LIBRARY MASTER PLANS
CITY EAST, MAGILL & MAWSON LAKES CAMPUSES

University of
South Australia

PREPARED BY MPH ARCHITECTS AND WILSON ARCHITECTS FOR UNISA
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ACKNOWLEDGEMENTS

The Library Master Plans have been prepared by MPH Architects and Wilson Architects for the University of South Australia.

Cover image: Jeffrey Smart Building, photo by Sam Noonan

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1.0 EXECUTIVE SUMMARY & INTRODUCTION

1.1 EXECUTIVE SUMMARY

The UniSA Library Master Plans for the City East, Magill and Mawson Lakes campus libraries have been developed as a strategic framework to upgrade all UniSA libraries to a consistent accommodation standard and amenity which align to the Digital Learning Strategy.

EXECUTIVE SUMMARY

UniSA is moving towards a more integrated and digital service delivery model for its libraries and physical collections are being reduced in favour of online resources. As result, our libraries are changing as they increasingly support student led learning, whether as individuals or in groups.

The Library Master Plans for City East, Magill and Mawson Lakes Campuses will allow the UniSA Library to:

- Improve the amenity of the library learning and service environment, maximising natural light
- Enhance wayfinding and circulation within the library
- Enable an integrated service delivery model within all libraries, with student services areas adjacent to entries and high flow areas

- Give space priority to students and locate open plan staff accommodation in discreet, less public areas
- Provide flexible learning settings for group and quiet study
- Zone study spaces from loud to quiet with social learning and group study spaces near circulation (loud) and individual study zones in remote areas (quiet)
- Locate reduced library collections in quieter zones to create buffers for individual study settings

At City East we will:

- Reinstate the Brookman Building as a North Terrace entrance into the campus, with the Library as the link between the two
- Introduce a new lift to service all floors of the building
- Upgrade base building facilities
- Strengthen the link to Centenary Building through appropriate spaces

At Magill we will:

- Increase the presence of the Library and strengthen entry legibility and wayfinding on the Campus
- Increase the amount of natural light into study spaces
- Create space to be utilised as future teaching and learning spaces

At Mawson Lakes we will:

- Convert Levels 1 and 2 into student focused learning areas
- Allow space for future expansion
- Consolidate all staff to the top floor, with room for expansion

1.2 INTRODUCTION

The UniSA Library Master Plans for the City East, Magill and Mawson Lakes campus libraries have been developed as a strategic framework to upgrade all UniSA libraries to a consistent accommodation standard and amenity which align to the Digital Learning Strategy.

BACKGROUND

As UniSA moves towards a more integrated and digital service delivery model for its libraries and with physical collections being reduced in favour of online resources, the role of the Library within the University is changing. Libraries increasingly becoming spaces that support student led learning, whether as individuals or in groups. This is supported with staff, online resources and flexible but defined library learning spaces.

The Jeffrey Smart Building is the most contemporary UniSA library facility and included many of the principles which inform the Digital Learning Strategy and is a hub of activity for academic, social and cultural activities. It has been evaluated, and in moderated form, establishes a benchmark for the other libraries.

MPH Architects and Wilson Architects in association, were commissioned to undertake the consultancy and lead a range of professional disciplines to deliver holistic designs, budgets and staging strategies for the upgrade of UniSA's libraries.

OBJECTIVES

The key project objectives include:
- Improve the amenity of the library learning and service environment
- Enhance wayfinding and circulation within the library
- Enable an integrated service delivery model within all libraries
- Give space priority to students
- Rationalise all collections in accordance with the service delivery model as follows:
  - City East - 25,000 volumes
  - Magill - 50,000 volumes
  - Mawson Lakes - 50,000 volumes
- Co-locate all staff in efficient, open plan accommodation in accordance with the UniSA space guidelines

KEY REFERENCE MATERIAL

- Library Enquiry Service Delivery for the Future
- UniSA Digital Learning Strategy
- Brookman Building Conservation Management Plan (2001)
- UniSA Space Management & Planning Guidelines

University of South Australia

2015-2020
Digital Learning Strategy

UniSA Digital Learning Strategy 2015-2020 document

Image: Jeffrey Smart Building, photo by Sam Noonan

2.0 METHODOLOGY

Image: Jeffrey Smart Building, photo by Sam Noonan

2.0 METHODOLOGY

The following approach was adopted to ensure that each campus library provides an equivalent range of facilities, spaces and services appropriate to the number of students using the facility.

PHASE 1 – PROJECT BRIEF

- Start-up workshop to confirm objectives UniSA standards, policies and project requirements
- Identify data collection and benchmarking strategy
- Establish program and consultancy methodology

PHASE 2 – CONTEXT

- Obtain existing digital drawing files and review
- Undertake inspections and audits of the existing library facilities
- Analyse and appraise existing library and campus infrastructure
- Survey existing building services
- Review existing structural drawings and information

PHASE 2 – LIBRARY COMPONENTS

- Audit the range of social learning settings at the Jeffrey Smart Building and map the arrangement and area
- Develop standard Library Components

PHASE 2 – LEARNING SPACE BENCHMARKING

Student Survey
- Develop student survey instrument
- Release online survey to students at City West and City East campuses
- Collect and analyse survey data

Benchmark Moderation
- Determine percentage floor area for each Jeffrey Smart Building learning setting
- Apply findings and pro rata areas of campus libraries based on campus EFTSL
- Identify shortfall or excess of each Library usable floor areas

PHASE 3 – CAMPUS MASTER PLANS

- Define key generic design principles
- Develop concepts for each campus based on components, benchmark ratios, services and structure upgrade requirements
- Develop cost plans based on concept plans and engineering input

PHASE 4 - IMPLEMENTATION

- Identify and prioritse staging opportunities
- Develop staging budgets

Project Methodology
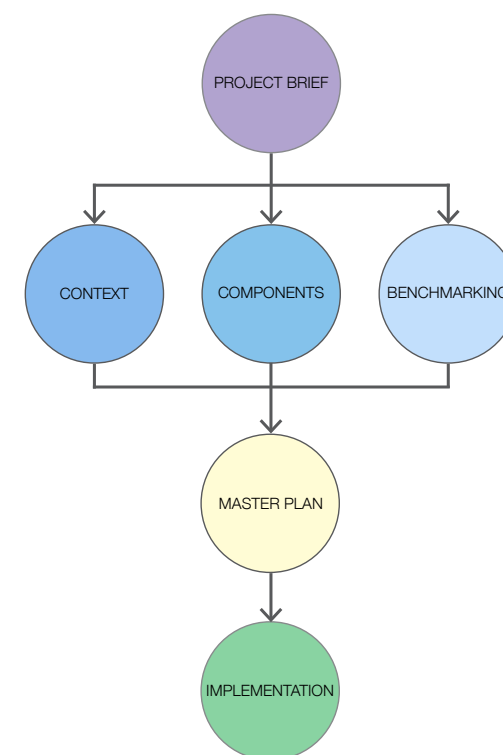
3.0 BENCHMARKING

Image: Jeffrey Smart Building, photo by Sam Noonan

3.0 BENCHMARKING

The benchmarking phase validated and moderated the key statistical data associated with the Jeffrey Smart Building and applied the findings to the other UniSA campus libraries.

Collections

For purposes of defining area requirements for the briefed collections, the following criteria was adopted based on the Jeffrey Smart Building collection arrangement:
- 900mm long modular shelf units
- Reduce to 5 shelves per unit (currently 6 in other libraries)
- 1.2m clear spacing between shelving
- 34 volumes stored per 900mm shelf length

Staff Accommodation Areas

UniSA's Space Management & Planning Guidelines allow a total office area of 12sqm per workspace. This allowance includes all offices, work stations, breakout spaces, meeting rooms, utility and storage spaces. Staff numbers for each campus have been provided by UniSA.

Student Services

The service delivery areas at both the Jeffrey Smart Building and the Sir Eric Neal Library (Mawson Lakes) were benchmarked for functional and spatial requirements for proposing new student services areas. Space has been provisioned for these areas in the Master Plans with detailed requirements to be reviewed at the time of design.

Campus		CITY EAST		MAGILL		MAWSON LAKES	
Existing Collection		**Length (lin. m)**		**Length (lin. m)**		**Length (lin. m)**	
Size (total footprint)		**1,731**		**2,279**		**3,186**	
Collection type:		**Length (lin. m)**		**Length (lin. m)**		**Length (lin. m)**	
General Loan		1,611		2,236		3,186	
High Demand		33		43.2		Integrated	
Archive/Rare		87				Integrated	
Total		**1,731**		**2,279**		**3,186**	
Number of Volumes	(end 2015)	**63,000**		**85,000**		**142,000**	
Target Volumes	(end 2018)	**25,000**		**50,000**		**50,000**	
Shelf Length	(34 volumes per 0.9m)	**662 lin. M**		**1,323 lin. M**		**1,323 lin. M**	
Shelf Modules	(2 sided, 5 shelves high)	**74**		**147**		**147**	
Users		**People**	**m²**	**People**	**m²**	**People**	**m²**
FTE Staff	Library	13	156	13	156	66	792
	ISTS	11	132	10	120	23	276
	SAS	10	120	6	72	7	84
	SEU	14	168	10	120	13	156
	Total	48	576	39	468	109	1308
Number of Equivalent Full Time Student Load (Program on Campus only)		**6,445**		**4,890**		**2,867**	
Student Population (Program on Campus Only)		**8,659**		**6,378**		**3,690**	

Campus Collection and Population Data

3.0 BENCHMARKING CONT.

STUDENT SURVEY

The objective of the student online survey of the Jeffrey Smart Building was to assess the suitability of the range of learning settings (Library Components) as part of a Post Occupancy Evaluation.

The data collected from the student survey assisted in determining adjustments to the percentage of each library area occupied in the 'Library Kit-of-Parts'.

The criteria for the survey included:
- Usage and occupancy of learning spaces
- Individual and group mix
- Technology requirements to support learning

Students were shown images of various learning spaces within the Jeffrey Smart Building and were asked the following questions for each setting:
Q1   How often would you use this space/area as an individual per week?
Q2   How often would you use this space/area as a group per week?
Q3   In groups, what is the size of the group?
Q4   What technology do you use in this space to support learning?

SURVEY KEY FINDINGS

519 responses were received from both under graduate and post graduate students at City East and West Campuses. Notably 17% of responses were from the Division of Health Sciences (third highest) based at the City East Campus. The complete results from the Student Survey can be found in the appendices.

The key findings are:
- There is a high usage of University supplied fixed PCs (78%) and personal laptops (86%)

- Individual and group areas need to be better signposted and defined.

- Lounge study booths are the most popular space but are inflexible as they are fixed
- Frequently used by individuals and therefore frequently hard to access by groups

- 72% of individual study is in computer barns for an average of 2.9hrs
- 33% groups of 3 are also using the space for average 2.0hrs per week

- The games in the Technology Hub are disruptive and would be better relocated to student lounge.

- Study rooms are highly utilised but hard to book
- Utilised by an average group size of 4-5 people

- Post graduates frequently work in groups in the library
- Group sizes average 4-5, favoring study rooms

SURVEY RECOMMENDATIONS

- Offer flexibility of study settings to cater for individuals and groups and their varying modes of study
- Improve separation and management of group and quiet individual zones is required

- Vary individual and group zones based on demand throughout each study period

- Review number of fixed PCs available for students
- Increase digital capabilities and power to all spaces to enable BYOD

- Consider more open group spaces with flexible access to computers and whiteboards to reduce study room demand

- Factor in post graduate students demand for group settings

- Create a diverse range of open study settings
- Flexible furniture settings for a range of learning formats

3.0 BENCHMARKING CONT.

Tech Hub - Computer barn
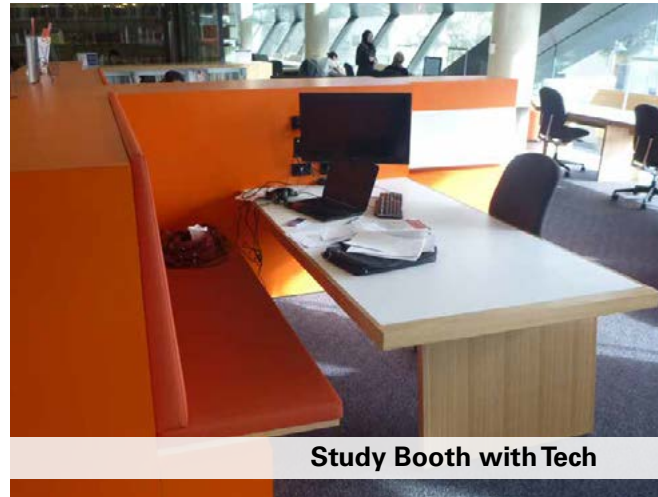
Study Booth with Tech

Computer barn

Lounge study booth

Compactus Room Group Study

Laptop bench (Window)

Student Survey OF JSB study settings

3.0 BENCHMARKING CONT.

LIBRARY COMPONENTS

Key to the master planning process has been the development of 'Library Components.' These components identify the key learning spaces and features that are required across all UniSA libraries. These spaces were identified as part of the post-occupancy benchmarking of the Jeffrey Smart Building.

The spaces that formed the library components are grouped into three main categories;
- Student led spaces - a range of self-directed study settings available to students, whether they be social, group or individual environments
- Teacher led spaces - focuses on group learning within interactive environments
- Support facilities - include resources available to students and staff spaces including student interface and offices

Each components setting is categorised through the following:
- Ambiance/zoning (noisy-quiet)
- Furniture type
- AV requirements
- Capacity

3.0 BENCHMARKING CONT.

STUDENT LED   HIGH EXPOSURE/NOISY ⟵ - - - - - - - ⟶ LOW EXPOSURE/QUIET   **TEACHER LED**   **SUPPORT**

| CASUAL LEARNING | GROUP LEARNING | INDIVIDUAL LEARNING | GROUP TEACHING | RESOURCES | STAFF |

LOUNGE

Lounge settings located near circulation hubs

OPEN STUDY

Layout tables
Group work
Near Collections
Individuals
6x people

INDIVIDUAL + PC

In quieter areas with computers. One chair per computer

COLLABORATIVE TEACHING SPACE

Use by indiduals and groups when not timetabled

COLLECTION

STAFF

STUDENT SERVICES

FOOD + STUDY

Informal
Near Entries
Resilient floor finishes

Gives sense of privacy
4x people

In noiser areas
Option to work independently but also in pairs

OPEN STUDY + PC

With digital screen & PC. Potential for whiteboard proximate

INDIVIDUAL

Quiet study without fixed computers. Provision for BYOD

FLEXIBLE TUTORIAL

SELF SERVICE POINT

STANDUP PC

Near confluence of circulation
Short term transactions

Study on large table format without computers. Potential for some noise from group discussions

COMPUTER POOL

VIDEO BOOTH AND AskLibIT

OPEN STUDY (2 PERSONS + PC)

Arrangement with PC and 2 chairs to encourage team work

PRIVATE INDIVIDUAL STUDY

Very quiet individual study carrels

UTILITY

STUDY ROOM + PC / W.B.

With PC/ Digital screen and whiteboard
Document camera
6x people

Library Components

3.0 BENCHMARKING CONT.

BENCHMARK MODERATION

In addition to defining the settings for the library components, the Jeffrey Smart Building was used as a benchmark for the ratio of each component within the libraries. This ratio was then moderated to determine the quantity of learning space required on each campus based on their Equivalent Full-Time Student Load (EFTSL) as a comparison to the benchmark of City West

The moderation only applies to the learning components as both collection size and staff areas are fixed quantities of space on each campus.

Refer to Appendix 1: Supporting Data for details of Data Collection and graphs.

Across all campus the following are typical findings from benchmarking:

- All campuses have more space allocated to lounge than required
- None of the libraries have any standup PCs for short-term student use
- Open study space is too generous, except at City East
- Study rooms are greatly undersupplied, except at Mawson Lakes
- All campuses require more individual study spaces with fixed PCs

Jeffrey Smart Building Benchmark								
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total (m2)
Lounge	0	0	0	0	0	0	0	0
Café study	0	0	49	0	48	9	0	106
Standup PC	0	22	0	0	0	0	0	22
Informal Multipurpose	178	0	0	0	0	0	0	178
Collaborative Teaching	0	190	205	258	204	0	0	857
Flexible Tutorial	0	0	0	0	0	0	0	0
Classroom	0	60	0	0	59	72	0	191
Open Study	91	96	99	124	94	48	0	552
Study room	0	22	61	85	61	177	0	406
Individual PC	0	100	161	178	177	151	0	767
Individual	0	77	358	241	111	190	0	977
Adaptive Technology	0	0	14	0	0	0	0	14
Collection	0	48	85	99	223	67	0	522
Service/Video	0	6	0	0	0	0	0	6
Utility	0	21	38	38	38	29	0	164
Staff	197	0	0	0	0	0	1217	1414
Student Services	0	193	0	0	0	0	0	193
Store	0	0	0	0	0	0	0	0
Amenities	48	43	55	55	55	55	56	367
Total	514	878	1125	1078	1070	798	1273	6736

3.0 BENCHMARKING CONT.

City East requires approximately 700sqm of additional space on campus. This is due to the area required for staff accommodation as well as the restrictions of the Brookman Building. The benchmarking also indicates that the existing library has significantly less space for Study Rooms and Individual Study than what is required.

- Food and Study will be located outside the Brookman Building
- Standup PC area is introduced into the library
- Open study will need extra space on campus
- A substantial amount of study room space is required elsewhere on campus
- Individual study is the most needed space within the library, with more than double the proposed required elsewhere on campus
- Individual with fixed PC requires additional space

City East		Existing	Benchmark moderation	Proposed	Additional Required
EFTSL	6,445				
Collection	Number of volumes	63,000	N/A	25,000	N/A
	Length / size	1,731	N/A		
	Area	573	N/A	213	213
Student Led	Casual Learning (Lounge + Food)	50	97	0	97
	Stand-up PC	0	20	43	- 23
	Group Learning – open study	491	481	398	83
	Group Learning – study room	151	370	164	206
	Individual Learning	368	890	414	476
	Individual Learning w PC	420	699	458	241
	Adaptive Tech Suite	30	N/A	30	N/A
Total Student Area	Area	1,480	2,557	1,477	1,080
	Total student area per EFTSL	0.23	0.40	0.23	0.17
Teacher Directed	Collaborative Teaching	173	N/A	173	N/A
	Flexible Tutorial	0	N/A	0	N/A
	Computer Pool	68	N/A	68	N/A
Resources	Service point / video booth	0	N/A	19	N/A
	Utility	92	N/A	24	N/A
Student Services	Service Pods / interview rooms etc	33	N/A	102	N/A
Staff Areas	Number of staff	15	N/A	30	18
	Area	307	N/A	366	216
Total Library Space (excluding Circulation)		2,726	N/A	2,472	1,080

3.0 BENCHMARKING CONT.

Magill has a small amount of space released for other use. As the collection is significantly reduced further space is released for alternate use.

- Standup PC is introduced into the Library
- The existing library has excessive open study space which is reduced to less than half
- Study rooms are increased
- The existing amount of both individual study and individual with fixed PC is fairly close to the required amount

Magill		Existing	Benchmark moderation	Proposed	Additional Required
EFTSL	4,890				
Collection	Number of volumes	85,000	N/A	50,000	N/A
	Length / size	2,279	N/A	1,323	N/A
	Area	588	N/A	282	N/A
Student Led	Casual Learning (Lounge + Food)	161	73	75	- 2
	Stand-up PC	0	15	39	- 24
	Group Learning – open study	721	365	313	52
	Group Learning – study room	153	281	245	36
	Individual Learning	526	675	506	169
	Individual Learning w PC	420	530	403	127
	Adaptive Tech Suite	20	N/A	20	N/A
Total Student Area	Area	1,981	1,939	1,581	358
	Total student area per EFTSL	0.41	0.40	0.32	0.07
Teacher Directed	Collaborative Teaching	187	N/A	187	N/A
	Flexible Tutorial	0	N/A	350	N/A
	Computer Pool	46	N/A	46	N/A
Resources	Service point / video booth	0	N/A	0	N/A
	Utility	117	N/A	15	N/A
Student Services	Service Pods / interview rooms etc	236	N/A	212	N/A
Staff Areas	Number of staff	36	N/A	39	N/A
	Area	536	N/A	574	N/A
Total Library Space (excluding Circulation)		3,691	N/A	3,267	358

3.0 BENCHMARKING CONT.

Mawson Lakes has significant space released for alternative use equivalent to 1335m2 or one and a half building floors.

- The existing lounge and food and study space is more than sufficient
- Standup PC is added to the library
- Further space is required for Individual study and study rooms

Mawson Lakes		Existing	Benchmark moderation	Proposed	Additional Required
EFTSL	2,867				
Collection	Number of volumes	141,951	N/A	50,000	N/A
	Length / size	3,186	N/A	1,323	N/A
	Area	751	N/A	278	N/A
Student Led	Casual Learning (Lounge + Food)	748	43	342	- 299
	Stand-up PC	0	9	96	0
	Group Learning – open study	502	214	369	- 155
	Group Learning – study room	175	164	368	- 204
	Individual Learning	479	396	768	- 372
	Individual Learning w PC	126	311	392	- 81
	Adaptive Tech Suite	12	N/A	12	N/A
Total Student Area	Area	2,030	1,137	2,335	- 1,111
	Total student area per EFTSL	0.71	0.40	0.81	- 0.39
Teacher Directed	Collaborative Teaching	0	N/A	0	N/A
	Flexible Tutorial	0	N/A	0	N/A
	Computer Pool	77	N/A	84	N/A
Resources	Service point / video booth	0	N/A	33	N/A
	Utility	68	N/A	24	N/A
Student Services	Service Pods / interview rooms etc	194	N/A	117	N/A
Staff Areas	Number of staff	78	N/A	109	N/A
	Area	2,026	N/A	1,448	N/A
Total Library Space (excluding Circulation)		5,146	N/A	4,331	- 1,111

4.0 DESIGN PRINCIPLES

Image: Jeffrey Smart Building, photo by Sam Noonan
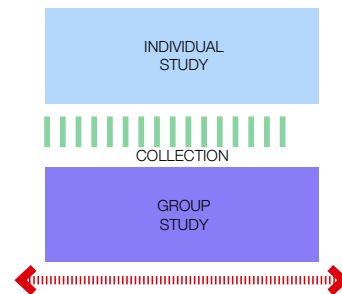
4.0 DESIGN PRINCIPLES

Key design principles have been identified to inform the approach to master planning the libraries within the context of the unique features of each campus and library building.
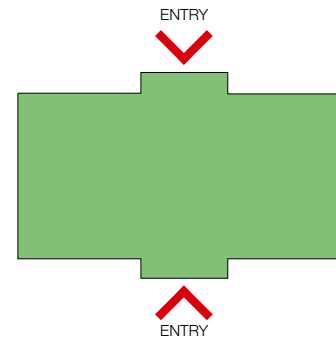
The key design principles include:

- Legible wayfinding and internal circulation
- Social learning, group study spaces near circulation (loud)
- Individual study zones in remote (quiet) areas
- Maximise flexible learning arrangements for group and quiet study
- Locate collections in discreet low public circulation areas
- Locate group learning spaces in visually prominent locations to activate areas
- Maximise natural light
- Co-locate all staff accommodation to discreet, less public areas
- Apply UniSA policy to office accommodation
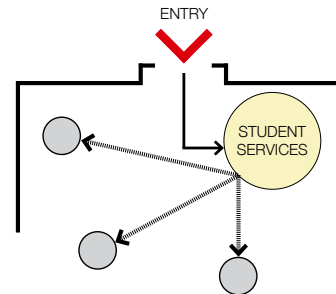- Fit for purpose upgrade of building services
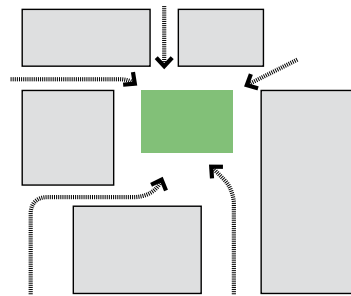
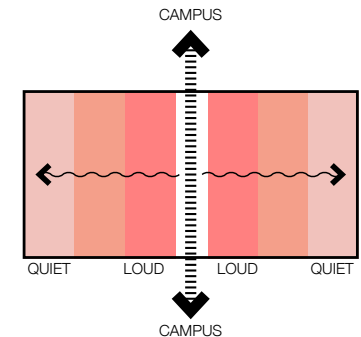Prominent presence integrated into the campus

Legibility of entries and connection to the campus

Zone spaces from loud to quiet

Utilise collection to create buffers to individual study settings

Locate Student Services areas adjacent to entries and high flow areas
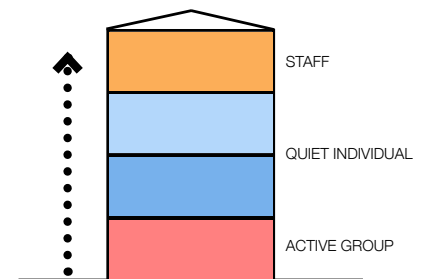
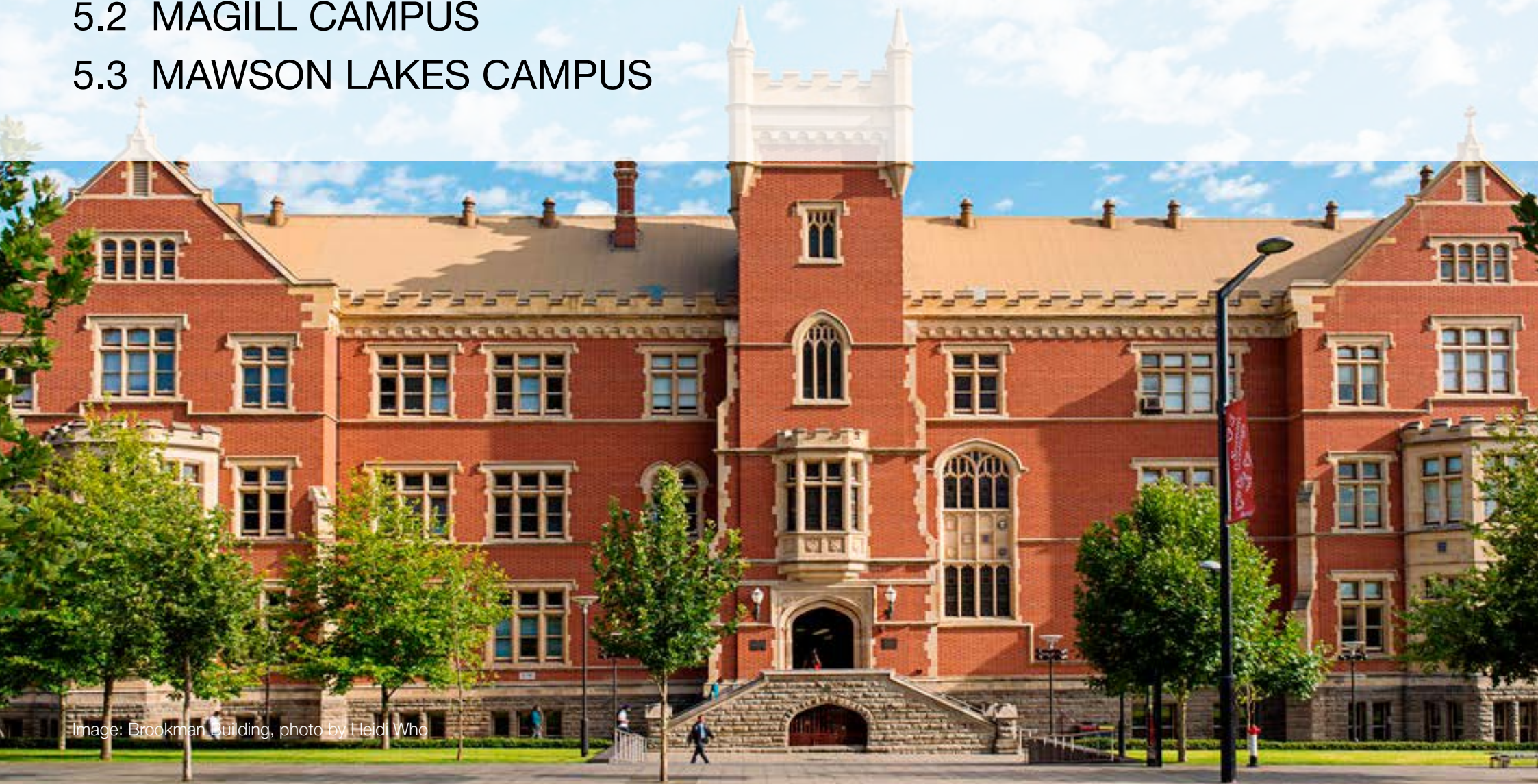Prioritise student space. Staff to peripheries

5.0 CAMPUS MASTER PLANS

Image: Brookman Building, photo by Heidi Who

5.1 CITY EAST CAMPUS

The Library at City East Campus is accommodated within Levels 3, part Level 4 and the mezzanine of the Brookman Building with a link to part Level 4 Centenary Building. The Brookman Building is listed as a significant heritage building and is the public address for the City East Campus on North Terrace. However its current front entrance is more aesthetic than functional as it lacks purpose and is disconnected from the rest of the campus. Entry to the library is currently only from the southern side.

KEY ISSUES

Architectural

- No access via the library from North Terrace through into the campus
- Main entry point within the campus is flanked by services and amenities
- Staff offices occupy premium public space on Level 3
- Difficult to locate stairs to circulate up through the building
- Amenities and stairs do not comply with building codes and standards
- Poor security over several floors
- Dispersed collection due to floor loading issues
- Noise transfer between Level 4 Mezzanine
- Poor sun control to eastern windows
- No wet weather entry from campus
- Brookman Building not designed to resist contemporary earthquake code
- Lack of transparency of main entrance
- Egress compliance

Services

- Plant size limitation of roof
- Intrusive plant noise
- Services are generally exposed to view within both Centenary and Brookman buildings.
- Lack of suitable space to locate plant and equipment either externally or internally.

Mechanical
- Air conditioning systems of various ages with some areas not served by air conditioning
- The Library and Brookman Hall are served by the same air handling unit located in Centenary Building which is switched between the Hall and the Library on a priority basis.
- Some areas have only ceiling fans installed
- Some areas are served by dilapidated air conditioning plant

Electrical
- Poor lighting generally
- Lighting alignment to shelves
- Poor data/power reticulation
- Dated and inefficient lighting installed throughout the Library with no lighting control.

Hydraulic
- Some toilet areas within the Library are dated and only include cold water supply
- No gas supply to the building for generation of hot water
- Some sections of the sewer system are of an ageing material

Fire
- Shortage of fire hose reel and hydrant coverage for Brookman building.

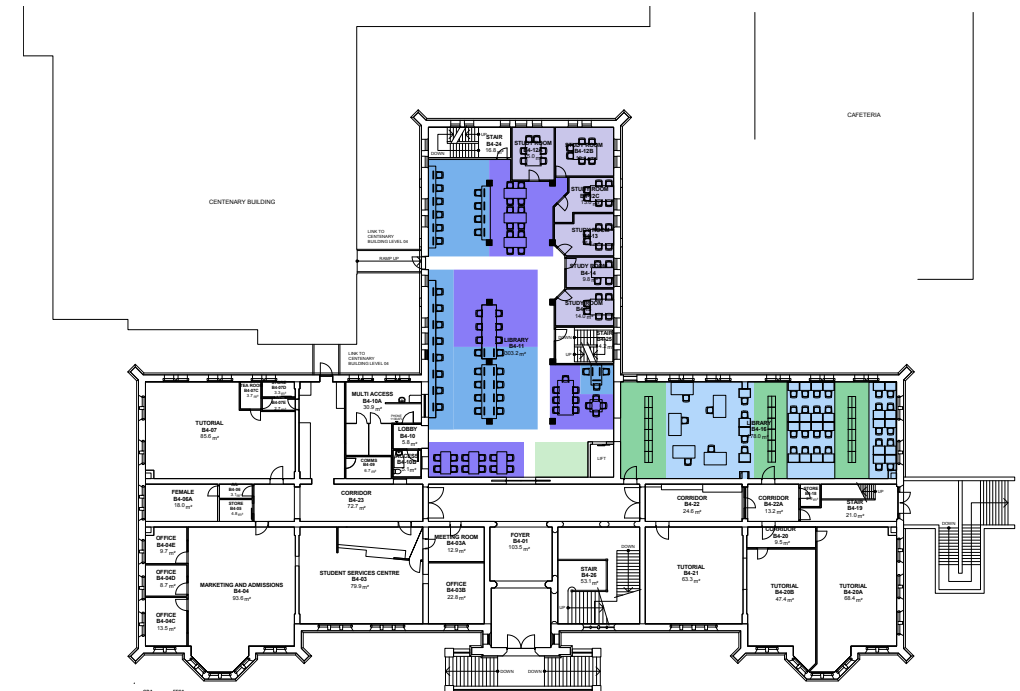The Brookman building is provided with:
- Fire detection of addressable operation, relatively new installation
- Emergency warning and intercom system
- Fire sprinkler system
- Fire hose reels and portable fire extinguishers

5.1 CITY EAST CAMPUS CONT.

EXISTING

Brookman Building - Level 03

Brookman Building - Level 04

CASUAL LEARNING		GROUP TEACHING		GROUP LEARNING		INDIVIDUAL LEARNING		RESOURCES/SUPPORT		STAFF		SERVICES		CIRCULATION	
LO	LOUNGE	CT	COLLABORATIVE TEACHING	OS	OPEN STUDY	IPC	INDIVIDUAL + PC	CO	COLLECTION	ST	STAFF	St.	STORE	– – –	PRIMARY
CS	CAFE STUDY	FT	FLEXIBLE TUTORIAL	SR	STUDY ROOM	IN	INDIVIDUAL	SE	SERVICE POINT/ VIDEO BOOTH	SS	STUDENT SERVICES	AM	AMENITIES		
SP	STANDUP PC	CP	COMPUTER POOL			AT	ADAPTIVE TECH SUITE	UT	UTILITY						

5.1 CITY EAST CAMPUS CONT.

EXISTING

Centenary Building - Level 04

Brookman Building - Level 04 Mezzanine

CASUAL LEARNING		GROUP TEACHING		GROUP LEARNING		INDIVIDUAL LEARNING		RESOURCES/SUPPORT		STAFF		SERVICES		CIRCULATION	
LO	LOUNGE	CT	COLLABORATIVE TEACHING	OS	OPEN STUDY	IPC	INDIVIDUAL + PC	CO	COLLECTION	ST	STAFF	SL	STORE	– – –	PRIMARY
CS	CAFE STUDY	FT	FLEXIBLE TUTORIAL	SR	STUDY ROOM	IN	INDIVIDUAL	SE	SERVICE POINT/ VIDEO BOOTH	SS	STUDENT SERVICES	AM	AMENITIES		
SP	STANDUP PC	CP	COMPUTER POOL			AT	ADAPTIVE TECH SUITE	UT	UTILITY						

5.1 CITY EAST CAMPUS CONT.

DESIGN RESPONSE

- Use the library to link North Terrace and the campus via a new interconnecting stair between levels 3 and 4
- Reinstate a southern entrance to the Library and the campus from North Terrace, via the Brookman Building main entrance and new accessible entry from North Terrace
- Relocate all collections to Level 03, including collection in Centenary Building
- Remove existing interconnecting stair between Level 3 and Level 4 Mezzanine and fill in remaining void
- Fill in void on Level 4 Mezzanine and gaps between level 4 and mezzanine
- New lift to service all floors of the building
- New toilets to all floors
- New fire stair
- Move staff to Level 4 and Level 4 Mezzanine
- Staff and service point on Level 3 for implementation of an integrated service delivery model
- Strengthen link to Centenary Building through appropriate spaces

- New General, emergency and exit lighting
- General power points and dedicated power supplies
- New data and wireless provisions
- Modification of Sprinkler layout to suit new layouts and modification to air conditioning ductwork.
- Review extinguishers throughout
- New lift and fire stair shafts require underpinning to accommodate the lift pit

The benchmarking and moderation of Jeffrey Smart Building indicates that the Brookman Building is of insufficient size to accommodate the required study space for the student population of the City East Campus. The following will need to be provided elsewhere on campus:

Casual Learning
- Lounge -97sqm
Group Learning
- Open Study - 83sqm
- Study Room - 20sqm
Individual Learning
- Individual - 476sqm
- Individual with fixed PC - 241sqm
Staff
- Open plan offices - 234sqm
Total - 1337sqm

IMPLEMENTATION STRATEGY

Stage 1 - Brookman Building, Northern spine

- Remove toilets from Northern entry, Level 3
- New toilets to all levels
- New lift
- Fitout student services and individual study spaces
- Fill in Level 4 Mezzanine void
- Fill in gaps of windows at Level 4 Mezzanine
- Relocate staff to Level 4 Mezzanine

Stage 2 - Brookman Building Level 4, Eastern Wing and Centenary Building Level 4
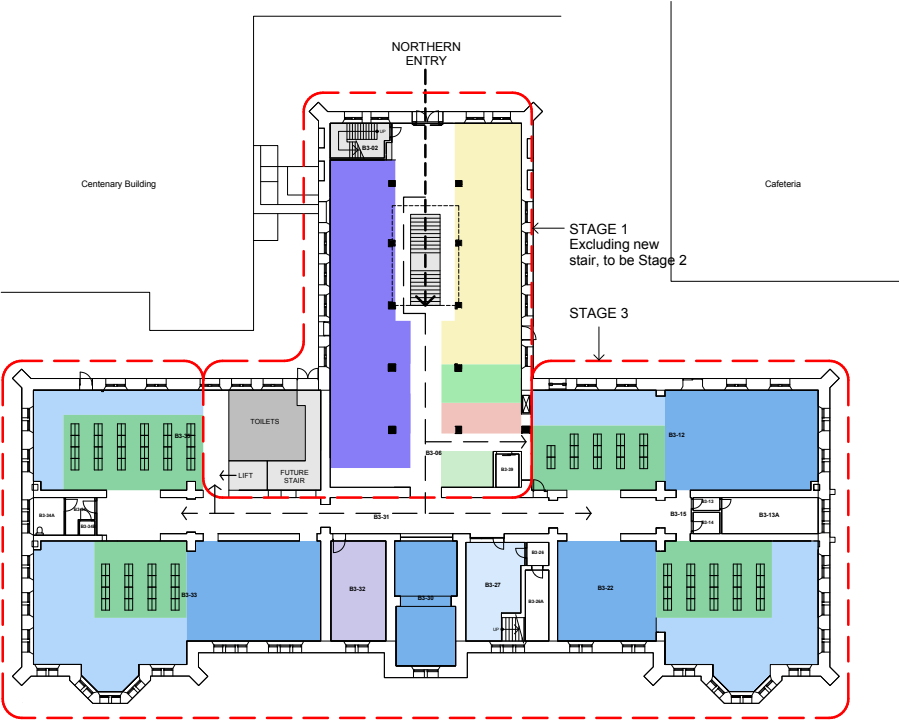
- Interconnecting stair between Levels 3 & 4
- Relocate remaining staff to Level 4 Mezzanine
- Fitout individual and group study spaces
- Fitout group study and study rooms in Centenary Building
- External entry ramp to Level 4
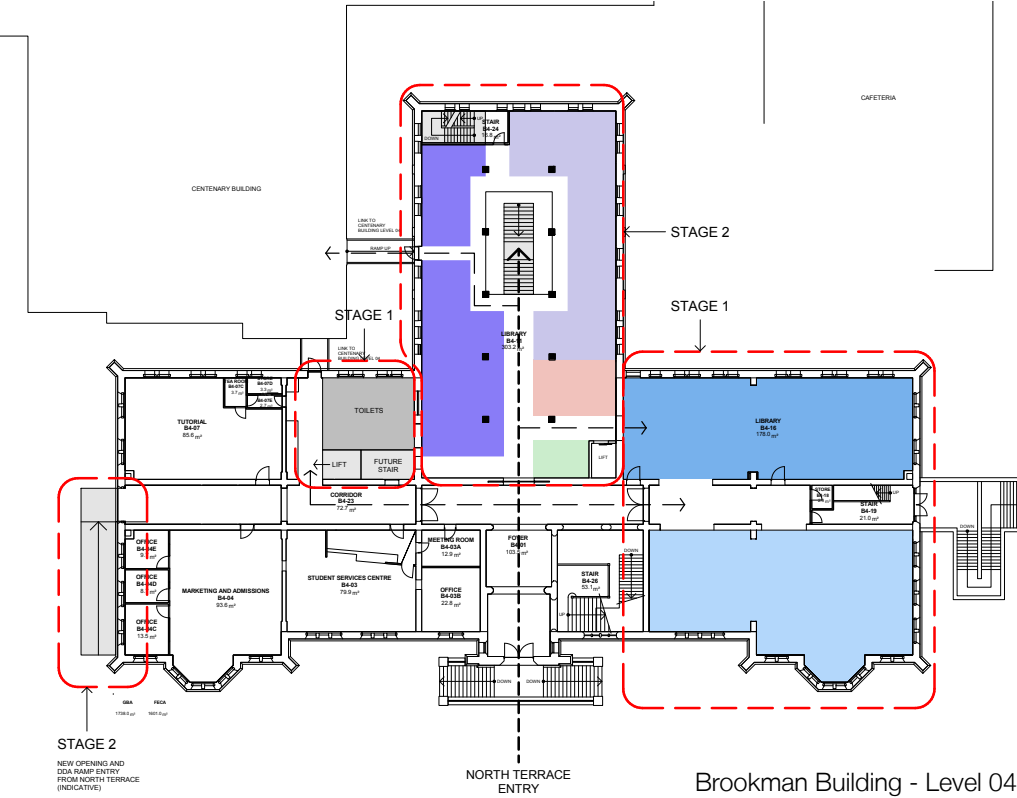
Stage 3 - Brookman Building Level 3

- Move remainder of collection to Level 3, including Centenary Building collection
- Fitout individual and group study spaces, study rooms, computer barn and collection spaces in Brookman Building

PROPOSED

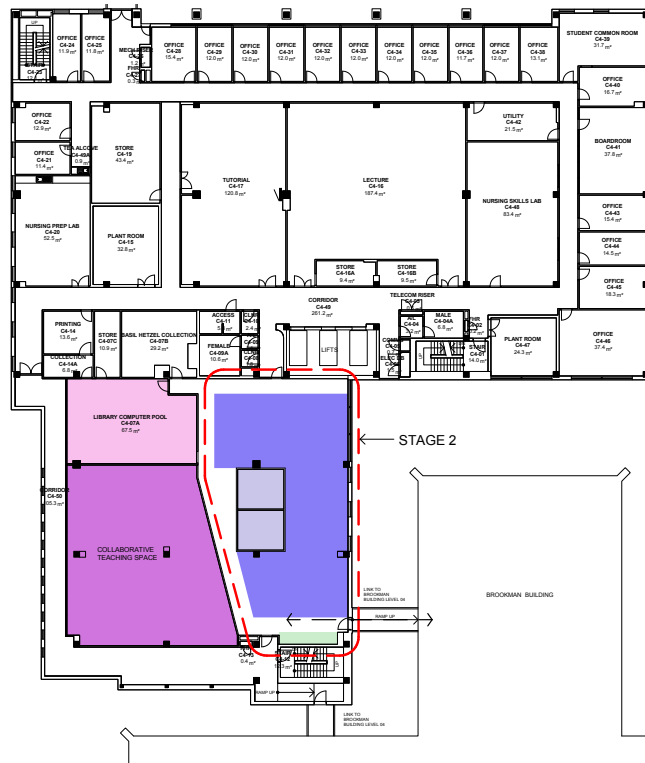
Brookman Building - Level 03

Brookman Building - Level 04

CASUAL LEARNING
- LO LOUNGE
- CS CAFE STUDY
- SP STANDUP PC

GROUP TEACHING
- CT COLLABORATIVE TEACHING
- FT FLEXIBLE TUTORIAL
- CP COMPUTER POOL

GROUP LEARNING
- OS OPEN STUDY
- SR STUDY ROOM

INDIVIDUAL LEARNING
- IPC INDIVIDUAL + PC
- IN INDIVIDUAL
- AT ADAPTIVE TECH SUITE

RESOURCES/SUPPORT
- CO COLLECTION
- SE SERVICE POINT/ VIDEO BOOTH
- UT UTILITY

STAFF
- ST STAFF
- SS STUDENT SERVICES

SERVICES
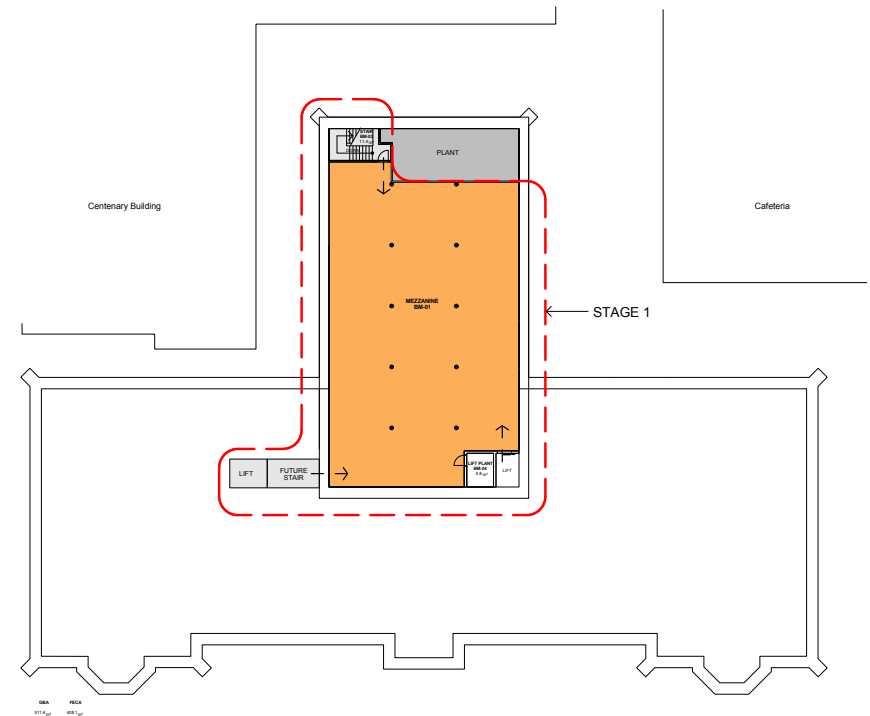- SL STORE
- AM AMENITIES

CIRCULATION
- – – – PRIMARY

5.1 CITY EAST CAMPUS CONT.

PROPOSED

Centenary Building - Level 04

Brookman Building - Level 04 Mezzanine

CASUAL LEARNING
- LO — LOUNGE
- CS — CAFE STUDY
- SP — STANDUP PC

GROUP TEACHING
- CT — COLLABORATIVE TEACHING
- FT — FLEXIBLE TUTORIAL
- CP — COMPUTER POOL

GROUP LEARNING
- OS — OPEN STUDY
- SR — STUDY ROOM

INDIVIDUAL LEARNING
- IPC — INDIVIDUAL + PC
- IN — INDIVIDUAL
- AT — ADAPTIVE TECH SUITE

RESOURCES/SUPPORT
- CO — COLLECTION
- SE — SERVICE POINT/ VIDEO BOOTH
- UT — UTILITY

STAFF
- ST — STAFF
- SS — STUDENT SERVICES

SERVICES
- St. — STORE
- AM — AMENITIES

CIRCULATION
- - - - — PRIMARY

5.2 MAGILL CAMPUS

The library is located on Level 2 across Buildings A and B. Of all of the UniSA campuses it is the only one that does not have a library with a ground floor presence, which results in poor wayfinding.

KEY ISSUES

- Library lacks a sense of identity and
  campus presence
- Poor wayfinding to locate the library within
  the campus
- Poor mixing of noisy and quiet learning
  spaces
- Poor light quality in the Eastern wing of
  Building B
- Various floor levels throughout
- Poor visual links to the outdoor campus

5.2 MAGILL CAMPUS CONT.

EXISTING

3 M Building B Level 01 - Existing
   1 : 250

Buildings A and B - Level 02

1 M Building B Mezzanine
   1 : 250

CASUAL LEARNING		GROUP TEACHING		GROUP LEARNING		INDIVIDUAL LEARNING		RESOURCES SUPPORT		STAFF		SERVICES	
LO	LOUNGE	CT	COLLABORATIVE TEACHING	OS	OPEN STUDY	IPC	INDIVIDUAL + PC	CO	COLLECTION	ST	STAFF	St.	STORE
CS	CAFE STUDY	FT	FLEXIBLE TUTORIAL	SR	STUDY ROOM	IN	INDIVIDUAL	SE	SERVICE POINT/ VIDEO BOOTH	SS	STUDENT SERVICES	AM	AMENITIES
SP	STANDUP PC	CP	COMPUTER POOL			AT	ADAPTIVE TECH SUITE	UT	UTILITY				

CIRCULATION

– – – PRIMARY

5.2 MAGILL CAMPUS CONT.

DESIGN RESPONSE

IMPLEMENTATION STRATEGY

Architectural

- Increase presence of library and strengthen entry legibility through new interconnecting stair in Building B linking from Campus Central
- Improve the integration of spaces and physical collections
- Consolidate collection into Western Wing of Building B
- Zone the Eastern wing of Building B for noisier group study
- Remove sections of wall in Building B to introduce natural light
- New ramp up to eastern wing
- Upgrade study rooms and increase provision
- Staff to occupy western end of Building B Eastern Wing
- Integrate ISTS within staff space
- Additional space utilised as teaching spaces

The benchmarking and moderation of Jeffrey Smart Building indicates that additional space is required on campus:

Group Learning
- Open Study - 82sqm
- Study Room - 36sqm
Individual Learning
- Individual - 169sqm
- Individual with fixed PC - 127sqm
Total - 384sqm

Services

- Install additional base building emergency lighting
- Install exit and emergency test facility to be installed in distribution board DB-B-2A
- Upgrade to T5 fluorescent and LED technology to be considered as part of fitout works
- Centralise lighting control and/or lighting control system including local motion sensors and programmable lighting control panels
- Additional occupant warning speakers be provided throughout and existing amplifiers be upgraded accordingly.
- Upgrade the existing thermal detectors to smoke detectors.

Structural

- New stair will require a new steel member will be required to support the top of the new stair
- New ramp of lightweight construction, supported on the existing floor structure
- New window openings will require existing girts be cut and re-supported with secondary steelwork

Stage 1 - Building B Eastern Wing

- New windows along Northern facade
- New interconnecting stair between levels 01 and 02
- Group study, study rooms and individual study with PC to northern edge
- Remove collections from eastern wing
- Create new floor area on the mezzanine for group study

Stage 2 - Building B Western Wing

- Consolidate majority of collection in Western wing
- Fitout individual study
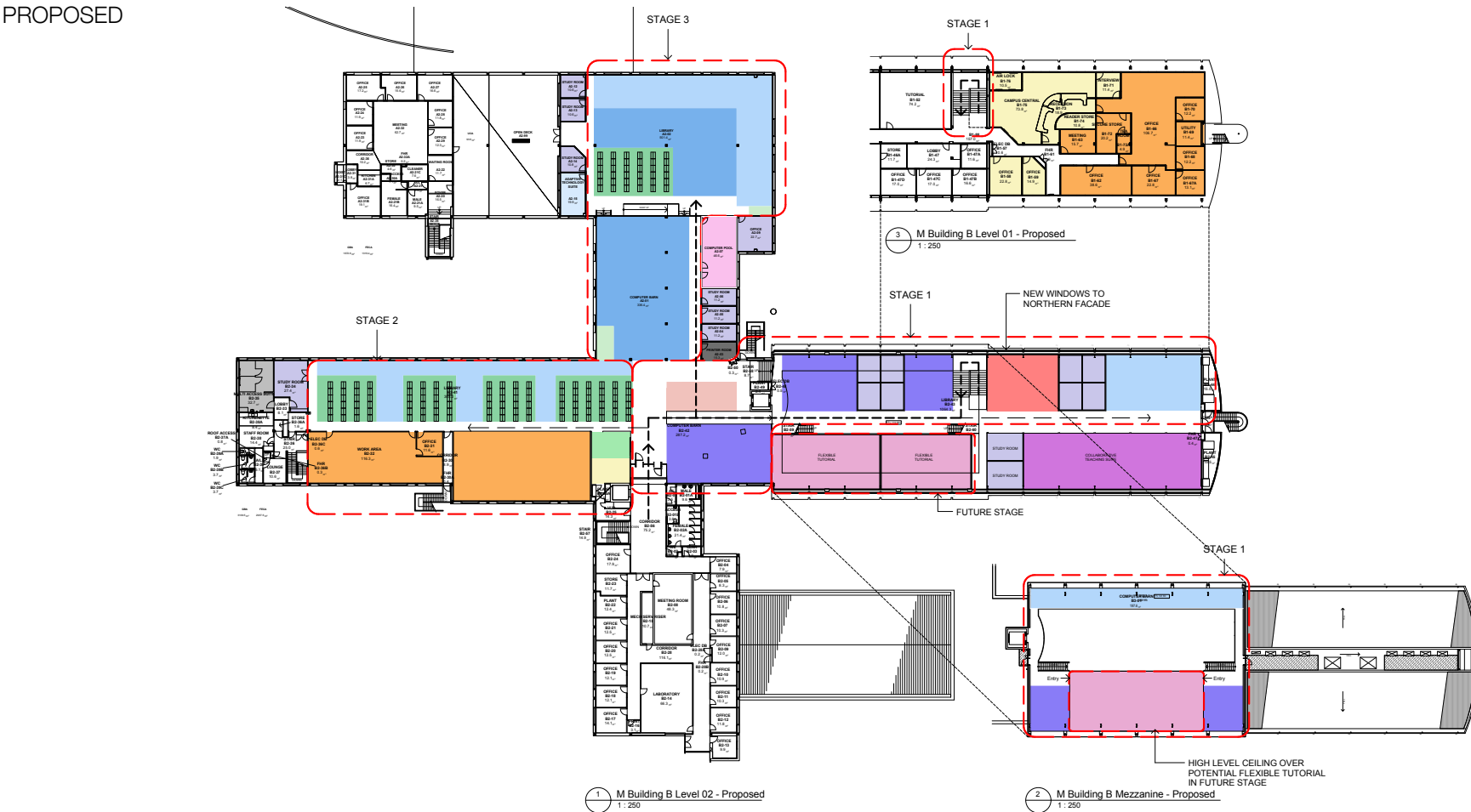- Consolidate staff areas

Stage 3 - Building A

- Fitout individual study and individual with PC

Future Stage - Flexible Tutorial

- Fitout Flexible Tutorial rooms in Eastern Wing

5.2 MAGILL CAMPUS CONT.

PROPOSED

STAGE 3

STAGE 1

STAGE 2

STAGE 1

NEW WINDOWS TO NORTHERN FACADE

STAGE 1

FUTURE STAGE

STAGE 1

HIGH LEVEL CEILING OVER POTENTIAL FLEXIBLE TUTORIAL IN FUTURE STAGE

3 — M Building B Level 01 - Proposed
1 : 250

1 — M Building B Level 02 - Proposed
1 : 250

2 — M Building B Mezzanine - Proposed
1 : 250

Buildings A and B - Level 02

CASUAL LEARNING
- LO LOUNGE
- CS CAFE STUDY
- SP STANDUP PC

GROUP TEACHING
- CT COLLABORATIVE TEACHING
- FT FLEXIBLE TUTORIAL
- CP COMPUTER POOL

GROUP LEARNING
- OS OPEN STUDY
- SR STUDY ROOM

INDIVIDUAL LEARNING
- IPC INDIVIDUAL + PC
- IN INDIVIDUAL
- AT ADAPTIVE TECH SUITE

RESOURCES/SUPPORT
- CO COLLECTION
- SE SERVICE POINT/ VIDEO BOOTH
- UT UTILITY

STAFF
- ST STAFF
- SS STUDENT SERVICES

SERVICES
- St. STORE
- AM AMENITIES

CIRCULATION
- – – – PRIMARY

5.3 MAWSON LAKES CAMPUS

The Sir Eric Neal Library is accommodated in Levels 1 – 3 of Building C at the Mawson Lakes Campus. The building consists of an original library with a newer extension to the eastern side. The two buildings are very different in fitout quality and standards.
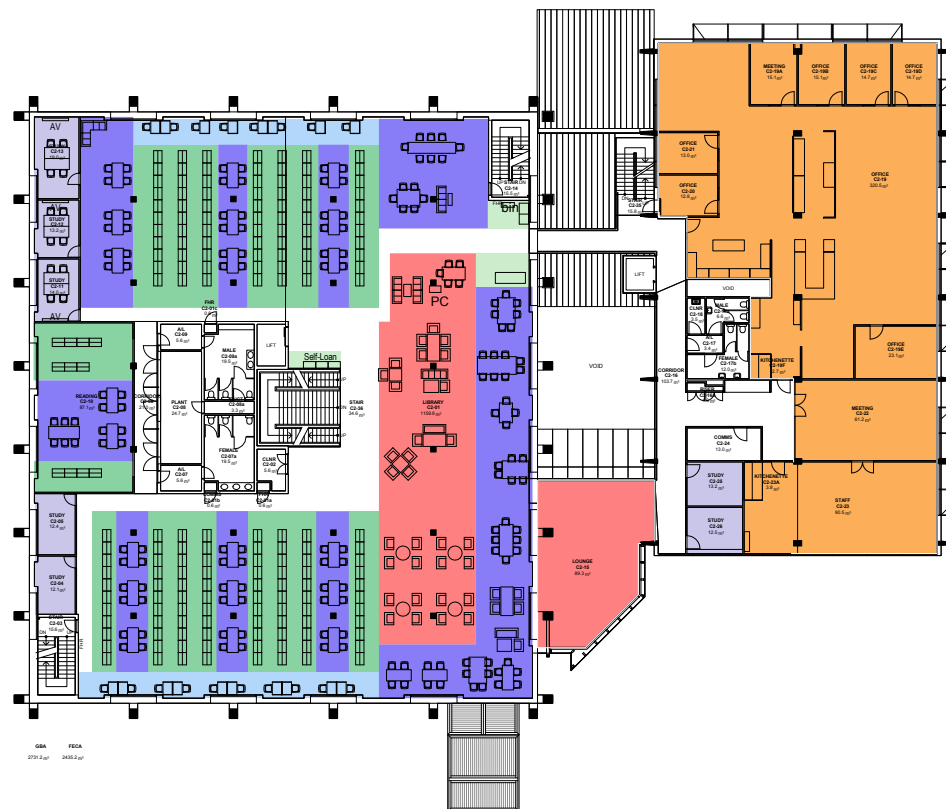
KEY ISSUES

- Two building standards, i.e. Sir Eric Neal Library and the 2005 extension
- Heritage features of the original building
- Plant noise in original building
- Difference in lighting standards and energy efficiency
- Poor power and data reticulation
- Loose planning, especially staff office areas
- Loading variation between original and new buildings
- Western section of Level 1 to remain as is due to recent integrated services areas and a social/learning student space upgrade
- Staff currently occupy the prime areas with good outlook on Levels 1, 2 and 3
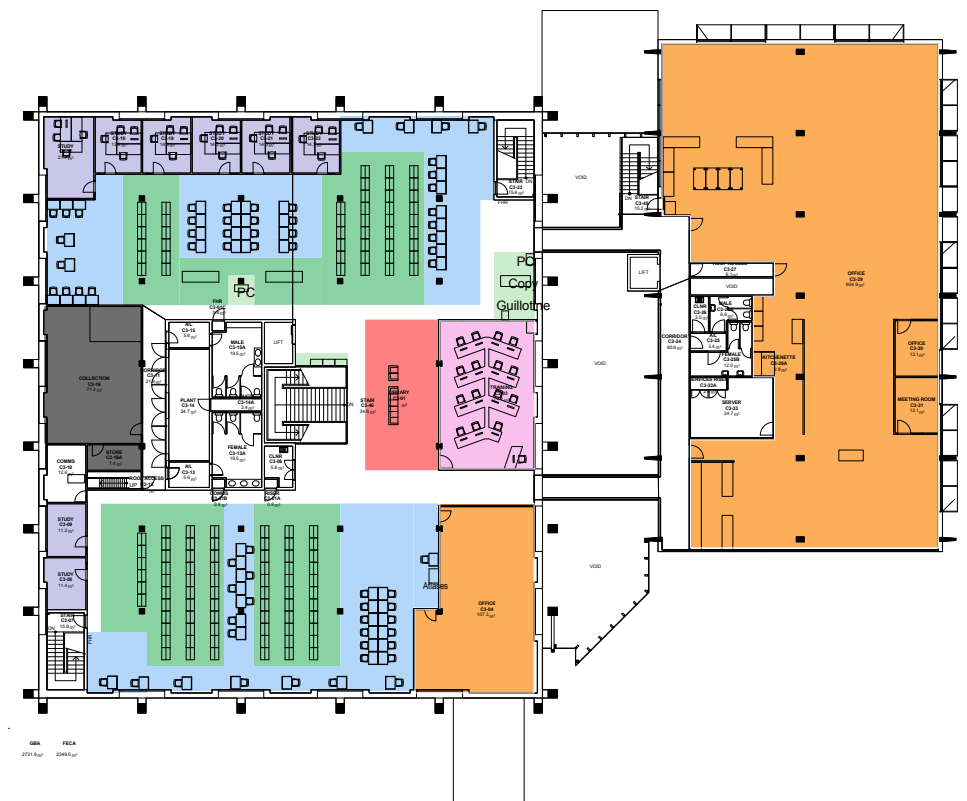- Staff density low

Sir Eric Neal Library - Level 01

CASUAL LEARNING
- LO — LOUNGE
- CS — CAFE STUDY
- SP — STANDUP PC

GROUP TEACHING
- CT — COLLABORATIVE TEACHING
- FT — FLEXIBLE TUTORIAL
- CP — COMPUTER POOL

GROUP LEARNING
- OS — OPEN STUDY
- SR — STUDY ROOM

INDIVIDUAL LEARNING
- IPC — INDIVIDUAL + PC
- IN — INDIVIDUAL
- AT — ADAPTIVE TECH SUITE

RESOURCES/SUPPORT
- CO — COLLECTION
- SE — SERVICE POINT/ VIDEO BOOTH
- UT — UTILITY

STAFF
- ST — STAFF
- SS — STUDENT SERVICES

SERVICES
- St. — STORE
- AM — AMENITIES

CIRCULATION
- – – – PRIMARY

5.3 MAWSON LAKES CAMPUS CONT.

EXISTING

Sir Eric Neal Library - Level 02

Sir Eric Neal Library - Level 03

5.3 MAWSON LAKES CAMPUS CONT.

DESIGN RESPONSE

Architectural

- Consolidate collection to Level 02
- New student-led learning spaces on Levels 01 and 02
- Staff areas relocated to Level 03
- The collection at Mawson lakes includes material that may be relocated to Magill. Final determination of the size and distribution of collections at Mawson Lakes will need to consider the nature and likely timing of developments at Magill

Services

Mechanical

- Relocate Level 01 Western Wing plant room switchboard currently obstructing the passage of outside air to the Air Conditioning plant
- Acoustic treatment to plant rooms and/or revised services corridor partitions to be considered surrounding plant room

Electrical

- Replace existing distribution boards in West Wing installed with HRC protection technology
- New circuit breaker and residential current device (RCD)
- Consider the replacement of 'halogen' with 'LED' emergency lighting technology

throughout West Wing
- Consider the replacement of older T8 and compact fluorescent lighting technology installed throughout West Wing on Levels 2 and 3
- Upgrade to T5 and LED lighting

IMPLEMENTATION STRATEGY

Stage 1 - Level 02, Western Wing

- Fitout student-led learning spaces including group and individual study and study rooms on Level 01
- Relocate all staff from Levels 01 and 02 to temporary Level 03 open plan accommodation

Stage 2 - Level 03

- Consolidate collection to Level 02
- Fitout individual study, group study and study rooms on Level 02
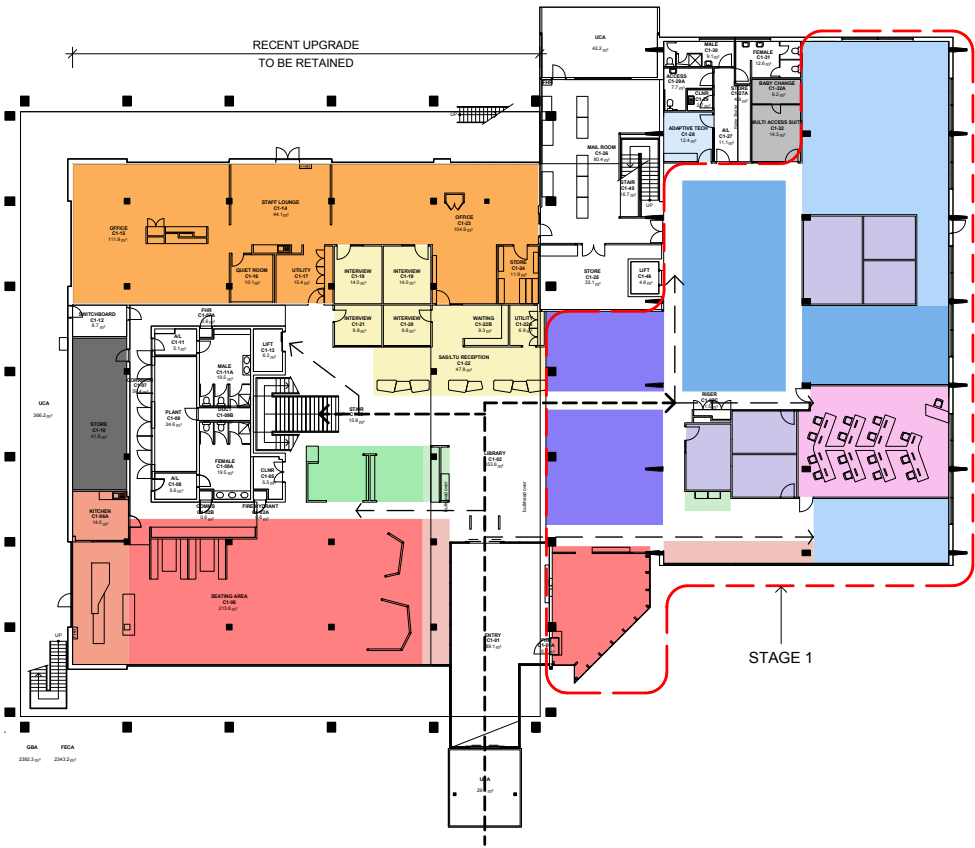- Fitout staff spaces on Level 03

Stage 3 - Level 02, Western Wing

- Fitout student space on Level 02 Western Wing

Future Stage - Level 02, Eastern Wing

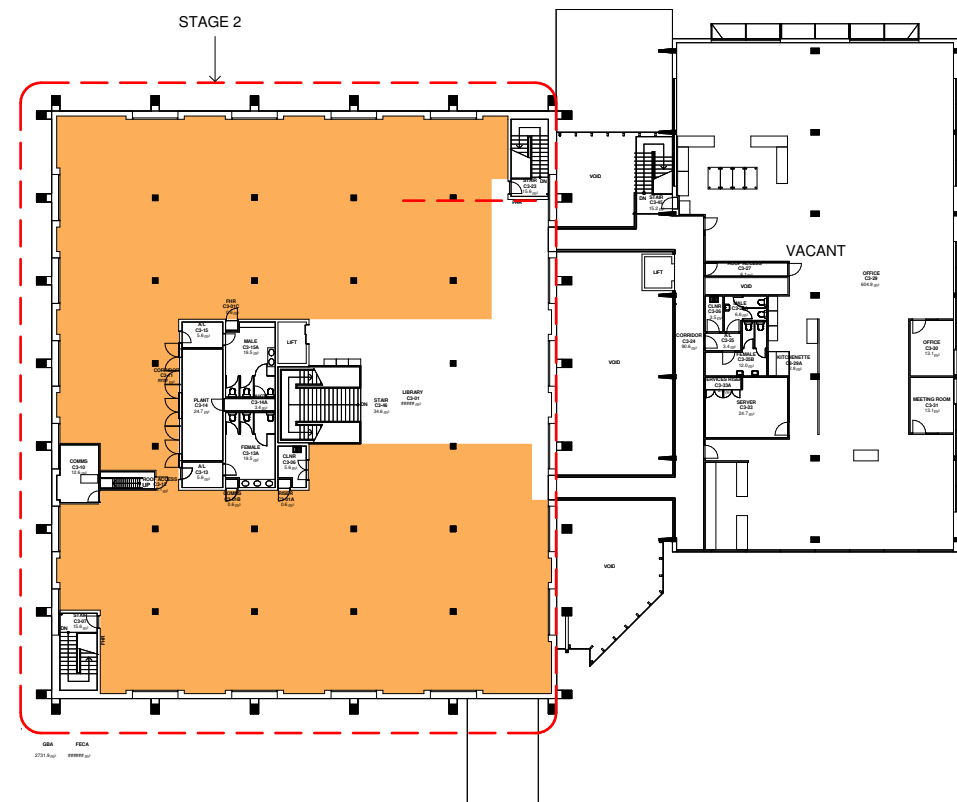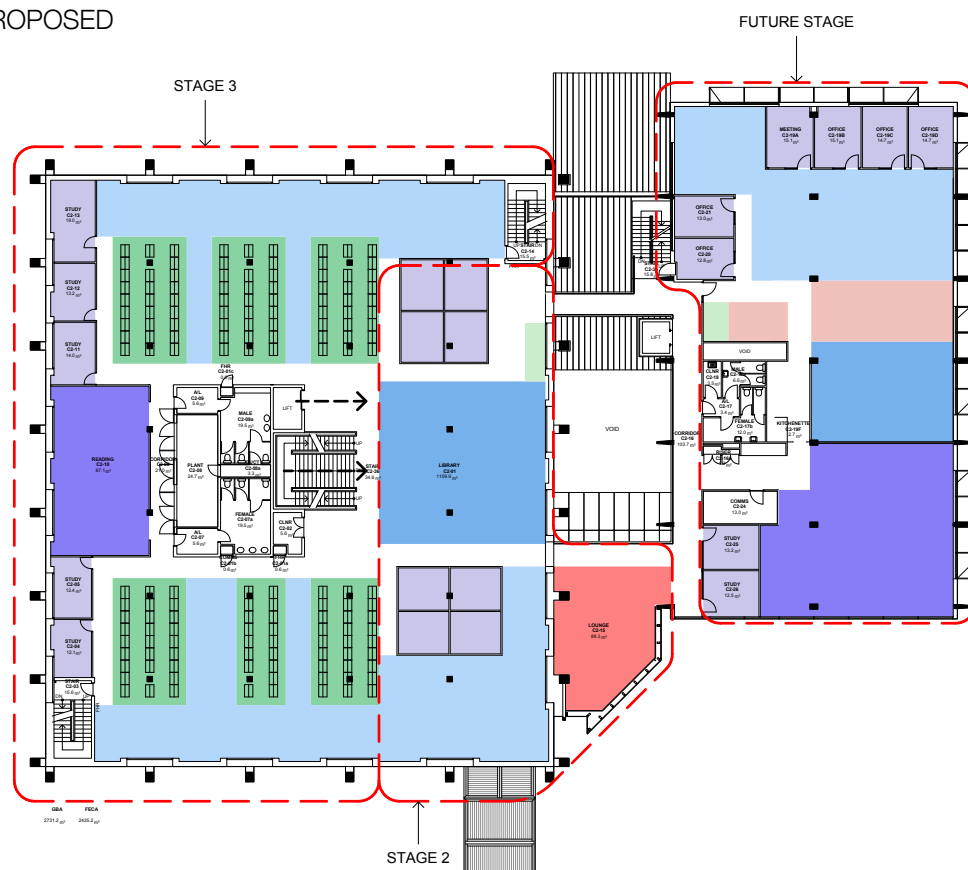- Fitout student space on Level 02 Eastern Wing

PROPOSED

Sir Eric Neal Library - Level 01

5.3 MAWSON LAKES CAMPUS CONT.

PROPOSED

STAGE 3

FUTURE STAGE

STAGE 2

STAGE 2

VACANT

Sir Eric Neal Library - Level 02

Sir Eric Neal Library - Level 03

CASUAL LEARNING		GROUP TEACHING			GROUP LEARNING		INDIVIDUAL LEARNING			RESOURCES/SUPPORT		STAFF		SERVICES		
LO	LOUNGE	CT	COLLABORATIVE TEACHING		OS	OPEN STUDY	IPC	INDIVIDUAL + PC		CO	COLLECTION	ST	STAFF	St.	STORE	CIRCULATION
CS	CAFE STUDY	FT	FLEXIBLE TUTORIAL 2		SR	STUDY ROOM	IN	INDIVIDUAL		SE	SERVICE POINT / VIDEO BOOTH	SS	STUDENT SER	AM	AMENITIES	PRIMARY
SP	STANDUP PC	CP	COMPUTER POOL				AT	ADAPTIVE TECH S		UT	UTILITY					

mph | WilsonArchitects

6.0 COST PLAN

6.0 COST PLAN

The following budgets are inclusive of associated project costs including; Builders Preliminaries, Builders Margin including overheads and profit, Professional Fees, Statutory and Authority Fees and Charges.

ASSUMPTIONS

- The buildings are structurally sound
- Normal hours access will be granted

EXCLUSIONS

Scope
- High Load Floor Areas
- Murals and Works of Art
- Works outside of boundaries

Works by Others
- Active ICT including printers, computers etc.
- Telephone Systems
- Library computer systems
- Specialist Equipment
- Staff Relocation and Decanting
- Temporary accommodation for staff

Risk
- Relocation and upgrade of existing services
- Asbestos and Hazardous Materials Removal
- Escalation as the program is yet to be determined
- Seismic upgrades

Other Project Cost
- Legal Fees
- Marketing, sales and leasing costs
- Goods and Services Taxation

Detailed cost plans for each campus can be found in the appendices.

CITY EAST

Stage 1	
Decommissioning	$91,200
Fitout Works	$4,861,200
Total Stage 1 ex GST	**$4,952,400**

Stage 2	
Decommissioning	$48,200
Fitout Works	$1,314,000
External Works	$37,800
Total Stage 2 ex GST	**$1,400,000**

Stage 3	
Decommissioning	$60,200
Fitout Works	$1,882,300
Total Stage 3 ex GST	**$1,942,500**

Expected Project Total ex GST	**$8,294,900**

Services Infrastructure (optional)	**$188,400**

6.0 COST PLAN CONT.

MAGILL

Stage 1	
Decommissioning	$136,000
Fitout Works	$1,703,600
Total Stage 1 ex GST	**$1,839,600**

Stage 2	
Decommissioning	$57,200
Fitout Works	$1,508,000
Total Stage 2 ex GST	**$1,565,200**

Stage 3	
Decommissioning	$66,000
Fitout Works	$1,454,000
Total Stage 3 ex GST	**$1,520,000**

Expected Project Total ex GST	**$4,924,800**

External Upgrade	**$149,900**
Future Stage	**$738,000**
Services Infrastructure (optional)	**$765,900**

MAWSON LAKES

Stage 1	
Decommissioning	$57,600
Fitout Works	$1,686,200
Total Stage 1 ex GST	**$1,743,800**

Stage 2	
Decommissioning	$28,000
Fitout Works	$1,523,100
Total Stage 2 ex GST	**$1,551,100**

Stage 3	
Decommissioning	$71,600
Fitout Works	$2,081,900
Total Stage 3 ex GST	**$2,153,500**

Expected Project Total ex GST	**$5,448,400**

Future Stage	**$949,500**
Services Infrastructure (optional)	**$385,600**