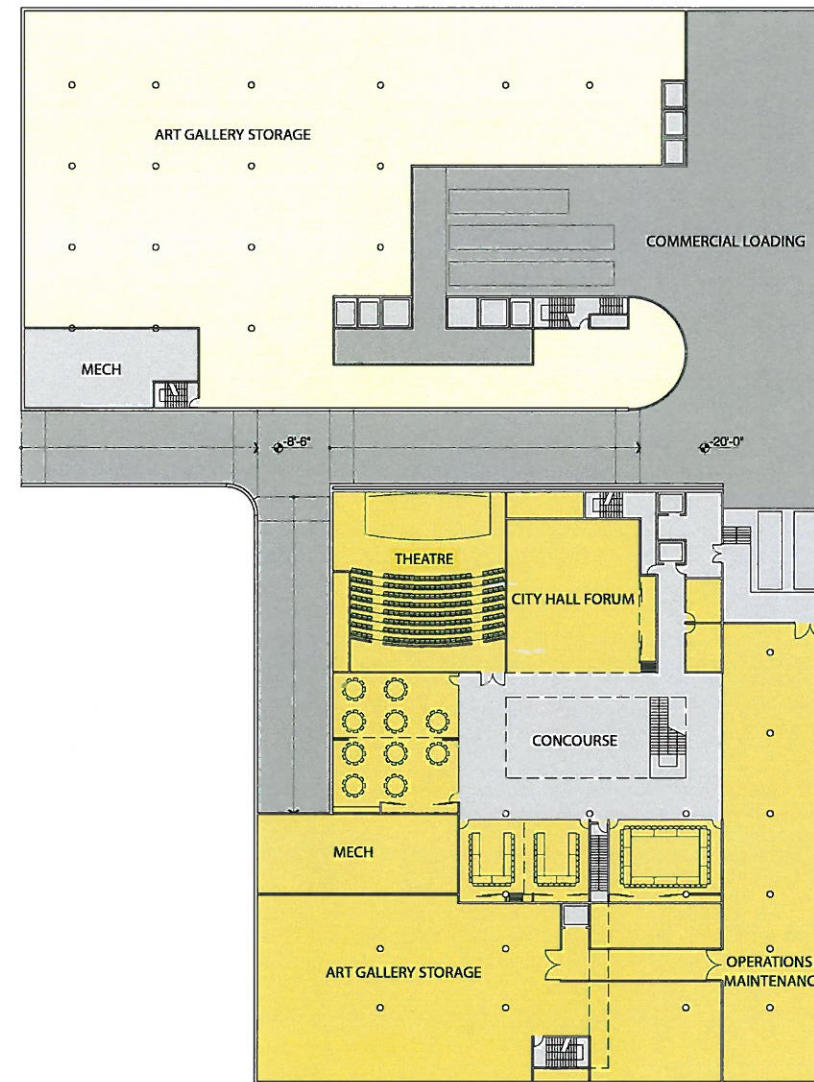
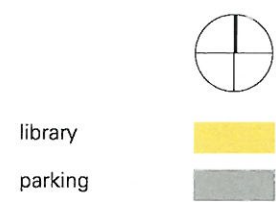
Program	Level P3 (SF)	Level P2 (SF)	Level P1 (SF)	Level Main (SF)	Level 2 (SF)	Level 3 (SF)	Level 4 (SF)	Level 5 (SF)	Level 6 (SF)	Level 7 (SF)	Level 8-21 (SF)	Program Area Totals
library			28,000	15,500	20,600	22,300	23,000	19,000				128,400
expansion / leasable space				5,300	7,600	9,200	9,300	9,500	11,800	11,100		63,800
art gallery			50,400		6,100	9,200	27,800	11,400				104,900
commercial				19,000								19,000
masonic temple									11,300	10,800		11,300
city hall forum			3,000									3,000
globe theatre					20,900	6,400						27,300
restaurant				2,900								2,900
hotel											84,500	84,500
winter atrium / circulation			3,800	7,700								11,500
parking (approx 340 cars)	80,650	80,650										161,300
loading			20,000									20,000
totals per floor	80,650	80,650	105,200	50,400	55,200	47,100	60,100	39,900	23,100	21,900	84,500	648,700

area excluding pkg / load 456,600
 below grade area 266,500
 above grade area 382,200
 site area 72,000
 FAR above grade 5.3

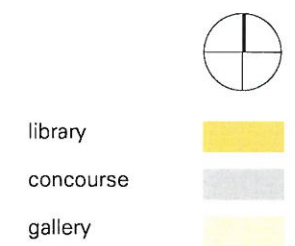
FLOOR AREA CALCULATIONS

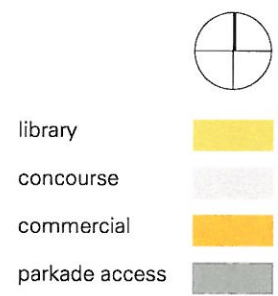
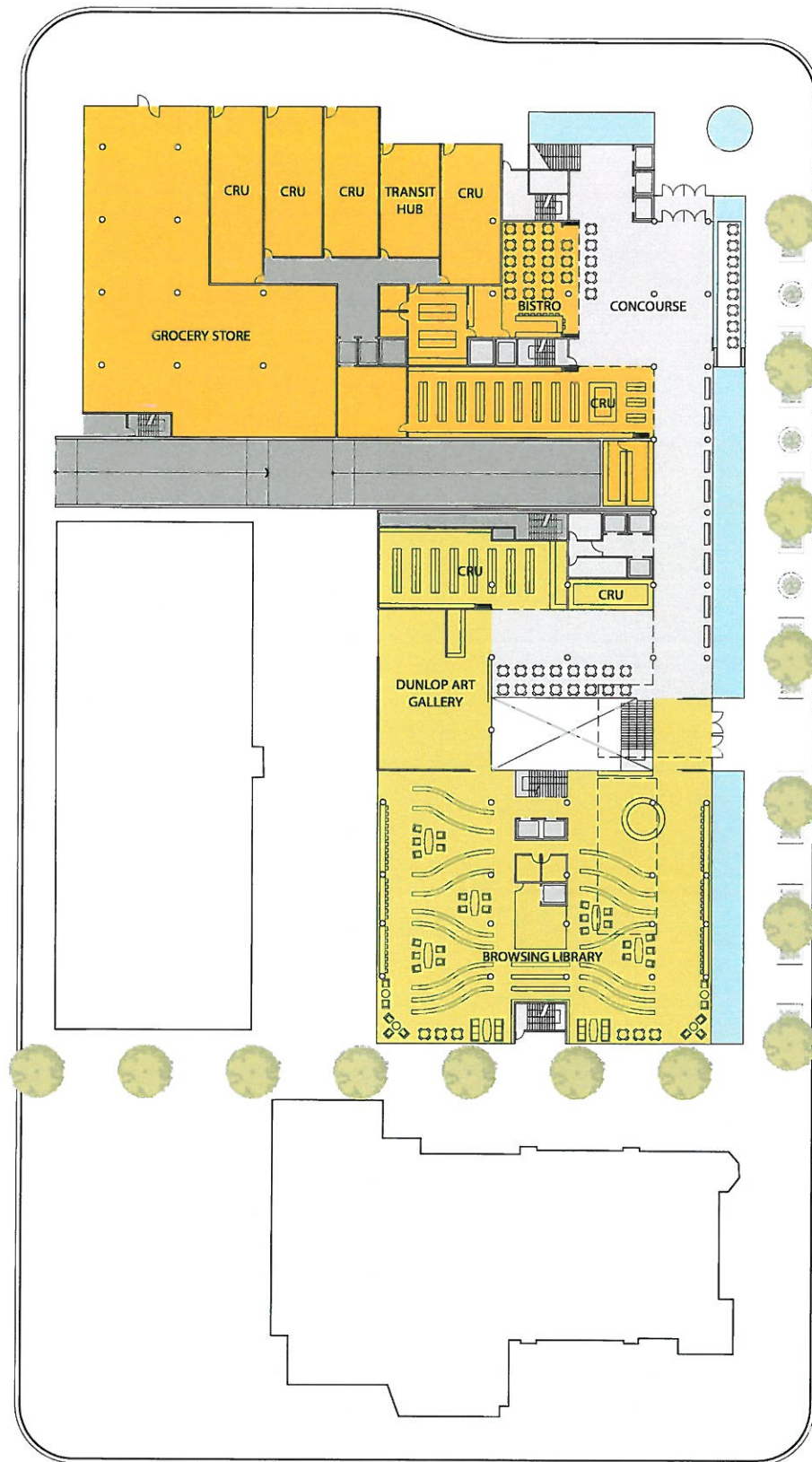


P2 LEVEL

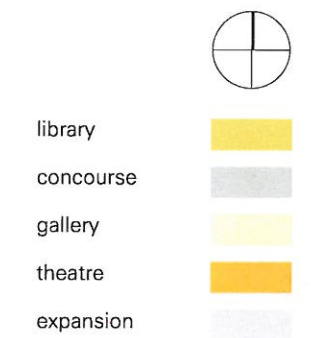
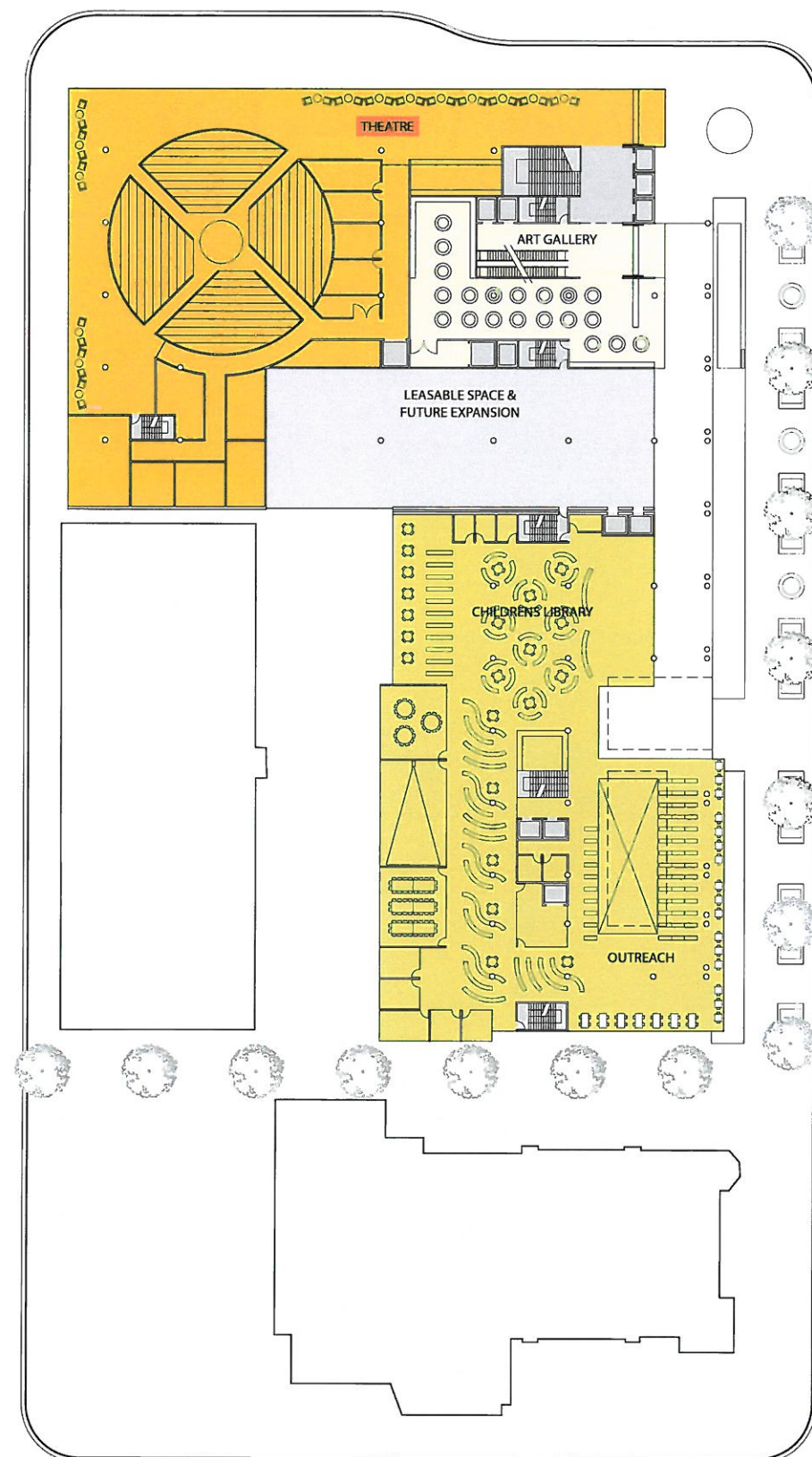


P1 LEVEL

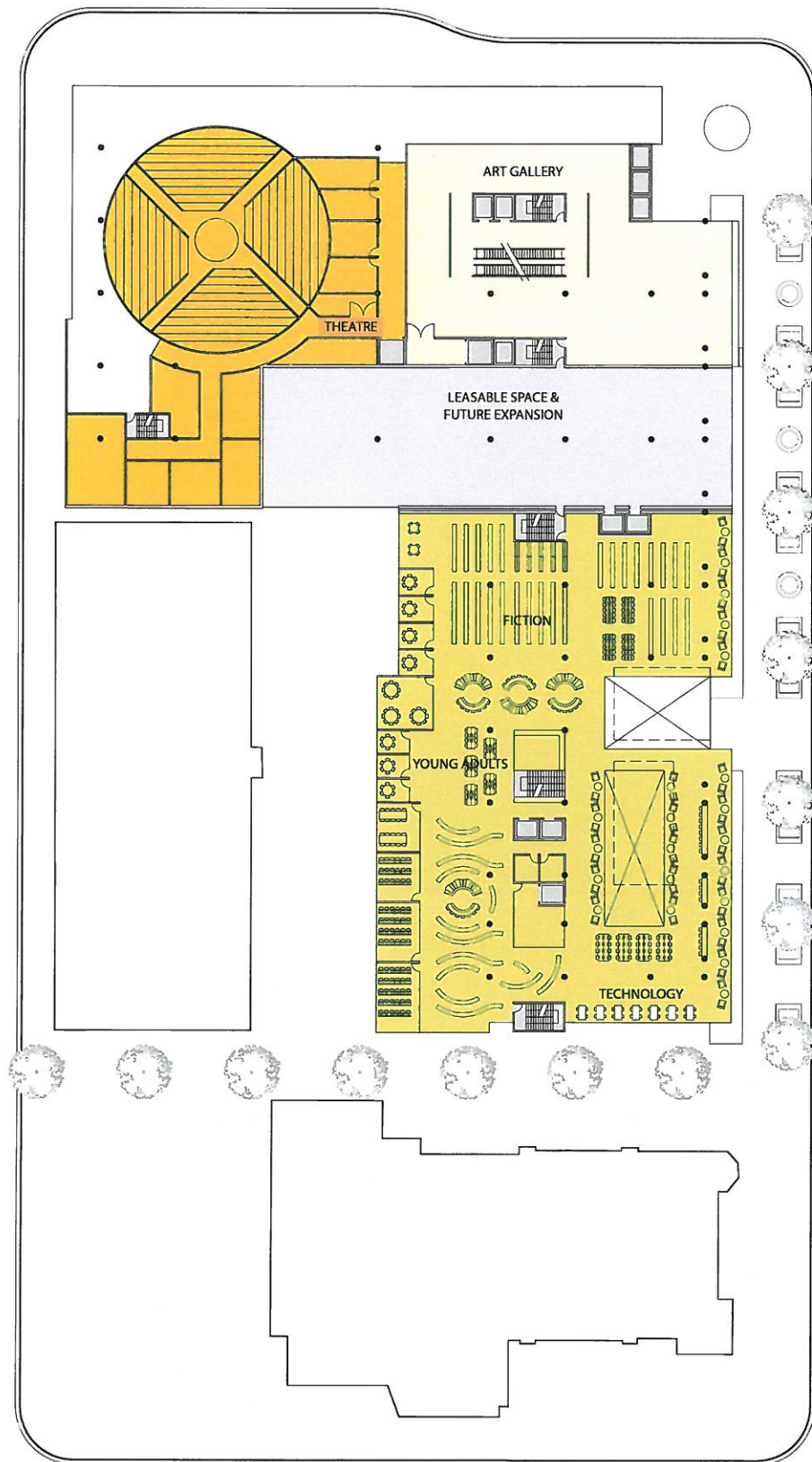




MAIN LEVEL



LEVEL 2



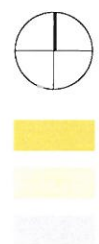
library
 gallery
 theatre
 expansion



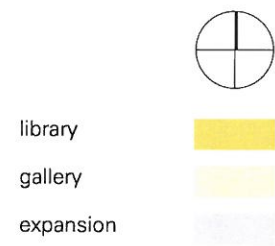
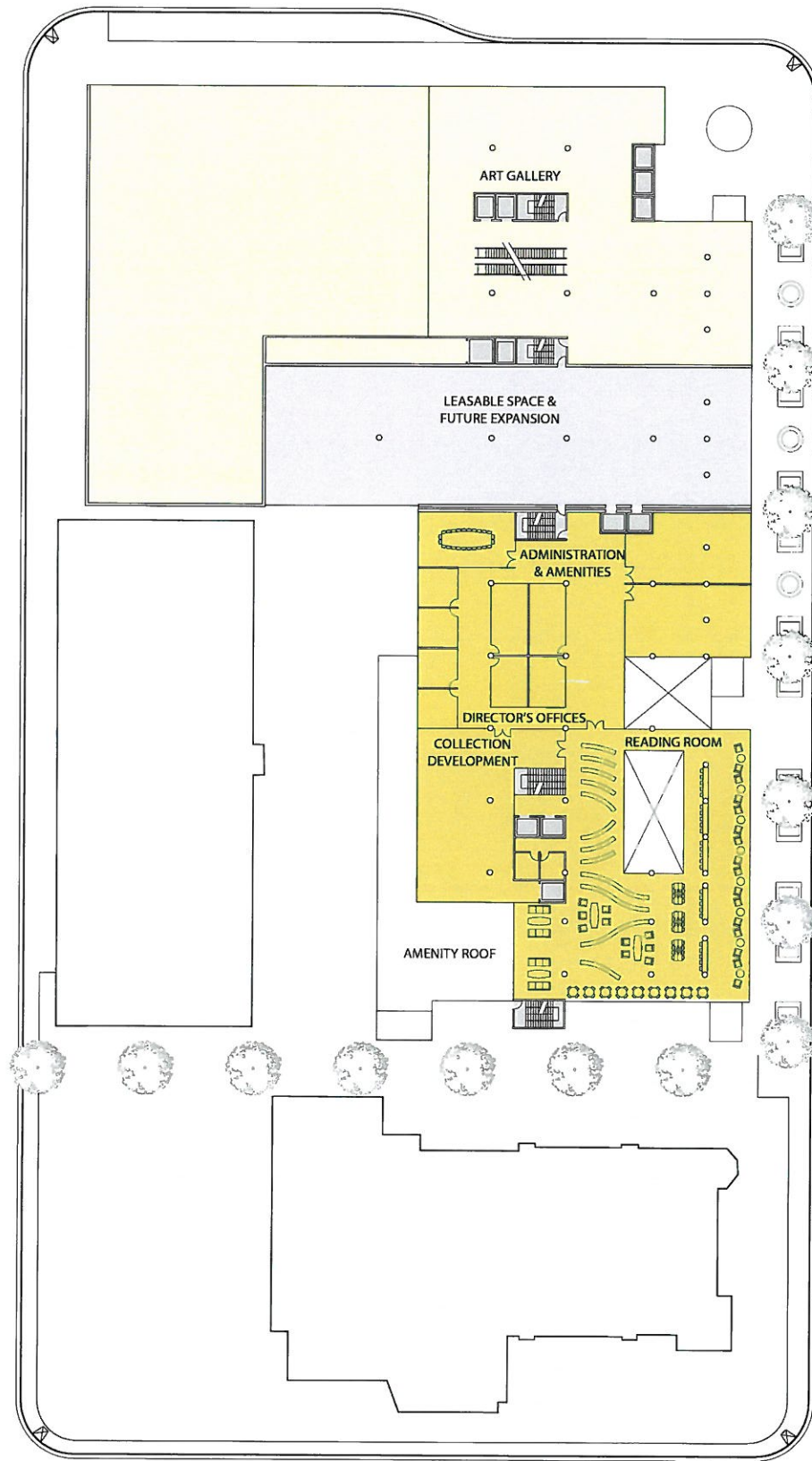
LEVEL 3



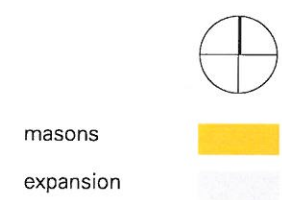
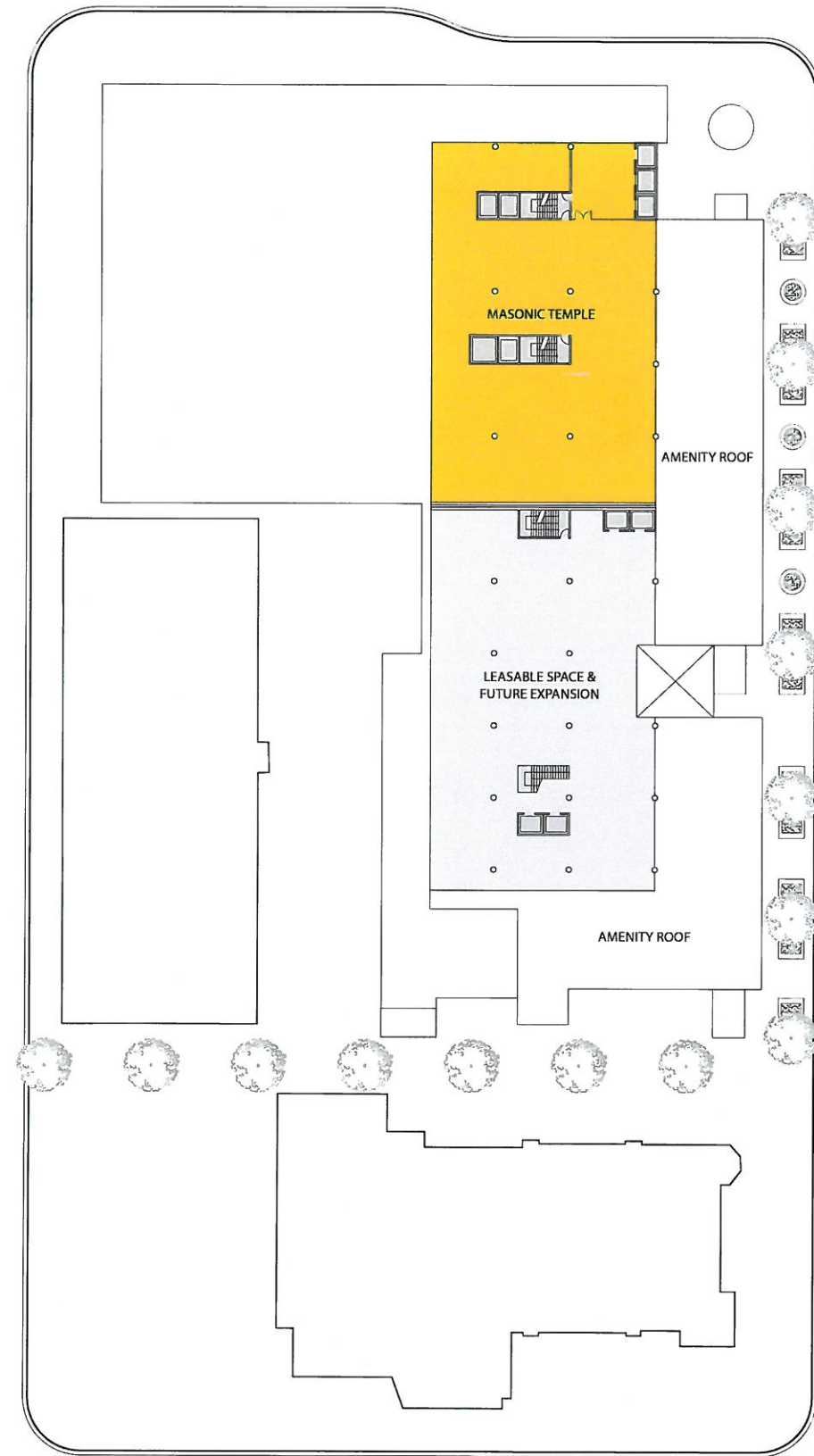
library
 gallery
 expansion



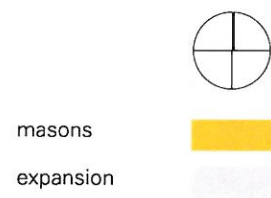
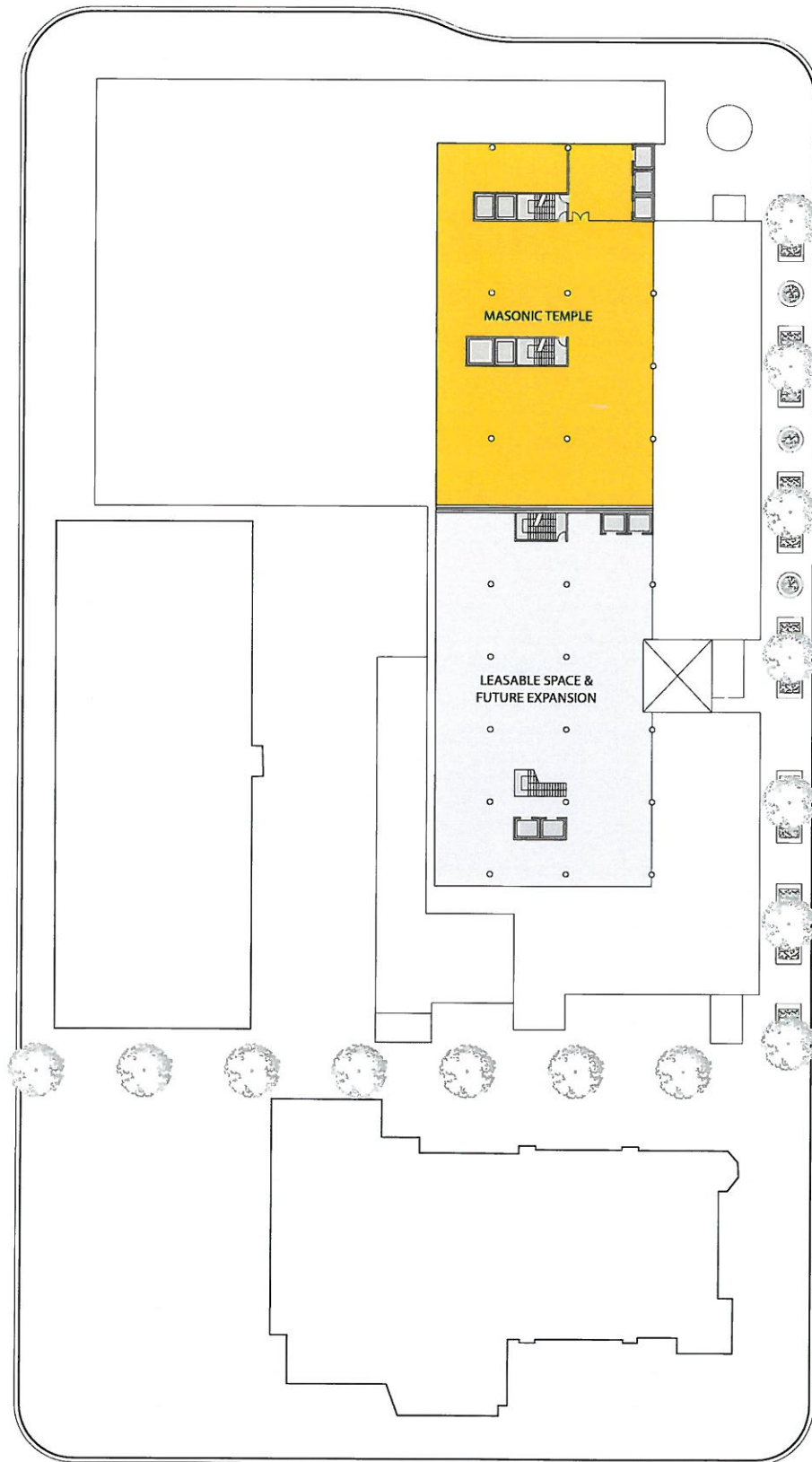
LEVEL 4



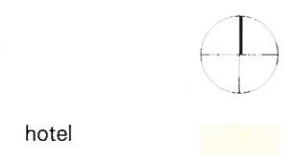
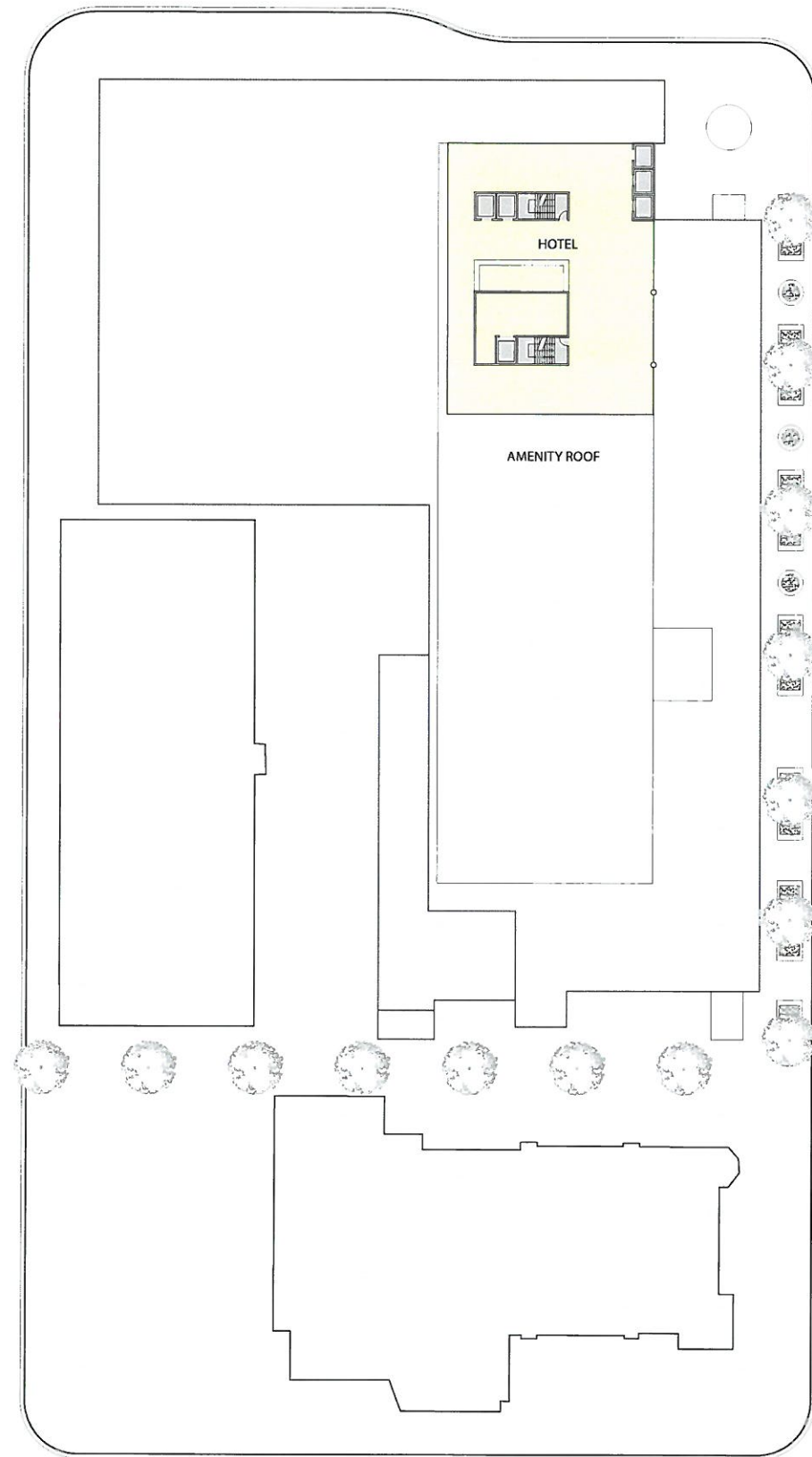
LEVEL 5



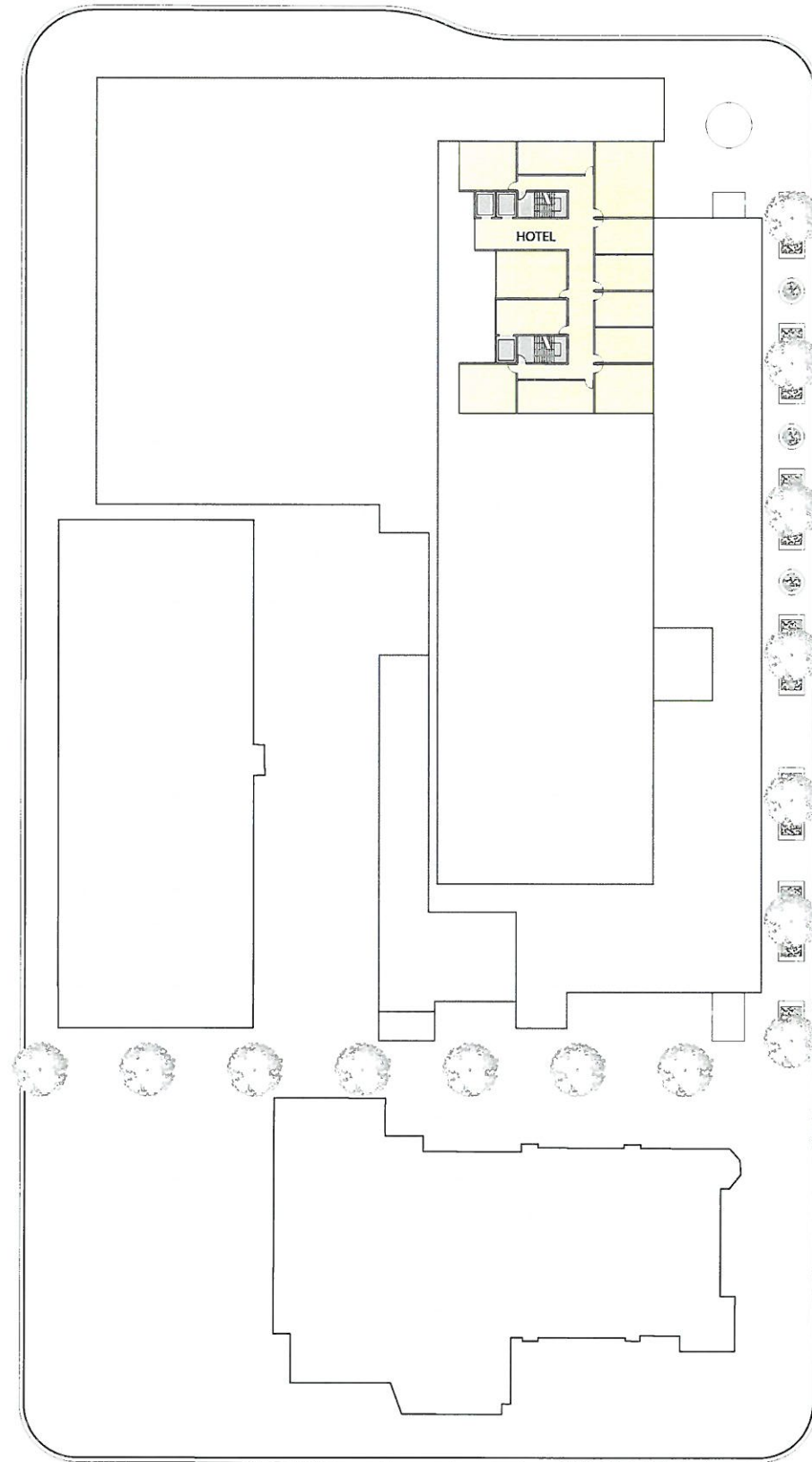
LEVEL 6



LEVEL 7



LEVEL 8



hotel



LEVEL 9







8

FUNDING MODEL, ECONOMIC IMPACT AND BENEFITS

The Downtown Cultural Centre is expected to be completed in two phases. The Central Library component, to be constructed in the central portion of the site, is the first phase. The mixed-use component including theatre, gallery, retail, office and hotel uses will be located on the northern portion of the site, and comprises the second phase. It is anticipated that these two distinct phases will be constructed and financed separately due to a number of factors including, ownership structures, government funding opportunities, and private sector involvement.

Regina Public Library owns the existing Central Library site which is approximately half of the site area required for the envisioned Downtown Cultural Centre. The Library must work to assemble the full site and this requires the consolidation of the adjacent sites to the south, currently owned by the Regina Masonic Temple Company and Sask Power. Discussions with these two entities are ongoing.

The overall cost of phase one is estimated at \$95-105 million. This amount includes the costs of demolition, land acquisition, utility relocation, sub-grade parking and loading areas, professional fees, and the new Central Library and common concourse areas. The Central Library facility itself, is estimated to be \$60-70 million of that total.

As a municipal library under provincial legislation, Regina Public Library's Board's options for funding the Central Library are linked to approval from City Council. However, Regina Public Library Board is committed to maximizing self-generated revenues for the project through two primary mechanisms:

- Fulfilling its fundraising commitment; and
- Project revenues from medium-term leased space on the top two floors of the Library.

A new Central Library may be an ideal fit for matching federal-provincial-municipal capital programs. These programs often require municipal sponsorship and the Library Board has suggested to the City that they will be seeking such support once the project is ready. Other options available to the Library are long-term debt, special levies, or a combination of the two.

The overall cost of the mixed-use second phase is estimated at \$110-120 million, with the exclusion of the hotel component. While it is premature to determine the ownership structure of phase two, a strata title development is the most straight-forward model for the mix of uses and tenants under consideration. This would mean that the gallery, theatre and hotel would have separate title for their individual areas.

The retail spaces could also have a single owner that in turn leases space to store front tenants. Similarly, Regina Public Library could hold a separate title to the phase two areas designated for leasable office space. In an arrangement such as this, Regina Public Library would receive revenue from the sale of development rights as well as ongoing income from leased office space. The value of the sale of strata titles is yet to be determined, and Regina Public Library must work in concert with the Boards of both the theatre and gallery organizations to determine strata title value and an overall financial model for the cultural centre.

It is anticipated that Regina Public Library will also sell air rights for the hotel development. Prior to this transaction however, it will be necessary to finalize design considerations for the hotel and to determine permissible hotel densities.

The 35,000 square feet of commercial retail space designed as an amenity to animate the ground level and street frontages would be leased at downtown market rates ranging from \$15-25/square foot depending on size, location and use of the space.

The many facets of the new Central Library development bring economic, cultural, and social benefits to the City and the Province. It is an opportunity to:

- Create a vibrant gathering place for a dynamic downtown core
- Positively impact the visual, cultural and economic well-being of our community.
- Frame Victoria Park as a community gathering place.
- Establish a major public space representative of our belief in the power of information as the cornerstone of a free, learning, and democratic society.
- Be the catalyst for a diverse mixed-use development that is fully integrated into the surrounding urban fabric.
- Add a cosmopolitan dimension as a structure of national significance in its uniqueness of concept.
- Incorporate synergistic opportunities for complimentary retail, office, cultural or residential uses and create an extraordinary place within the downtown core.
- Capture Regina's imagination and garner significant community support.
- Build a superior library facility, a model of sustainability, a landmark for the downtown, a cultural presence for tourism, and a fiscally responsible alternative.
- Create the significant cultural capital that is recognized to be one of the main drivers of population growth and economic prosperity.

Long after construction is complete, public libraries continue their contribution to the economy by:

- Providing the mechanism for life-long learning to support a knowledge-based economy.
- Bringing thousands of people each day into the heart of the city to create a vibrant retail and service environment.
- Delivering programs and services that support caregivers and give children the tools they need to learn and be ready to go to school.
- Engaging small business in the potential of greater success through access to information.
- Supporting employment and career development with the opportunity to use technology and information resources to enhance skills.