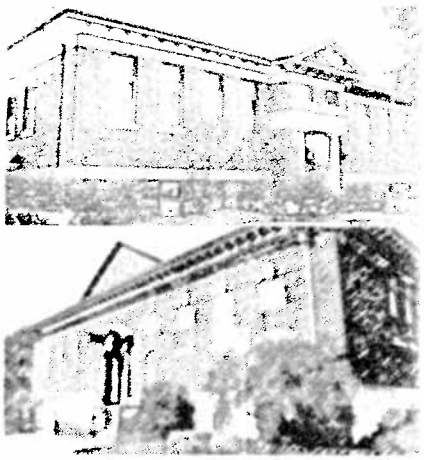
Centennial Renewal
CORNISH & ST. JOHN'S



Project Summary:

The Winnipeg Library Foundation is fundraising to support the renewal of St. John's and Cornish Libraries as they approach their 100th anniversaries in 2015.

At present, these important civic buildings are not accessible. Plans call for the installation of an elevator, and will address barrier-free washrooms and public service counters.

The total cost of this project is $5 million. The City of Winnipeg has committed to funding half, and the Winnipeg Library Foundation is actively fundraising for the remainder.

While the main focus of the project is to address universal accessibility, the project will also ensure that these libraries are made as energy efficient as possible. The buildings' life safety and other systems, including plumbing, fire safety, lighting, heating, and cooling, will be maintained or upgraded to meet current codes. Improved meeting and program space will allow more and better services to be delivered to the community. New shelving and furniture will give library users easier access to materials in a more comfortable facility. Greater access to computers and technology will be available, connecting people to the limitless information available online. Not only library customers will benefit; these renovations will address the workplace health and safety needs of staff members through improved workspaces.

We know that the renovations will improve access and therefore use of the libraries; renovated branches experience a 45% increase on average in circulation and usage. When renovations to the Millennium Library were complete, usage (measured through library visits) increased from one million per year to over 1,500,000. We anticipate that once these libraries are renovated and fully accessible, the increased use of the two branches would be proportionally similar.

Libraries today provide patrons with far more than books, and these renovations will help these facilities to achieve the necessary balance between books, access to the internet and other online resources, programs for children, and access to a variety of activities, while retaining the historic character of these beautiful buildings. Once renovated, these libraries will provide multi-purpose program spaces, available for community groups to use free of charge. This is a vital and necessary service that is not readily available elsewhere, and allows for programming in partnership with other community services.

Background:

Libraries today provide patrons with far more than books, and these renovations will help these facilities to achieve the necessary balance between books, access to the internet and other online resources, programs for children, community meeting spaces, and access to a variety

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of activities, while retaining the historic character of these beautiful buildings.

Cornish and St. John's are two Carnegie libraries belonging to the Winnipeg Public Library system. These civic facilities were originally funded by visionary philanthropist Andrew Carnegie, reflecting the growth of the city at the turn of the last century. In the early 1900's, Carnegie funded the construction of almost 3,000 libraries worldwide, building and equipping them on the condition that the local municipal authority matched that by providing the land and a budget for operation and maintenance. In Canada, 125 Carnegie Libraries were constructed, with most (111) located in Ontario. Winnipeg had three; the William Avenue library now houses the City of Winnipeg Archives. Built in 1915 for $35,000 each, both St. John's and Cornish feature beautiful old dark oak woodwork and antique reading tables. To enter these libraries is to recall the quietly solid, genteel libraries of the early twentieth century.

Since its opening, Cornish Library has been a cherished part of the Armstrong Point community. Through the years prominent users of the facility have included such important figures as Nellie McClung, who conducted lectures from the basement meeting room. Cornish's enthusiastic supporters and loyal patrons have appreciated it for its entire hundred-year history. In this same manner, St. John's Library has served the North End and this facility is equally valued in the community. Today, as they approach a century of service, these buildings are starting to show their age, and major renovations are needed to allow these important civic spaces to continue to serve the citizens of Winnipeg. When St. John's and Cornish Libraries were constructed in 1915, building standards reflecting energy efficiency, and workplace safety were completely different, and the concept of universal access didn't exist. The planned renovations will ensure that every Winnipeg citizen will have access to the resources and programs available in accessible, energy-efficient, functional public libraries.

Project Implementation and Timeline:

Preliminary work has begun to assess the needs of the community and the current deficiencies in the physical structures.

The City of Winnipeg retained MCM Architects to undertake a feasibility study for St. John's and Cornish Libraries in 2012, in order to evaluate the options for universal accessibility for these buildings, as well as assessing some of the other renovations required and associated costs. Input was sought from the community through public meetings. Of the two options considered, one for a ramp and lift system and one for an elevator, the report recommended the installation of an elevator. In addition, the report evaluated existing life safety systems and made recommendations for upgrades to meet current codes and practices. Deficiencies were noted in many areas including number and integrity of exits, stairwells and handrails, washrooms, and fire separations. At present, the public entrance and counter is not barrier free, nor are the washrooms. In addition to addressing accessibility, the project will apply the City of Winnipeg's Green Building standards to the library to ensure that it is as energy efficient as possible. The building's systems, including plumbing, fire safety, lighting, heating, and cooling, will be maintained or upgraded to meet current codes. This feasibility study provided a Class D estimate of costs, providing a general estimate of the expenditures involved in this project, and preparing the project for the next steps. Discussions have already been initiated with Manitoba Hydro to take

advantage of the Power Smart program for both buildings, including building envelope, HVAC, and lighting programs.

The City of Winnipeg will complete these projects following a Design-Bid-Build model of delivery.

During the Design phase, a consulting architect will be hired to prepare detailed architectural plans for both buildings. A Class A estimate of price will also be prepared, providing an accurate and detailed outline of the expenditures involved in the projects. We anticipate that these drawings and associated renderings will be completed by June 2015.

Next, during the Bid phase, the City of Winnipeg will seek a contractor to undertake the project, and then engage the selected contracting firm. The exact timing of this phase will be subject to achieving fundraising targets, with a target of hiring a contractor for both projects by December 2015.

Finally, during the Build phase, construction will commence. The target date for completion of the project is September 2016, subject to all processes taking place in a logical and timely fashion, and with a minimum of unforeseen events occurring during construction.

Project Costs:

The total estimated cost of renovating both libraries is $5 million. The City of Winnipeg has committed to funding half, or $2.5 million, and the Winnipeg Library Foundation is actively fundraising for the remainder.

It is anticipated that the expenditures will break down as follows, although since a detailed budget will not be available until the consulting architect's work is complete, the figures shown are approximate.

Architectural Fees	$	450,000
Permits	$	60,000
Demolition and Site Preparation	$	150,000
Contractor Expenses*	$	3,240,000
Project Management	$	300,000
Furnishings	$	300,000
Taxes	$	500,000
Total Expenses	**$**	**5,000,000**

* Contractor Expenses include materials, labour, and equipment costs

Public libraries play a fundamental role in lifelong learning, and St. John's and Cornish libraries are no exception. Libraries are socially inclusive, and they offer a wide choice of media, as well as guidance and training on how to seek out, evaluate, and use information. The Winnipeg Public Library recognizes that the economic and social circumstances of the community shapes its library needs. Once renovated, St. John's and Cornish libraries will provide a renewed, vital community hub for programming, early childhood literacy, and lifelong learning for all.

About the Winnipeg Library Foundation

The Winnipeg Library Foundation, Inc. was established by the Winnipeg Public Library Board in 1996 as an independent philanthropic organization working to cultivate support and raise funds for innovative, major projects of the Winnipeg Public Library through advocacy, fundraising and community awareness initiatives. The Foundation is governed by a volunteer board of directors and is co-chaired by Mr. Aaron Kowalson and Mrs. Sandy Hyman.

Once established, the Foundation entered into an intensive capital campaign to raise funds to expand and renew the Centennial Library: the renewal encompassed the building itself, the collection, furnishings, and technological capacity. The Opening Doors, Opening Minds Campaign raised significant financial support from the three levels of government, as well as successfully engaging the generosity of major donors, both local and national. Many corporations, foundations, business and community leaders and community-minded citizens of Winnipeg contributed to the renewal of the Millennium Library with great generosity. Our city has proven its strong belief in the value of public libraries to our social, economic and cultural well-being. In its entirety, the campaign raised $21 million.

The Foundation next turned its attention to Millennium Library Park, which reopened in 2012. The park is a natural extension of the adjacent library, an active downtown destination where visitors and locals can enjoy the diversity and richness of Manitoba's landscape in a space that focuses on community, literacy, and environmental stewardship. Over $4.8 million was raised for this project.

At present, the Winnipeg Library Foundation is focused on the Centennial Renewal capital campaign, which launched in 2014; Mrs. Helen Norrie is the Honourary Chair of the campaign.

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