

## Q & A: Vancouver Island Regional Library (VIRL) - Site Preparation

Vancouver Island Regional Library is planning a new facility for Campbell River. The following information provides an overview of the City's involvement in this project.

1. **What is the project?**

This project consists of building a new two-storey, 20,000 square foot library at the current location, 1240 Shoppers Row. The project is in partnership between the City and the Vancouver Island Regional Library (VIRL) Board. The City's commitment and contribution is to provide a construction-ready site. Work to prepare the site includes: environmental, geotechnical and hazardous materials assessments, modifications to the Tidemark Theatre, building demolition, and connections to water, sewer, storm drain and high-speed internet service through CRadvantage, the City's fibre optic network that provides affordable, enterprise level access for businesses and public facilities.

2. **When is the work going to take place?**

Demolition and site preparation servicing will begin in 2021 and be completed by the end of the year.

3. **What is the cost of the City's portion of the project?**

The City's 2021 budget includes up to \$798,000 for site preparation. This funding comes from the Downtown Tax Exemption Reserve rather than from residential property taxation.

4. **Who will be constructing the work?**

The City's portion of this project (site preparation and connection to services) will be delivered by contract service providers and will likely be delivered under several distinct packages; details are not confirmed at this time. The VIRL board will determine the construction details of the new library boundary.

5. **Who will be designing the new library?**

The new library is being delivered by the VIRL team. Please visit: [virl.bc.ca](http://virl.bc.ca) for more answers to this and other questions pertaining to the construction of the new building.

6. **How much is the current library building worth – and why wouldn't we build the library in another downtown location and keep the current building for another purpose?**

- While the assessed value and market value of the current building is more than \$2 million (\$700,000 for the land and approx. \$1.96 million for the building), considerable investment would be required to keep it operating in good condition.
- In a 2017 facilities condition assessment, the City identified approximately \$1.2 million in costs required over the next 25 years (on top of regular maintenance).
- Estimates established in 2017 will have already increased due to inflation and rising construction costs.
- The budget to prepare and service the site for new construction is approximately \$800,000.
- The current facility is only half the size required to meet community needs for a new library, and the current construction doesn't allow for a cost-effective major addition.
- If the library was relocated rather than rebuilt on the current site, the City would be required to pay for a new downtown property and to prepare that site, which would likely include building demolition costs on top of property purchase price.
- Using the existing City-owned site is the most cost-effective option.
- Rebuilding on the existing site also offers an opportunity to redesign the property for improved downtown safety.



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