

E toru ā mātou kōwhiringa mō te whare hou

We're considering three options for the new facility

	OPTION 1 Refurbish and extend the former library	OPTION 2 Refurbish both former and pop-up library buildings	OPTION 3 Refurbish both buildings and extend former library
Meets project objectives	Partially	Yes	Yes
Size <i>*Investigations conclude the optimal size for the new facility in 2050 is 2400m²</i>	1302 m²	Refurbish old library (884m ²) and Refurbish pop-up library (1134m ²) TOTAL = 2018 m²	Refurbish and extend old library (1302 m ²) and Refurbish pop-up library (1134m ²) TOTAL = 2436 m²
Description	Building is 110% earthquake strength. Can be re-roofed and modified internally. There is space behind the building to extend it, giving 200m ² more space over two floors = 400m ²	The pop-up library building requires earthquake strengthening, new windows, and a new roof. Can be refurbished and modified internally.	Combines parts of option 1 and 2. Could be staged over several years for affordability or to match population growth.
Cost estimate as at May 2023	\$12.6 million	\$17.4 million	\$22.7 million
Estimated additional annual operating cost	\$150,000	\$440,000	\$480,000
Funding impact	Within existing budget allowance. No impact on rates	Approx. 1% increase on rates for the whole district over the life of the facility (50 years)	Approx. 1% increase on rates for the whole district over the life of the facility (50 years)
Complexity and time	Low difficulty, estimated 1 to 2 years	Medium difficulty, staged over 2 to 4 years or longer	Medium difficulty, staged over 2 to 4 years or longer
Impacts	Library remains in the pop-up space while former library is refurbished. Builders can access site from back carpark so minimal construction impact on Mahara Place	Staged build – library remains in the pop-up space while former library is refurbished. Then locate community hub in refurbished building while, the pop-up space library space is strengthened and renovated. Some impact on Mahara Place while second building renovated.	Similar to option 2.