

A Tale of Two Spaces: Applying Lessons from a Large Construction Project to a Small Renovation Project

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Large Construction Project – Taylor Family Digital Library



- Design and build construction project that opened in September 2011
- Size: 265,000 ft² (six storeys)
- Cost: \$205 million
- Seats 1,950 people in the public spaces
- Collaborative and creative space is largely used by undergraduates as a work and gathering space
- Mix of informal and formal learning spaces, zoned for noise
- Building includes a coffee shop and some campus student support services

Small Renovation Project – Gallagher Library



- Small renovation project that ran from May 1 to September 20, 2014
- Size: 8,700 ft² (two floors)
- Cost: \$730,000 for design and build
- Seats 120 people in the public spaces
- Dynamic learning space that encourages students to flow through the space
- Largely undergraduate focused library
- Informal learning space that includes a small program area and project room
- Designated quiet study zone in the basement

Facilities Maintenance

- Include facilities staff in the selection of furniture finishes, lighting, floor finishes and wall finishes.
- Understand institutional service level agreements for facilities maintenance and cleaning.
- Before opening, ensure that facilities staff have the appropriate tools and supplies for maintaining your space.
- Make sure facilities staff understand your operational needs.



Furniture Selection

- What is the space intended for? Determine the primary function and plan accordingly.
- Select furniture based on the learning requirements of the space.
- While a variety of seating options are desired, too much variety creates clutter.

Staffing

- Prepare staff in advance for the service model to which you are moving with the understanding that this too may change.
- Introduce staff to new programs, services, spaces and technologies to be included in the new space before you move in.



Managing Expectations

- Start as you mean to continue!
- Communicate expectations clearly and positively through signage and space design.
- Intentionally create electronics free zones.
- Identify design elements to minimize unwanted behaviors.



Service

- Service desks need to be mobile, flexible, and adaptable.
- Ensure that the spaces are ergonomically suited for the majority of staff.
- Locate service points adjacent to services, technologies, spaces, and collections requiring mediation.
- Allow adequate space for circulating technologies.