

Smithers Public Library and Community Space Development Plan

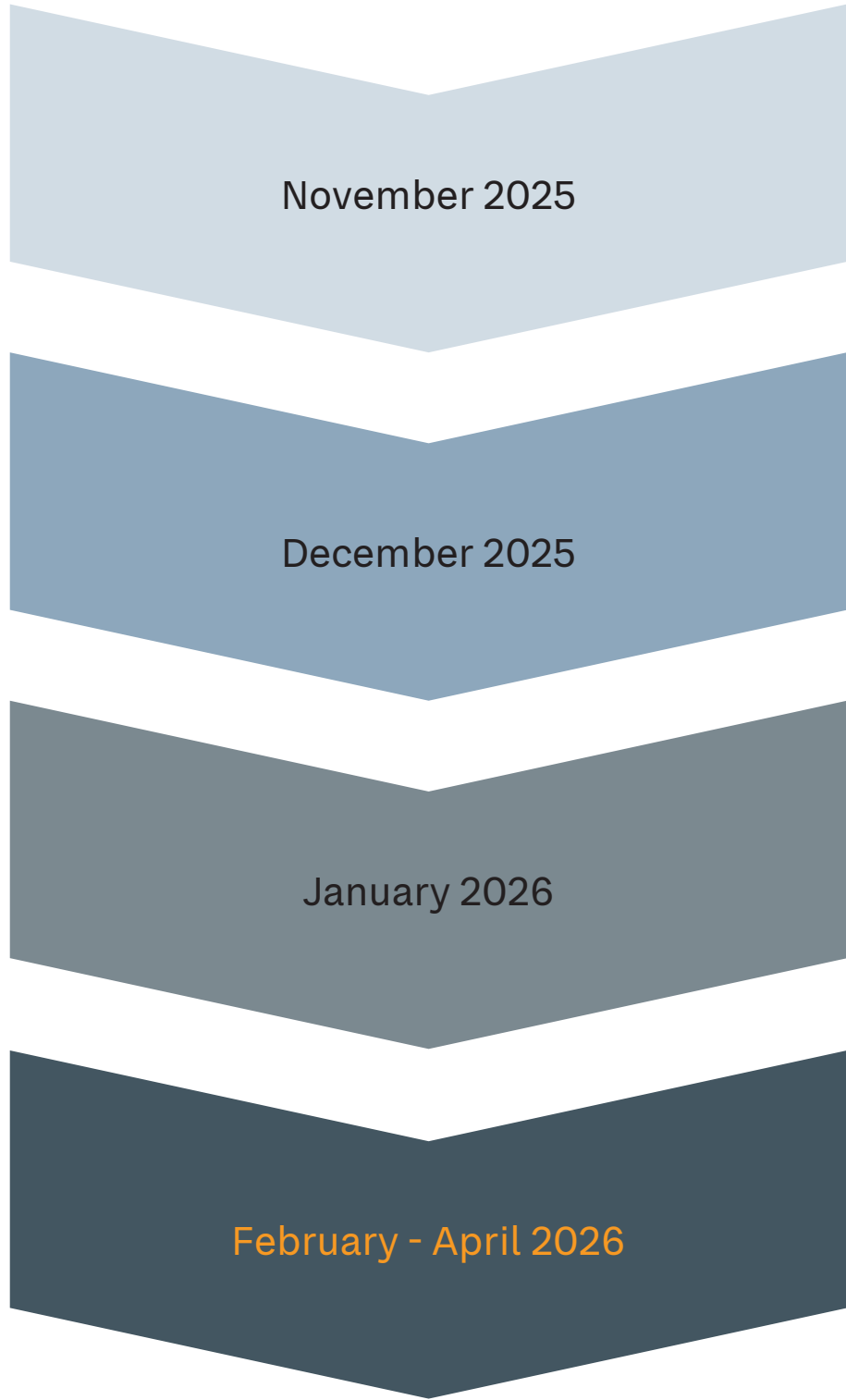
Final Report Council Presentation - 28 April 2026



Agenda

1.0	Timeline	3
2.0	Background	4
3.0	Engagement Summary	5
4.0	Existing Building Analysis	7
5.0	Costing Options	12
6.0	Summary of Class D Costing	20
7.0	Preferred Design Option	21
8.0	Grants	27
9.0	Next Steps	28

1.0 Timeline



Project Initiation + Inception
→ Project Kick-off, Research + Policy + Infrastructure Review

Background, Infrastructure Assessment + Engagement
→ Workshops (Staff, Library, Community)
→ Public Survey + Youth Engagement

Needs Assessment + Functional program Development
→ Engagement Summary + Background Review
→ Information + Update to Council
→ Needs Assessment + Draft Functional Program

Redevelopment Options, Costing, Reporting & Presentation
→ Schematic Design + Costing
→ Final Report and Council Presentation



2.0 Background

Smithers Public Library

→ Existing Library

- 478 m² / 5145 ft²
- Aging (1966) + Undersized
- Advocating for a new Library for 17 years
- Previous designs were beyond available resources
- Future of building is currently unknown

→ Proposed New Public Library

- 1056 m² / 11,375 ft²
- Constructed in 2009
- Previously “Heartstrings Home & Decor”



Existing Smithers Public Library



Proposed New Smithers Public Library

Project Goal + Objectives

Explore how 3761 3rd Ave. can be thoughtfully redeveloped as a new home for the library and possibly other community uses.”

Meet Community Needs



Support Climate Resilience + Sustainability



Foster Belonging, Inclusivity + Accessibility



Promote Community Health, Wellness + Safety



Support Reconciliation



Consider Cost Impacts



Well Planned, Maintained + Operated Facilities



Project Objectives

3.0 Engagement Summary

Engagement Methods

→ Workshops

- Town of Smithers Staff Values Management Workshop (Online) - December 1, 2025
- Library Board + Staff Visioning Workshop (In-person + Online) - December 3 - December 12 2025
- Community Visioning Workshop (In-person + Online) December 4 - December 11, 2025
- Children's + Youth Engagement Activity Sheets (In-person) December 2025 - January 2026

→ Public Survey

- 374 Responses (360 online + 14 hardcopy)
December 8 2025 - January 9 2026

→ Communications Campaign

- Posters + Handouts
- Newspaper advertisement
- City Website News Release
- Social Media Campaign shared on City Platforms



Town of Smithers In-person Workshops, December 3+4 2025



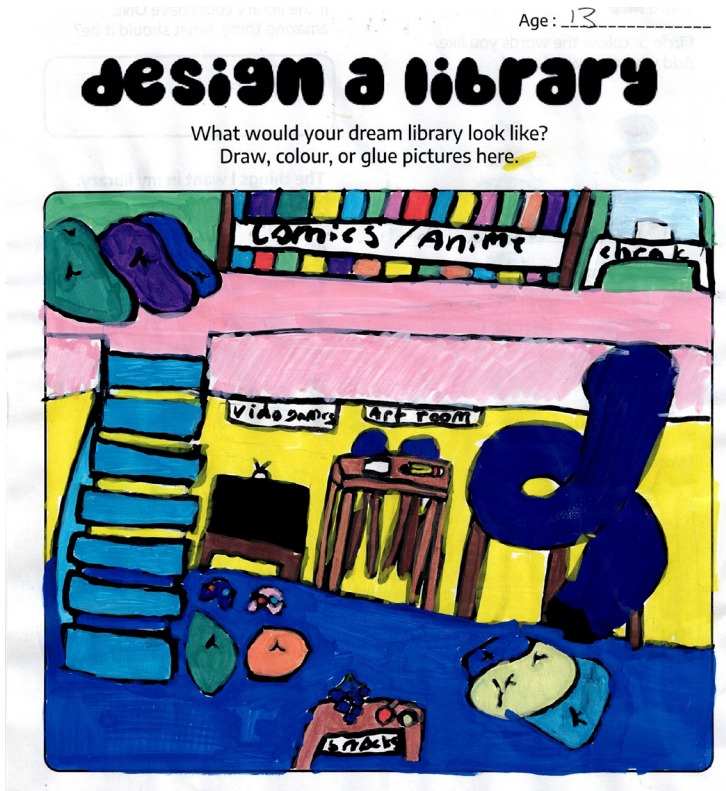
Facebook Post promoting the online survey

Workshop Key Findings

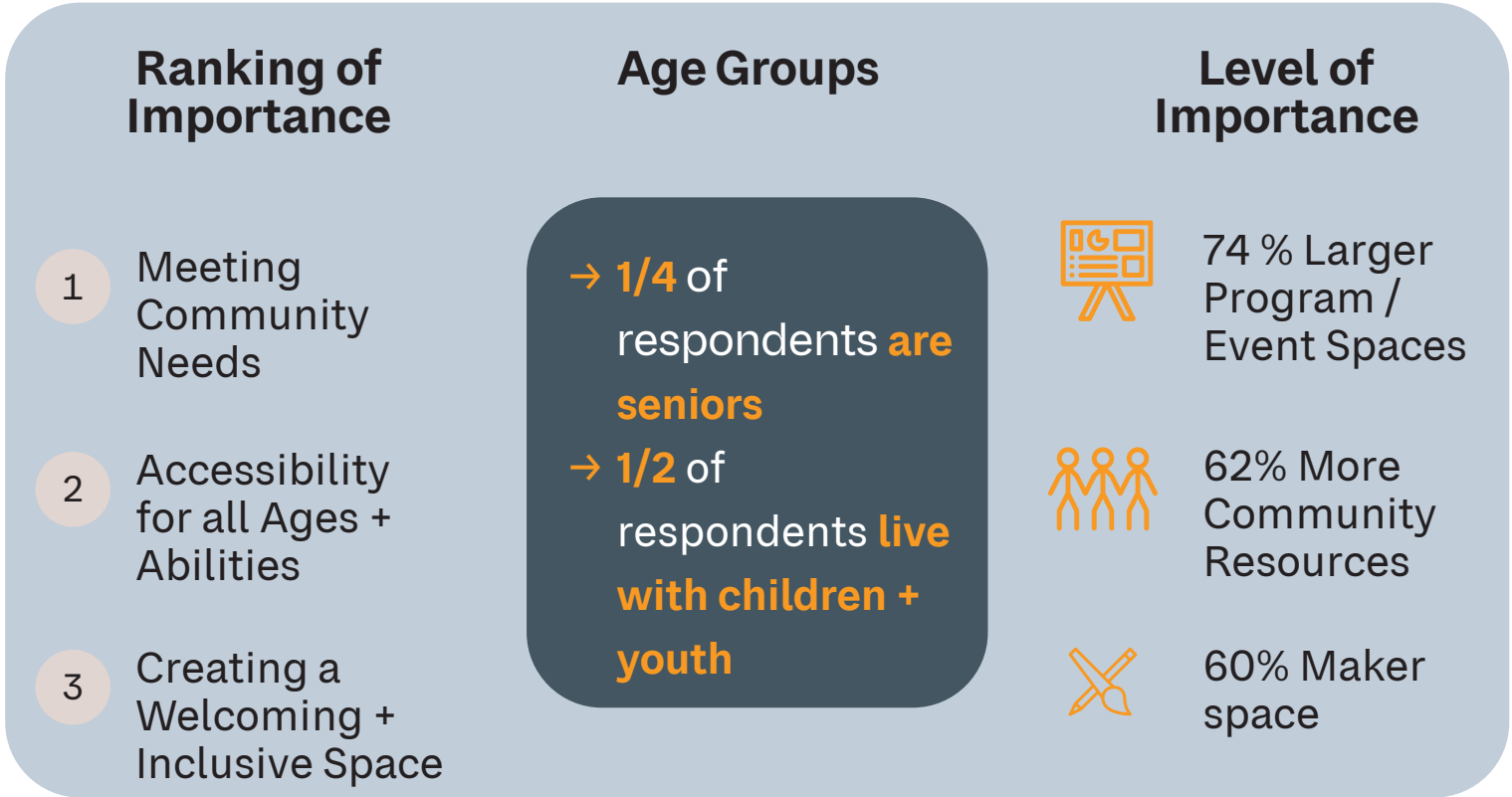
- General Support for Central Location
 - Pedestrian Safety Concerns
- Variety of Meeting + Multipurpose Rooms
 - Low/No Cost Bookable Spaces
- Dedicated Children + Youth Spaces
- Sense of Security + Safety
- Acoustic + Sightline Considerations
- Integrated Indigenous Representation
- Inclusivity + Accessibility
- Makerspace



Sample Online Value Workshop Activity



Children + Youth Engagement

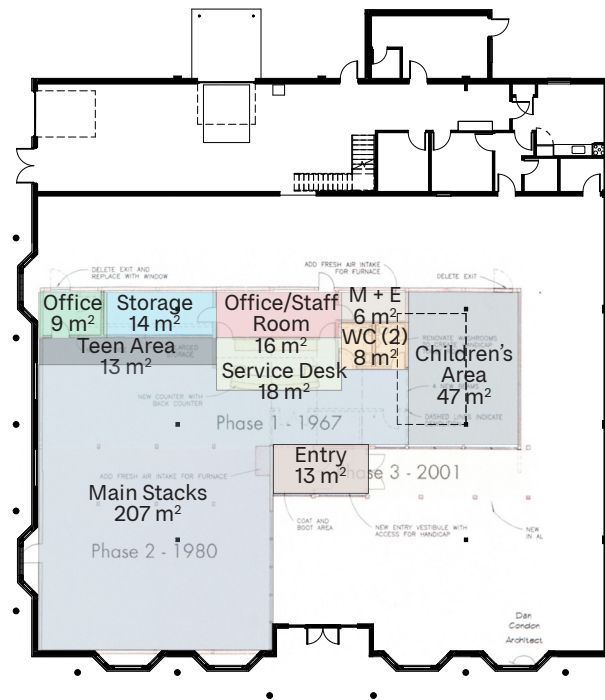


Online Survey

4.0 Existing Building Analysis

Overlay of Existing Library Program

→ New Building is approx.
double the size of the
existing Public Library



Existing Library floor plan overlaid on proposed new building

4.0 Existing Building Analysis

Overlay of Existing Library Program

→ New Building is approx. double the size of the existing Public Library

Building Constraints

- 1

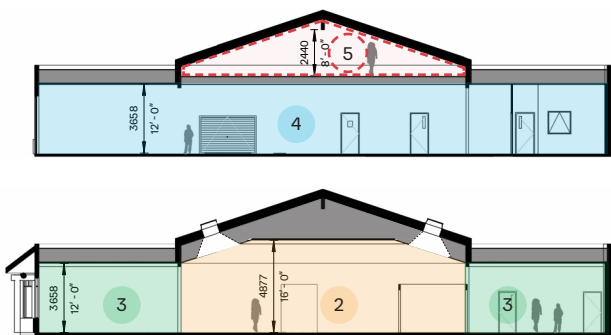
Entry
- 2

High Ceiling
→ Skylights
→ Wooden Box
- 3

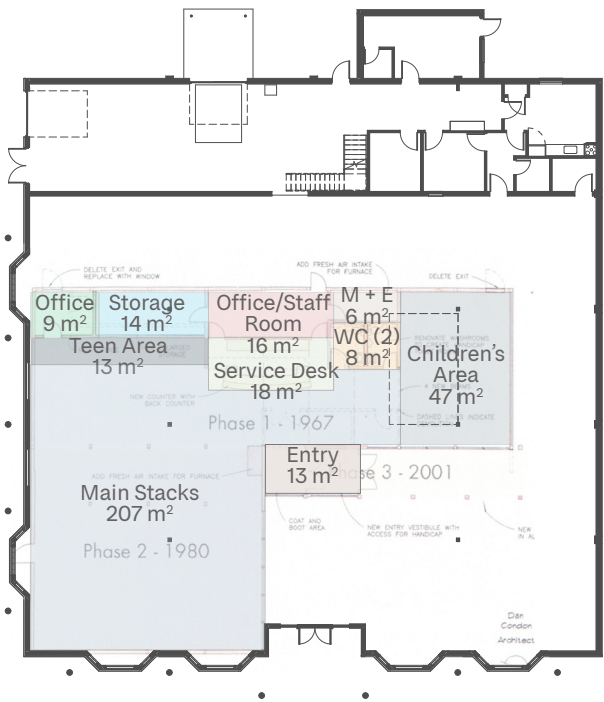
Dropped Ceiling
- 4

Back of House
→ Existing WC + kitchen + overhead doors
- 5

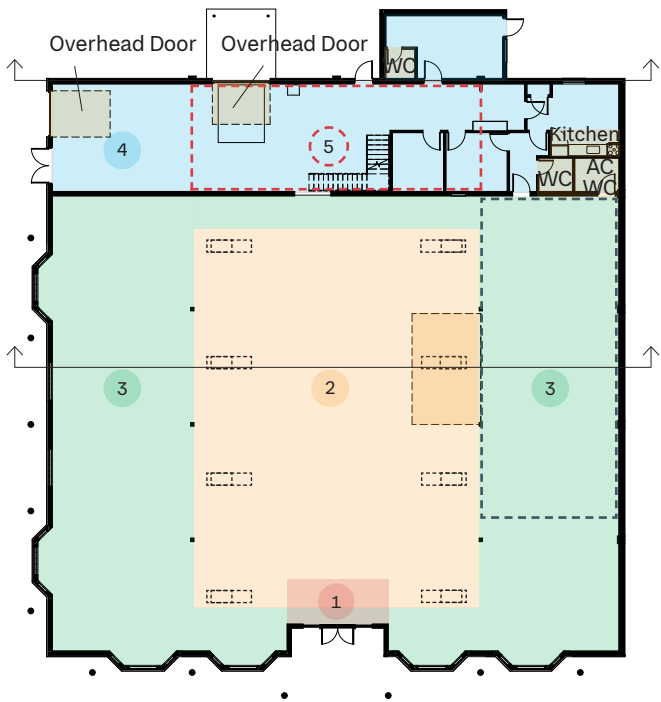
Mezzanine Storage



Existing Sections



Existing Library floor plan overlaid on proposed new building



Existing floor plan - Program constraints

4.0 Existing Building Analysis

Overlay of Existing Library Program

- New Building is approx. double the size of the existing Public Library

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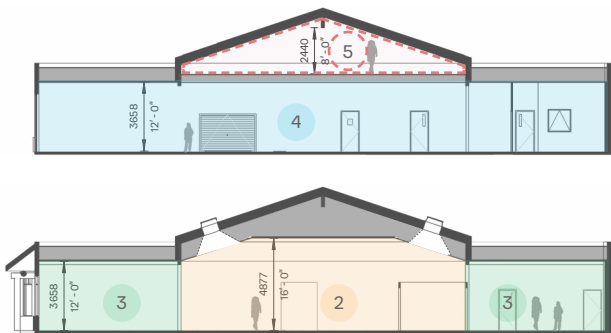
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Mezzanine Storage

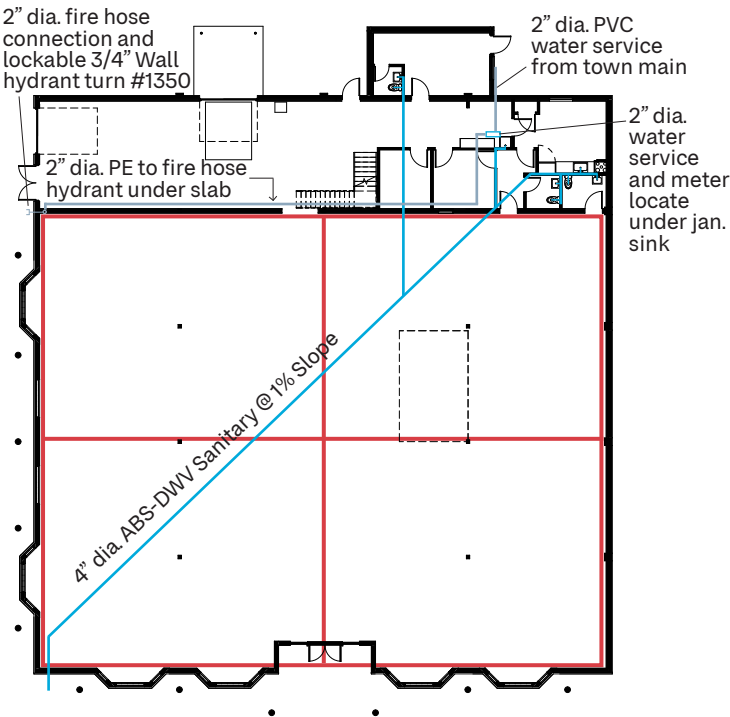


Existing Sections

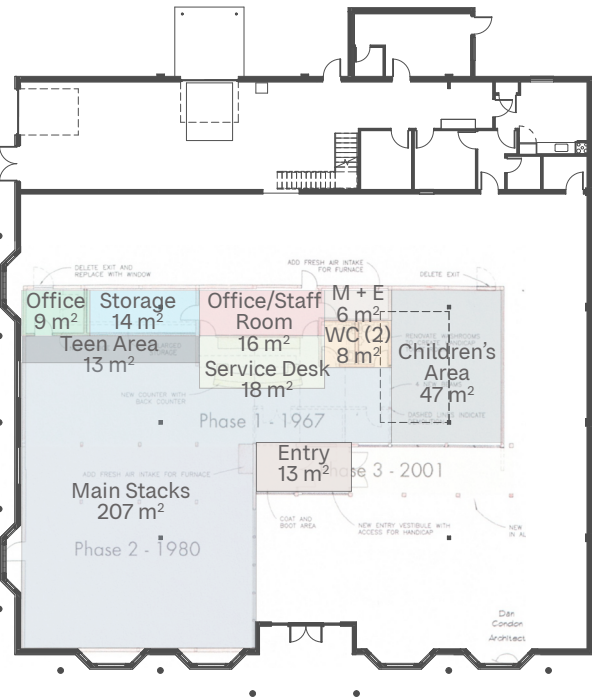
Mechanical Constraints

- Existing Sanitary Line suggests location of new WC
- Existing Roof Top Units (RTU) for heating and cooling are at End of life
- Sprinkler install requires water service upgrades

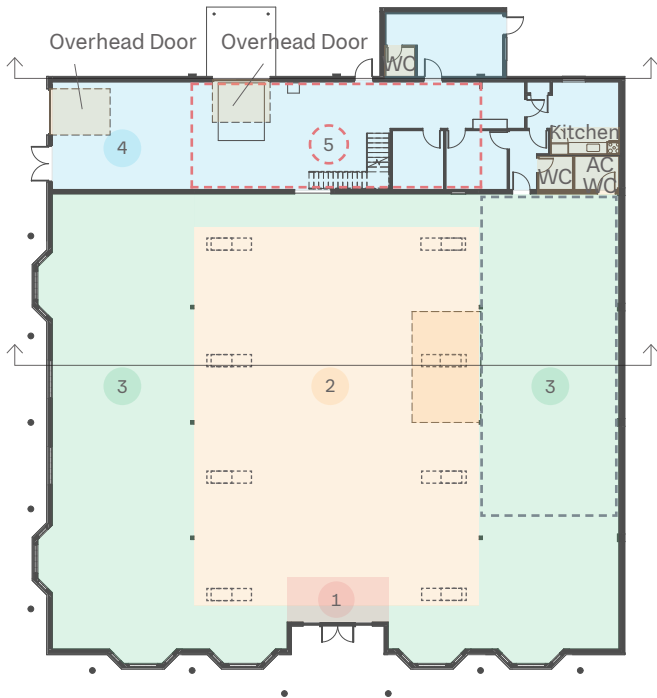
Zoning of RTU's



Existing floor plan - Mechanical considerations



Existing Library floor plan overlaid on proposed new building



Existing floor plan - Program constraints

4.0 Existing Building Analysis

Overlay of Existing Library Program

→ New Building is approx. double the size of the existing Public Library

Building Constraints

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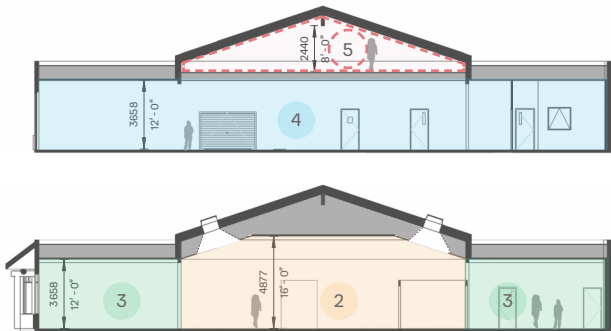
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Mezzanine Storage

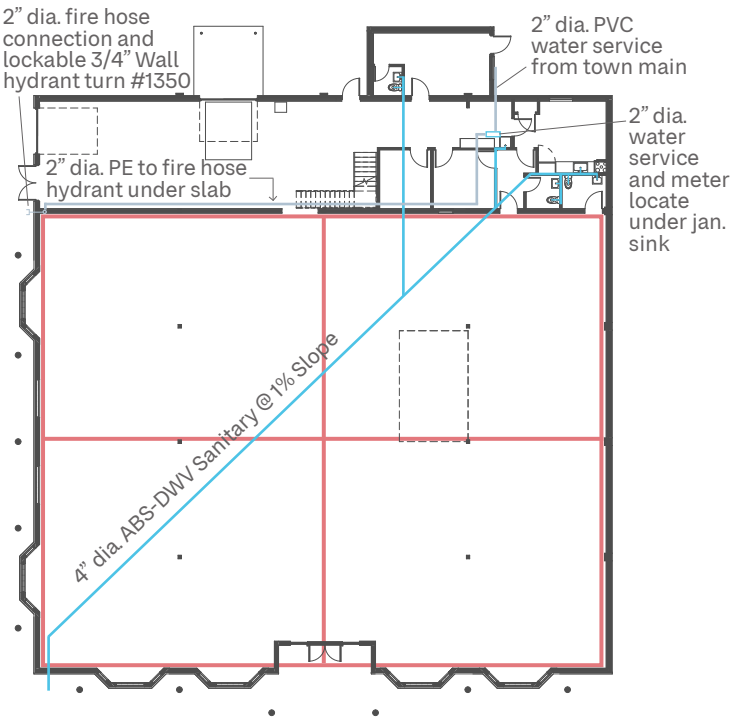


Existing Sections

Mechanical Constraints

- Existing Sanitary Line suggests location of new WC
- Existing Roof Top Units (RTU) for heating and cooling are at End of life
- Sprinkler install requires water service upgrades

Zoning of RTU's



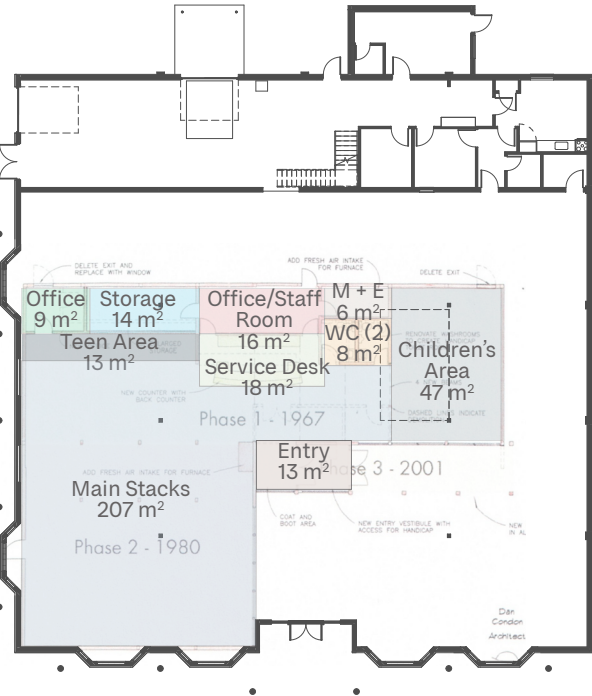
Existing floor plan - Mechanical considerations

Program Zones

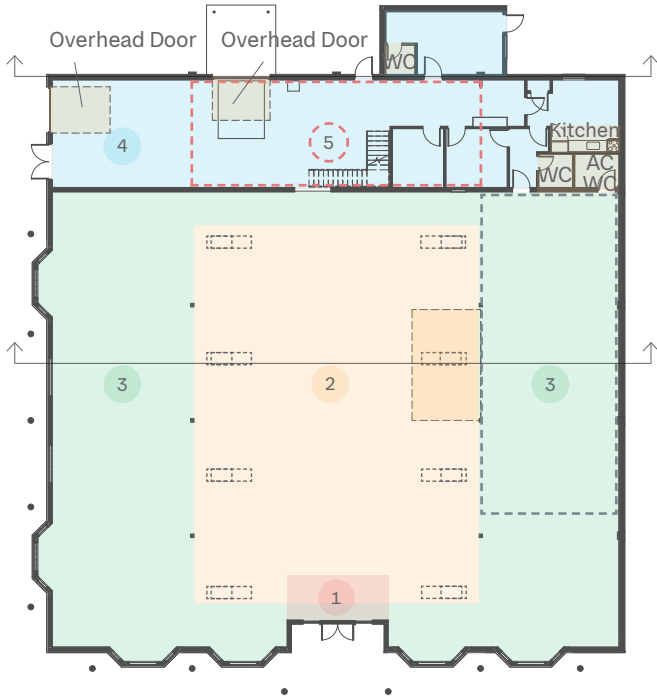
Zone	Considerations	Program compatibility
Zone 1	→ Maximum natural light	→ Children's Area → Community Hearth → Teen's Area
Zone 2	→ Moderate natural light	→ Main stacks → Service Desk
Zone 3	→ Minimal natural light	→ Washrooms → Computer services → Small meeting rooms + Recording studios
Zone 4	→ Near Entrance	→ Book drop → Community bulletin
Zone 5	→ Back of House	→ Staff Spaces → Book storage + processing → Tool Library / makerspace



Existing floor plan - Program zones



Existing Library floor plan overlaid on proposed new building



Existing floor plan - Program constraints

Draft Functional Program

Critical Base Build

- Entrance vestibule + Book-drop
- Dedicated Children's Area
- Glass wall in Program, Meeting + Teens Areas
- Five single-user Public Washrooms
- Accessible Staff Washroom
- Generous Community Hearth
- Dedicated Computer Services
- Central Library Service Desk
- Mechanical + Electrical Upgrades
- Sprinkler System
- Staff offices plus additional staff working desks
- Increased book storage and book handling areas

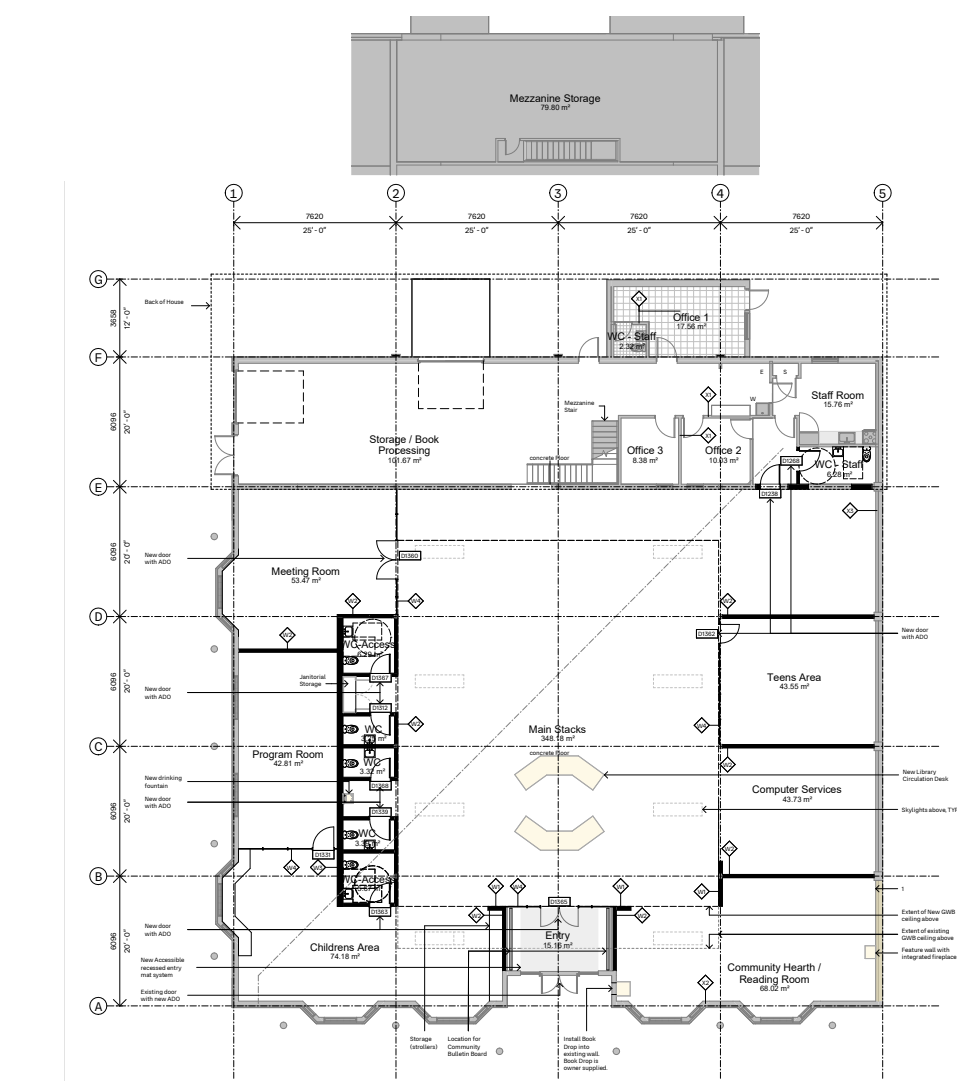
Separate Price Items

- Built-in storage walls throughout
- Furniture, fixtures + equipment in Main Stacks
- Furniture, fixtures + equipment in BOH
- Glass wall in Children's Area
- Code compliant Mezzanine stair (required for storage usage)
- "After hours" Community Meeting Room vestibule + WC access
- Small Reading Room/ Recording Room
- Removal of existing BOH overhead door
- Tool Library/Maker space
- New 45-min FRR ceiling instead of sprinkler system
- Hearing Loop for Service Desk
- Additional Mechanical upgrades with enhanced energy efficiency

5.0 Costing Options

1. Critical Base Build

“Bare minimum” approach. Lowest cost/lowest reward.



Included in Base Build

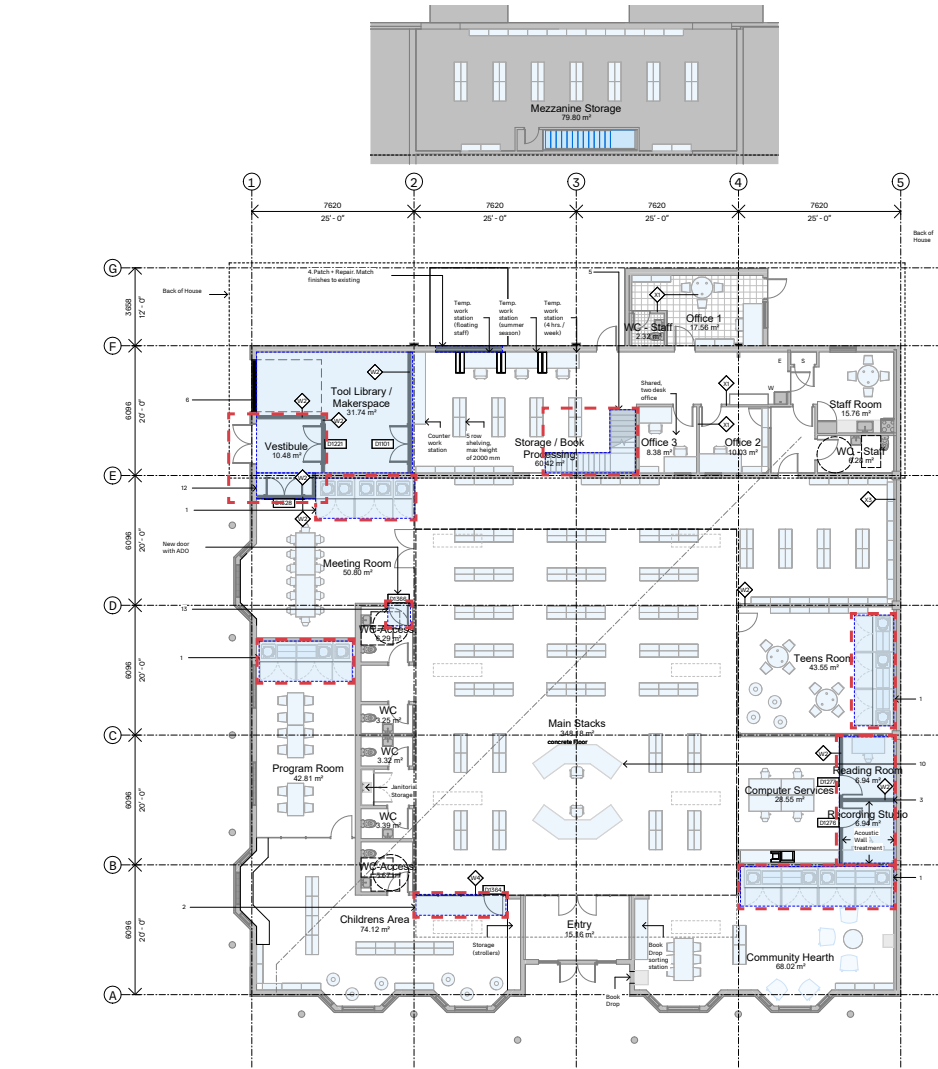
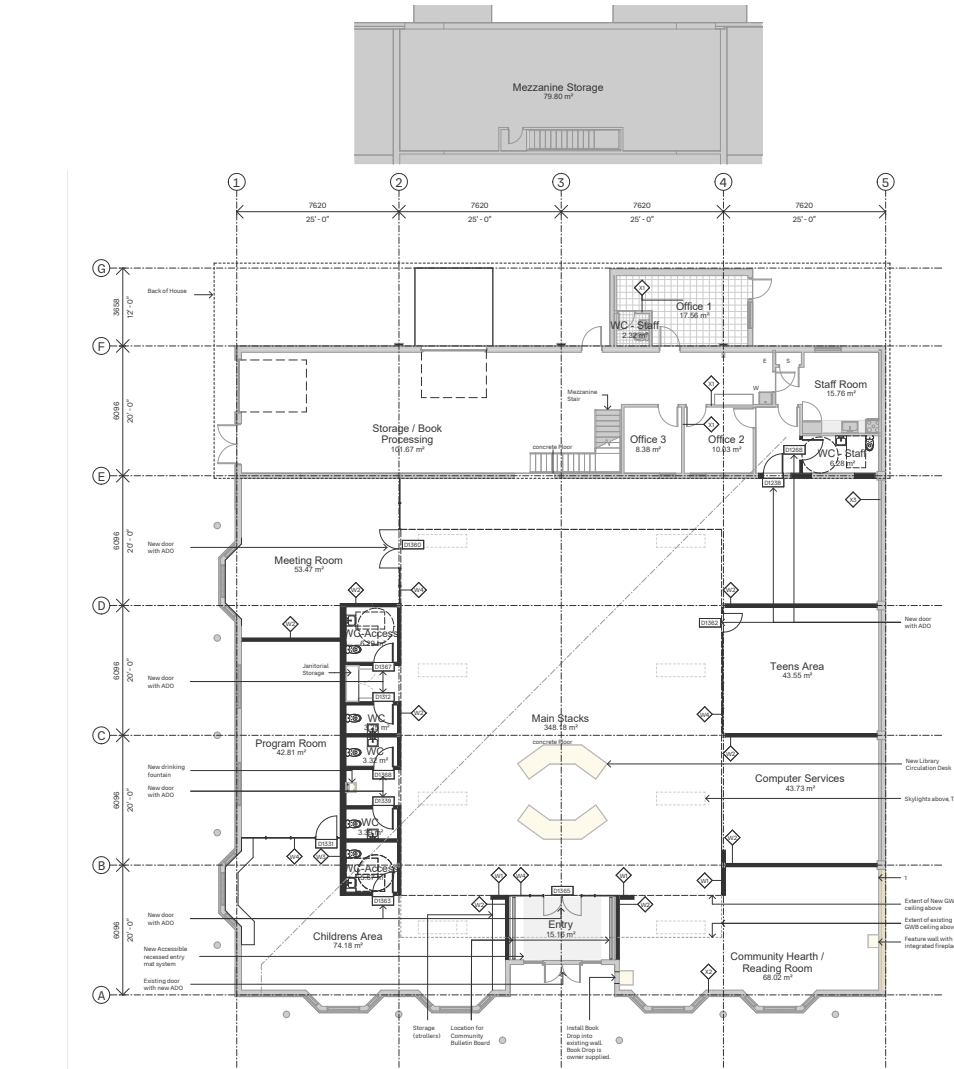
5.0 Costing Options

1. Critical Base Build

“Bare minimum” approach. Lowest cost/lowest reward.

2. Critical Base Build + Select Separate Price Items

Balanced cost/benefit approach. Staff preferred option.



Included in Base Build

Separate Price Item

Selected Separate Price Item

5.0 Costing Options

1. Critical Base Build

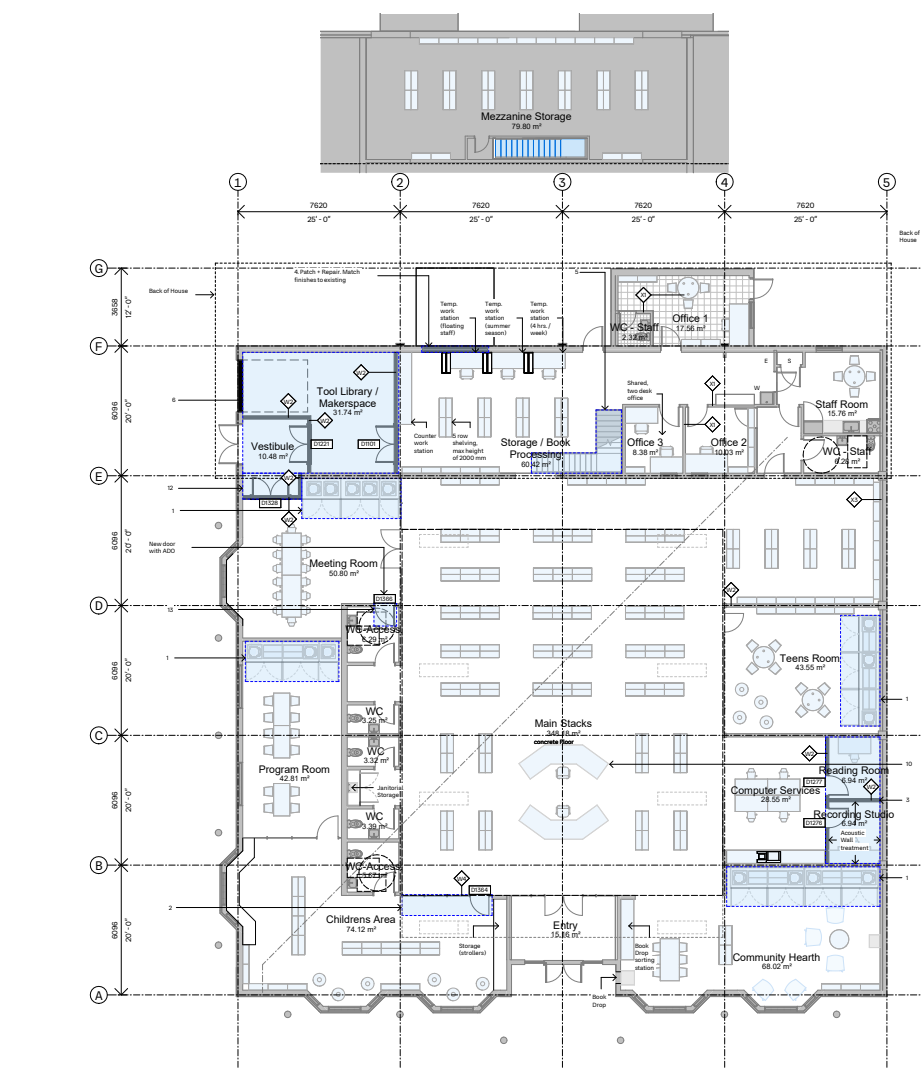
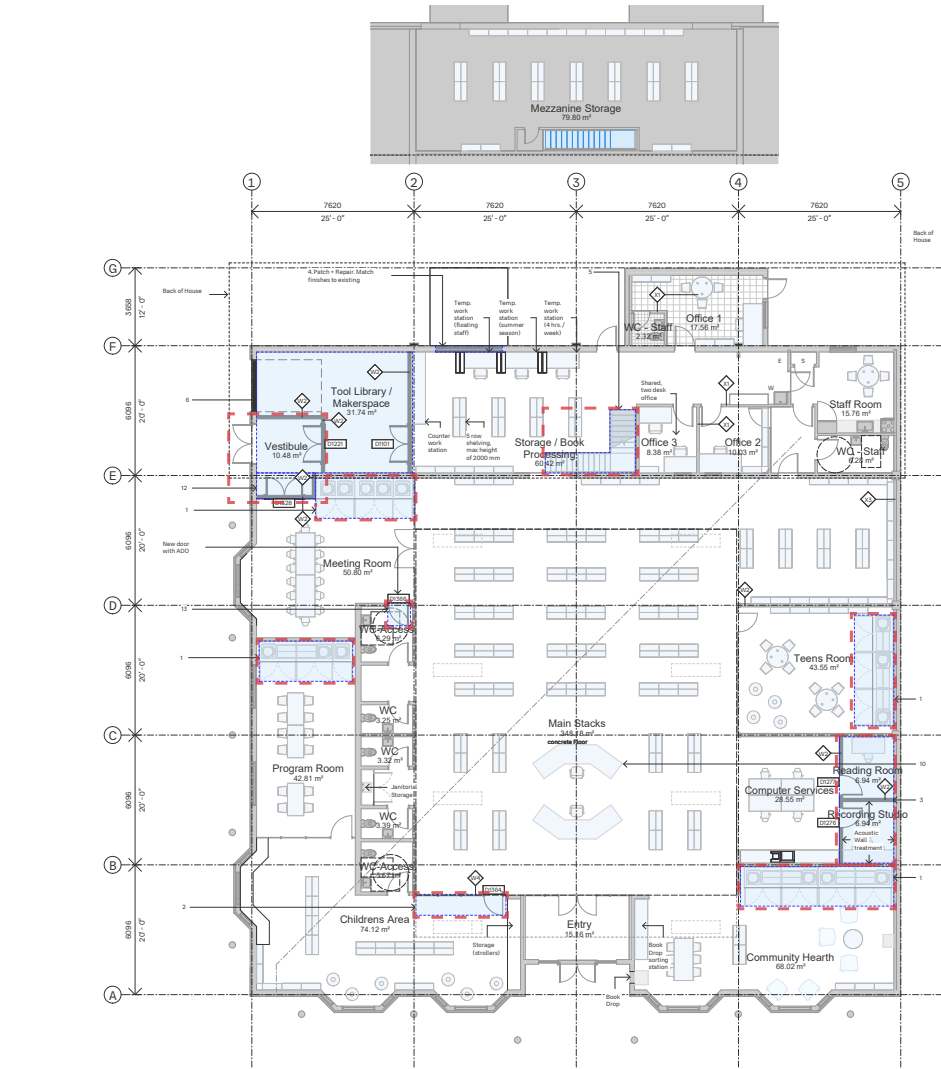
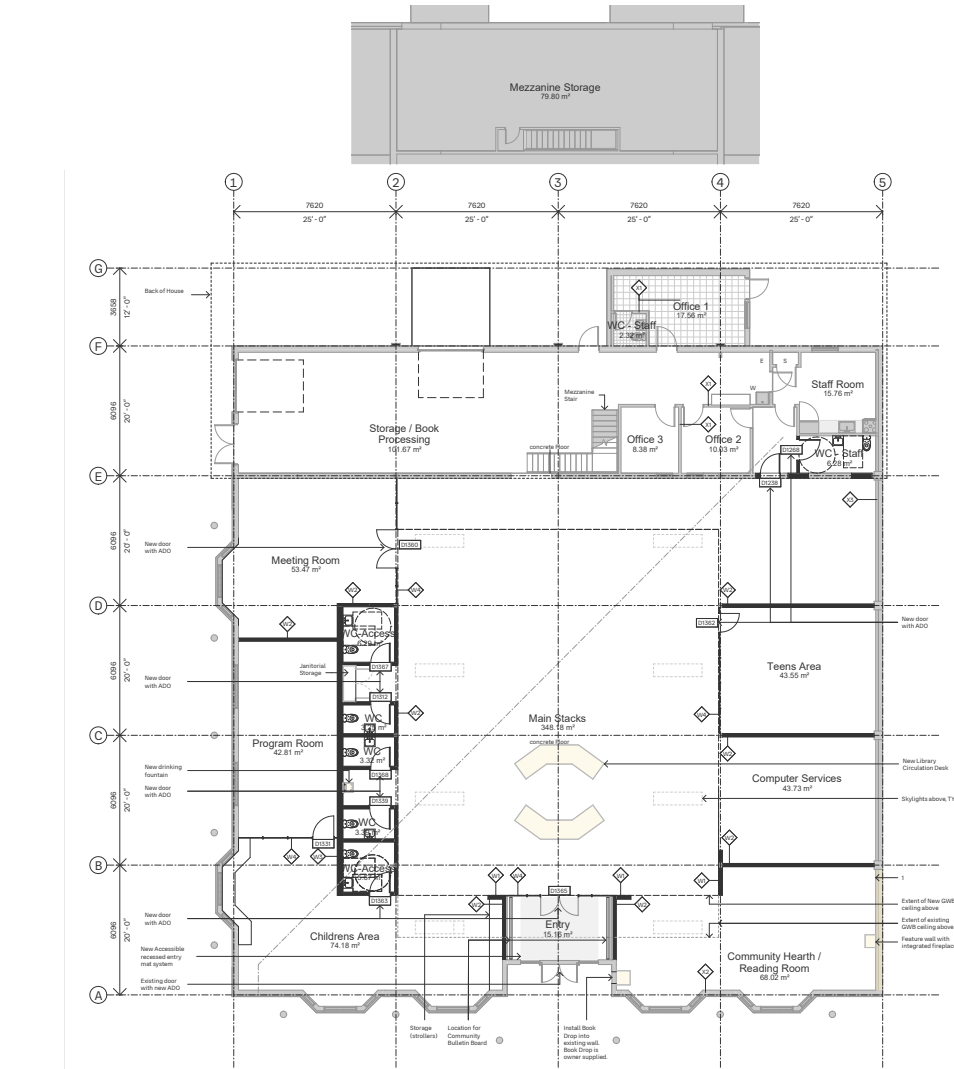
“Bare minimum” approach. Lowest cost/lowest reward.

2. Critical Base Build + Select Separate Price Items

Balanced cost/benefit approach. Staff preferred option.

3. Critical Base Build + All Separate Price Items

Maximal approach. But over budget.



Included in Base Build

Separate Price Item

Selected Separate Price Item

1. Critical Base Build (Sprinklered)

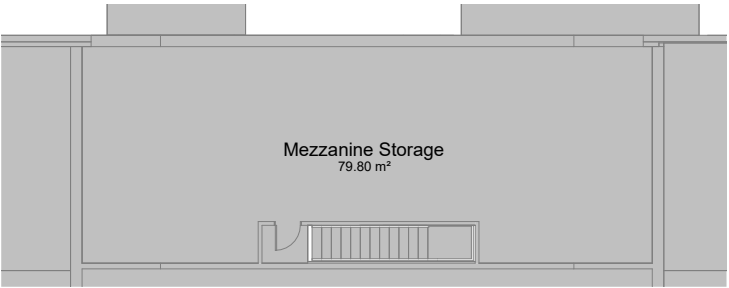
Total Project Cost: **\$2,667,300**

Separate Price Items	Included
Built-in storage	✓
All Furniture + Fixtures + Equipment	✓
Small reading room + recording studio	✓
Glass wall separating Children’s Area	
Mezzanine stair upgrade (Mezzanine can be used as storage)	
After-hours Community Room	
Remove existing BOH overhead doors	
Tool Library	
FRR ceiling (No Sprinkler System)	
Finish upgrades in BOH	
Hearing Loop for Reception Desk	
Enhanced energy efficient mechanical system	

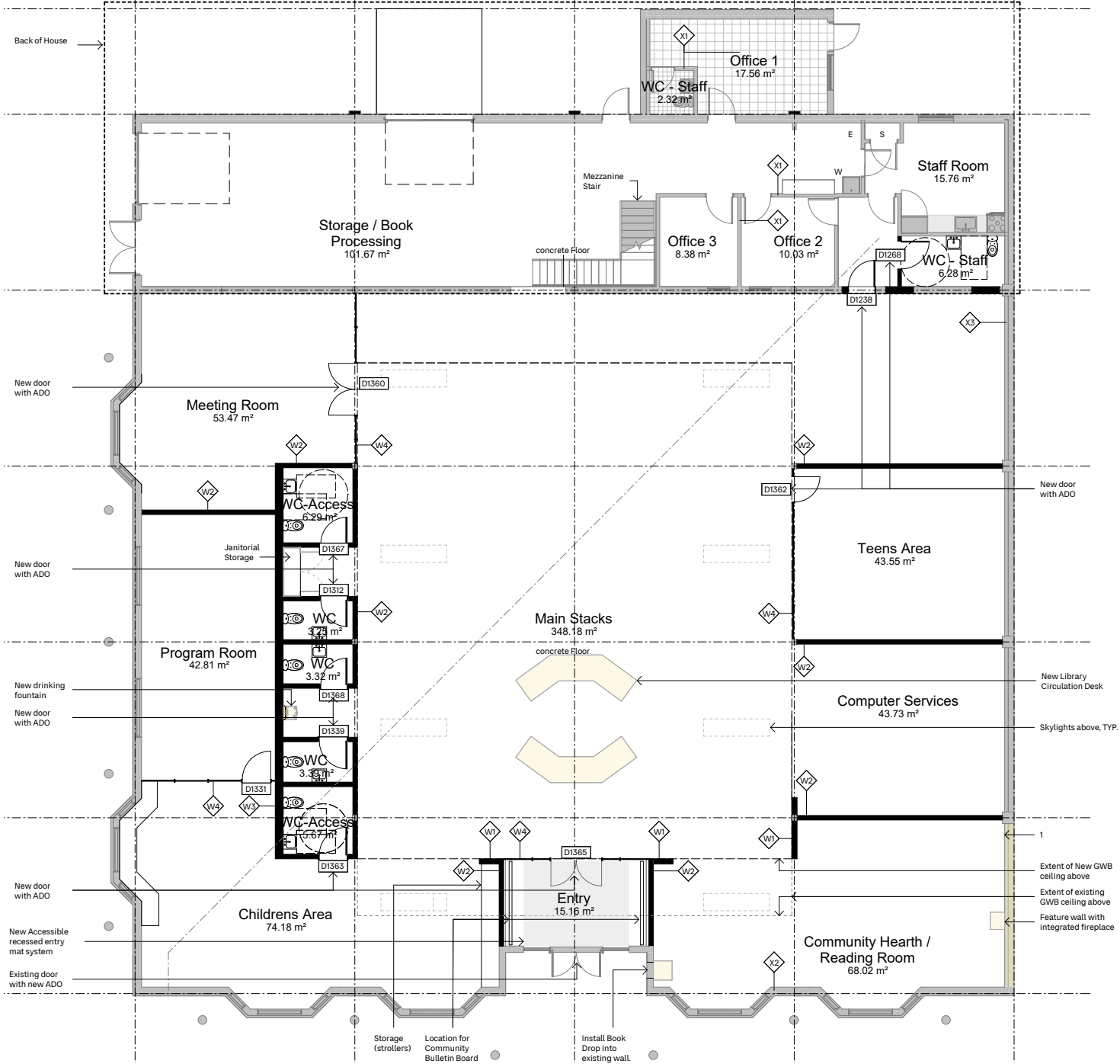


Fundraising by Smithers Public Library

Included in Costing Budget



Option C4 Mezzanine Floor Plan



2. Critical Base Build + Select Separate Items (Sprinklered)

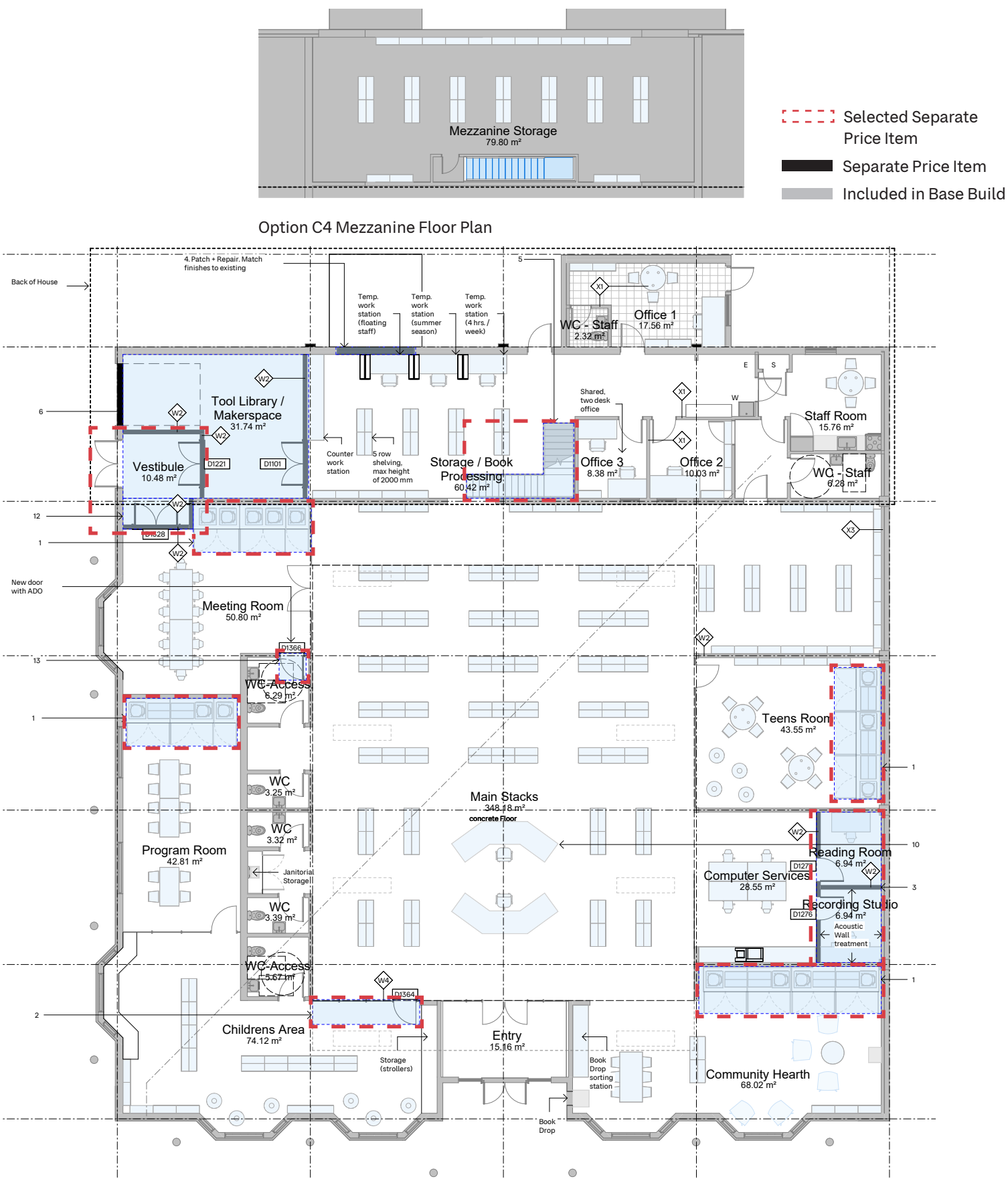
Total Project Cost: **\$2,838,500**

Separate Price Items	Included
Built-in storage	✓
All Furniture + Fixtures + Equipment	✓
Small reading room + recording studio	✓
Glass wall separating Children’s Area	✓
Mezzanine stair upgrade (Mezzanine can be used as storage)	✓
After-hours Community Room	✓
Remove existing BOH overhead doors	
Tool Library	
FRR ceiling (No Sprinkler System)	
Finish upgrades in BOH	
Hearing Loop for Reception Desk	
Enhanced energy efficient mechanical system	



Fundraising by Smithers Public Library

Included in Costing Budget

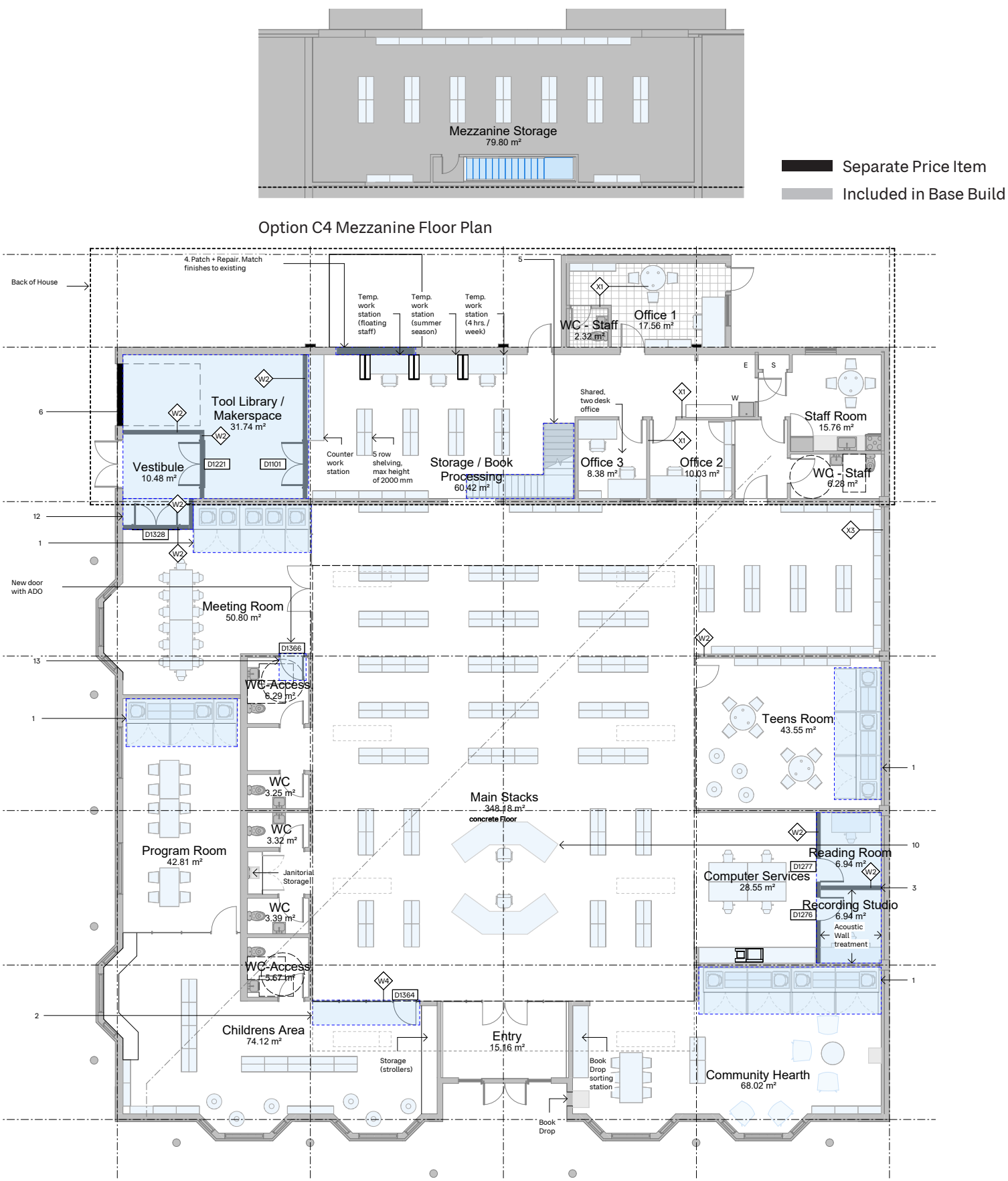


3. Critical Base Build + All Separate Items (Not Sprinklered)

Total Project Cost: **\$3,630,600**

Separate Price Items	Included
Built-in storage	✓
All Furniture + Fixtures + Equipment	✓
Small reading room + recording studio	✓
Glass wall separating Children’s Area	✓
Mezzanine stair upgrade (Mezzanine can be used as storage)	✓
After-hours Community Room	✓
Remove existing BOH overhead doors	✓
Tool Library	✓
FRR ceiling (No Sprinkler System)	✓
Finish upgrades in BOH	✓
Hearing Loop for Reception Desk	✓
Enhanced energy efficient mechanical system	✓

- ✓ Fundraising by Smithers Public Library
- ✓ Included in Costing Budget



5.0 Costing Options

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Total Project Cost: **\$2,667,300**

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FRR ceiling (No Sprinkler System)	
Finish upgrades in BOH	
Hearing Loop for Reception Desk	
Enhanced energy efficient mechanical system	

- ✓ Fundraising by Smithers Public Library
- ✓ Included in Costing Budget

2. Critical Base Build + Select Separate Items

Total Project Cost: **\$2,838,500**

Separate Price Items	Included
Built-in storage	✓
All Furniture + Fixtures + Equipment	✓
Small reading room + recording studio	✓
Glass wall separating Children’s Area	✓
Mezzanine stair upgrade (Mezzanine can be used as storage)	✓
After-hours Community Room	✓
Remove existing BOH overhead doors	
Tool Library	
FRR ceiling (No Sprinkler System)	
Finish upgrades in BOH	
Hearing Loop for Reception Desk	
Enhanced energy efficient mechanical system	

3. Critical Base Build + All Separate Price Items

Total Project Cost: **\$3,630,600**

Separate Price Items	Included
Built-in storage	✓
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Small reading room + recording studio	✓
Glass wall separating Children’s Area	✓
Mezzanine stair upgrade (Mezzanine can be used as storage)	✓
After-hours Community Room	✓
Remove existing BOH overhead doors	✓
Tool Library	✓
FRR ceiling (No Sprinkler System)	✓
Finish upgrades in BOH	✓
Hearing Loop for Reception Desk	✓
Enhanced energy efficient mechanical system	✓

5.0 Costing Options

1. Critical Base Build

Total Project Cost: **\$2,667,300**

Separate Price Items	Included
Built-in storage	✓
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After-hours Community Room	
Remove existing BOH overhead doors	
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Fundraising by Smithers Public Library

Included in Costing Budget

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Tool Library	✓
FRR ceiling (No Sprinkler System)	✓
Finish upgrades in BOH	✓
Hearing Loop for Reception Desk	✓
Enhanced energy efficient mechanical system	✓

6.0 Summary of Class D Costing

Preferred Option

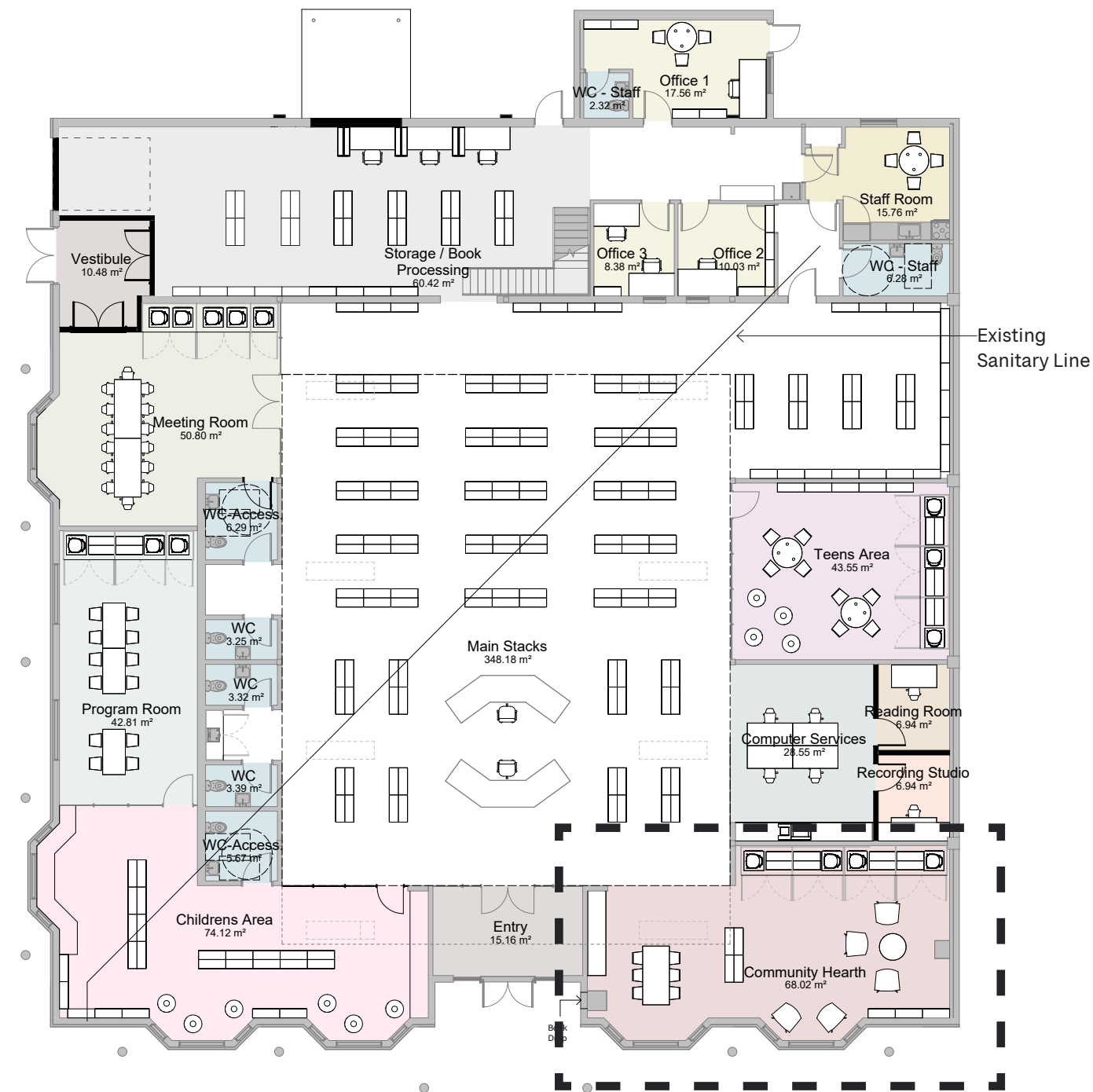
- Total Project Cost “**Critical Base Build**” is **under \$3,000,000** (project budget)
- “**Separate Price Items**” are **optional + additional cost**
- Total Project Cost “**Critical Base Build**” + **Select Separate Price items** is **\$2,838,500**

Summary of Class D Costing

Building Renovations Construction - Critical Base Build	\$2,291,700
Construction Escalation	\$95,500
Subtotal Construction Costs (Incl. Escalation, Excl. GST)	\$2,387,200
Soft + Project Costs	\$280,100
Total Project Cost - Critical Base Build	\$2,667,300
Total Select Separate Prices	\$171,200 ADD
Total Project Cost + Selected Separate Prices (Incl. Design Contingency, Construction Escalation, and Construction Contingency)	\$2,838,500

7.0 Preferred Design Option

Considerations	Assessment
Community Hearth has direct natural light + activates the street front	✓



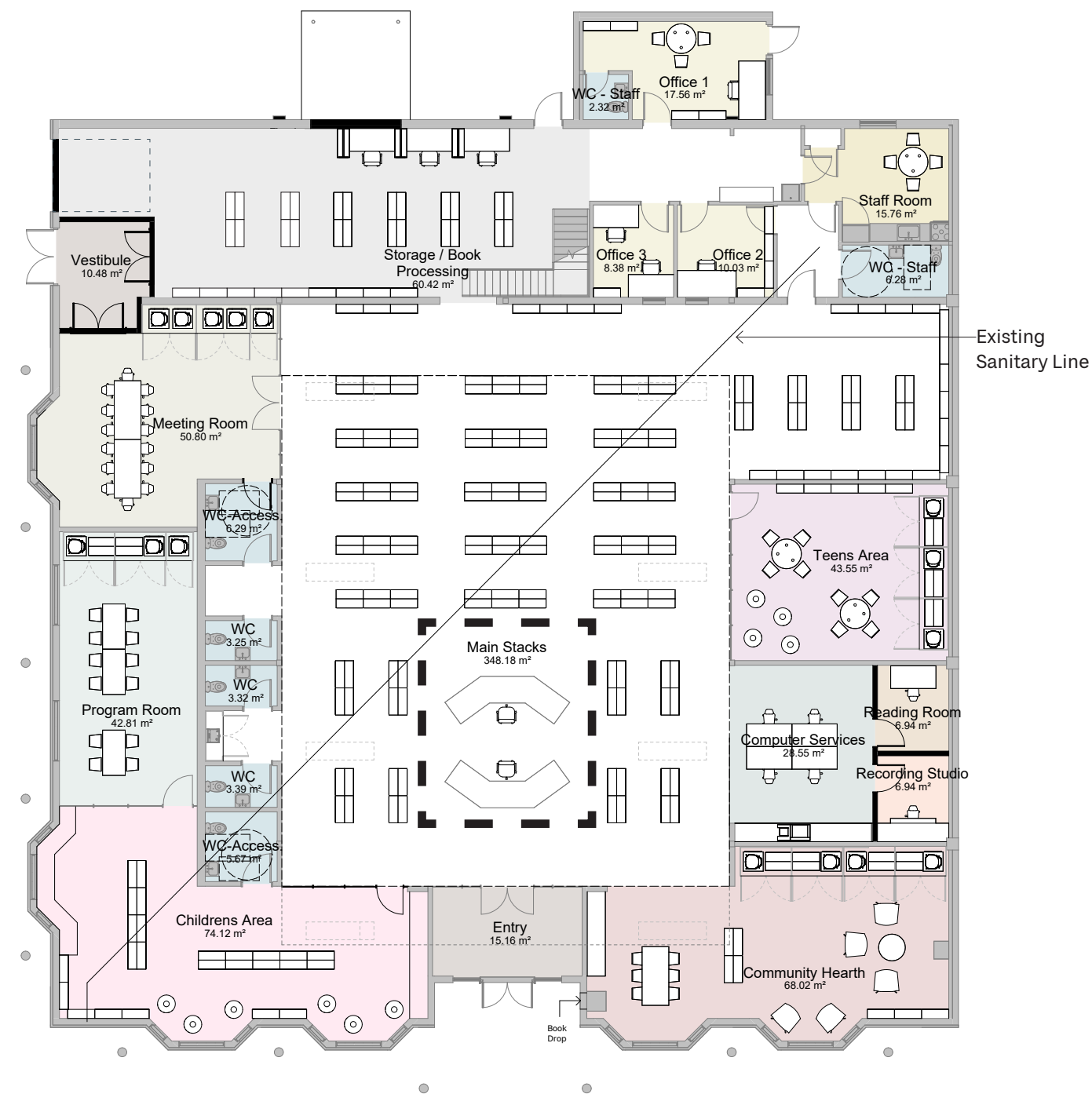
7.0 Preferred Design Option

Considerations	Assessment
Community Hearth has direct natural light + activates the street front	✓
Children’s Area has ample direct natural light	✓
Children’s Area has direct access to program room	✓
Stroller storage adjacent to building entry	✓
Separate accessible WCs for Children’s + library	✓



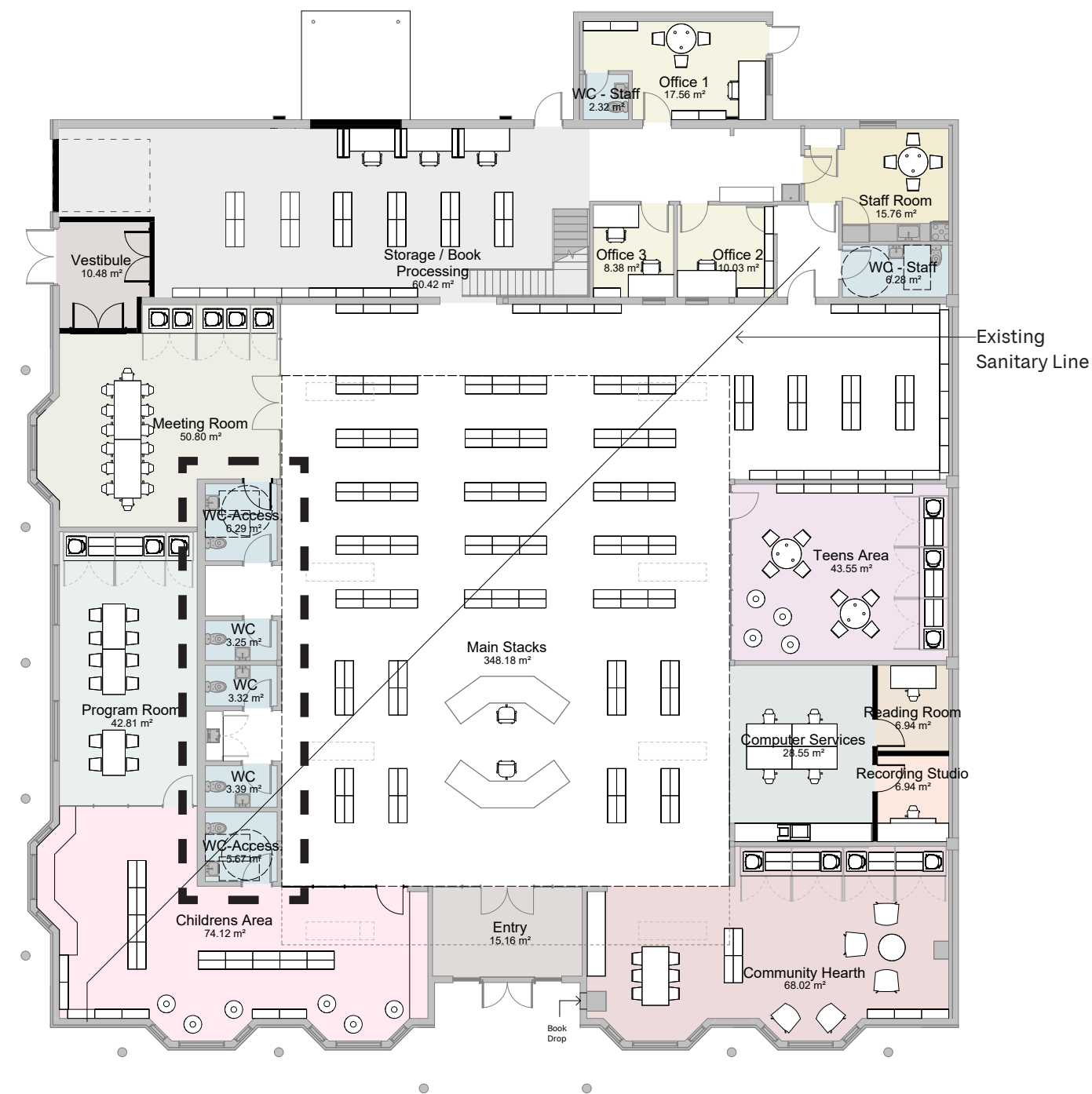
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Service Desk centrally located with sightlines	✓



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Service Desk centrally located with sightlines	✓
Washrooms located near existing sanitary line	✓



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Separate accessible WCs for Children’s + library	✓
Service Desk centrally located with sightlines	✓
Washrooms located near existing sanitary line	✓
Meeting Room has direct natural light	✓
Meeting Room functions both as Library meeting room and after hours community meeting room.	✓



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Stroller storage adjacent to building entry	✓
Separate accessible WCs for Children’s + library	✓
Service Desk centrally located with sightlines	✓
Washrooms located near existing sanitary line	✓
Meeting Room has direct natural light	✓
Meeting Room functions both as Library meeting room and after hours community meeting room.	✓
Computer services are close to service desk	✓
Teens Area is 3x larger than existing Library	✓



8.0 Grants

ToS Staff is actively applying for grants and funding opportunities.

Ongoing programs include:

→ Climate Resiliency Infrastructure Service (CRIS) Program

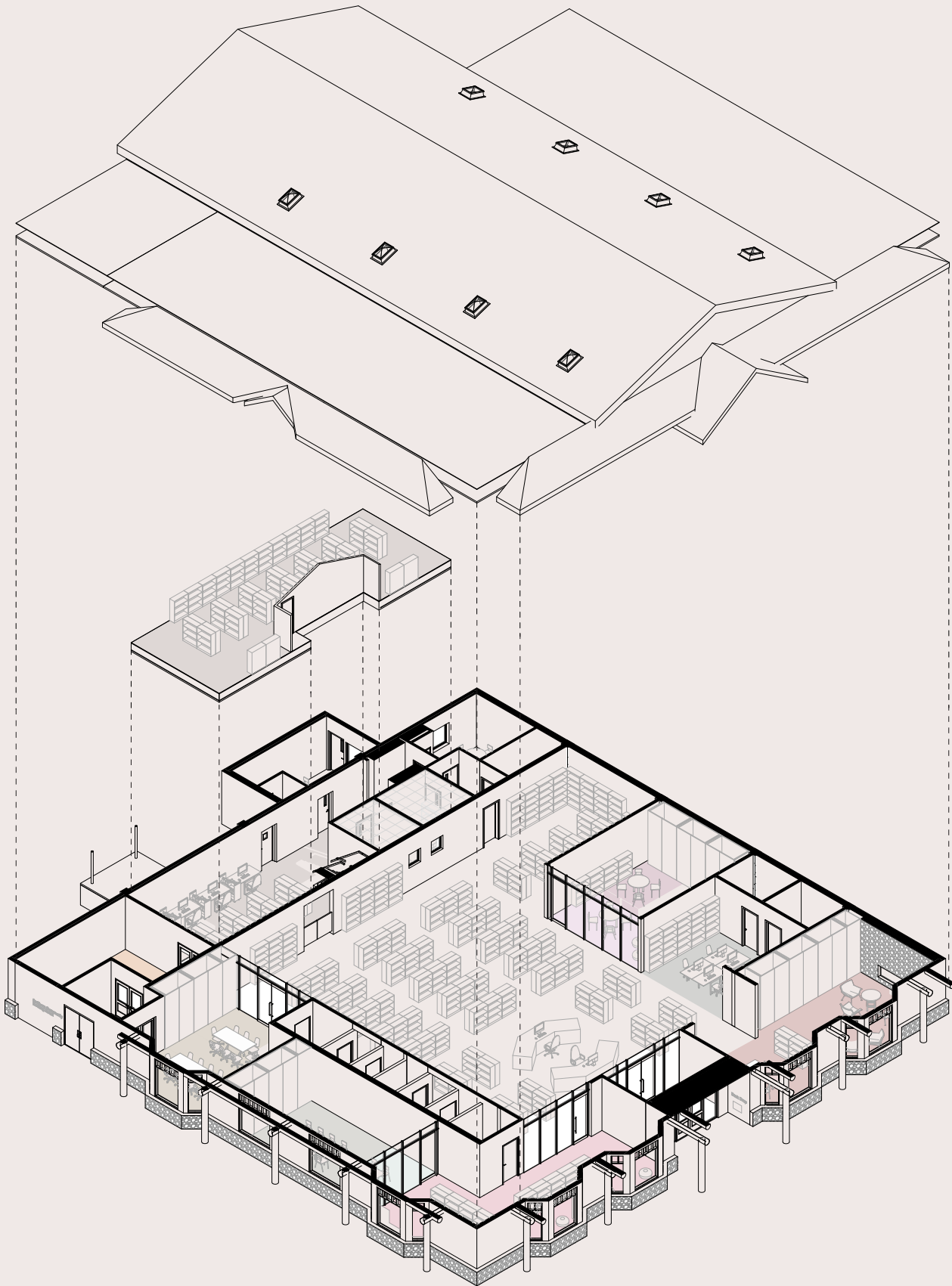
→ HVAC + Lighting + Back-up generator design - ongoing

→ BC Hydro

→ Funding opportunities - ongoing



9.0 Next Steps



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