

The biggest challenge with the renovation concept is that it uses a large piece of the limited resource to overcome existing conditions in order to set the building up for the actual improvement and expansion. This diminished financial resource then cannot go as far in providing for expansion, improved quality of library service, added flexibility or defining a destination that will have economic impact.

- Extensive demolition and replacement of the slab to introduce power and plumbing;
- Extensive modification of the structure at the east end to accommodate entry/arrival/mixing functions of the library;
- Modification of the structure at the lines of expansion to support new roof forms that integrate with the existing roof aesthetically;
- Additional structural reinforcing of the roof to support drifting loads imposed by additions adjacent to the current roofs;
- Additional column lines along the edge of the existing building where the additions would be constructed. The expansion is most desired to the east where the existing column lines and structural elements are most contorted. Introducing new structure in this area will result in a forest of steel rather than open usable space, thus defeating the intent to eliminate the bottlenecks in the current plan.
- Extensive partitioning of the floor to provide appropriate fire separations to protect occupants – this will limit the range of functional arrangements now and further curtail the library’s ability to modify the layout in the future in response to changing service goals.
- Extensive effort to modify the existing residential suburban forms in a commercial urban area into something that will reinforce the architectural heritage and economic goals of the Uptown / City Park Square section of the City: multiple story, brought forward to the build-to line, viable commercial space (height, depth, access, parking) along the 6<sup>th</sup> Avenue street edge, continuity of form with the other streets fronting the Square.
- Cost of phasing or interim library;
- Extended construction time for renovation over new construction and the attendant costs;
- Extended age of legacy components maintained in a renovation and the need to budget for and endure the disruption of major upgrades as the legacy components expire;
- Integration and control of new and existing mechanical and electrical systems and the attendant performance and cost challenges;
- Limited ability to shape the building to take advantage of passive day lighting strategies;
- Very large interior area with retrospect to perimeter creates a set of interior environments isolated from major amenities including light, views of the surrounding park and street and the special characteristics that distinguish the site from most locations in Marion.
- Limited ability to support an additional expansion without extravagant expense to undo portions of the original or an initial expansion.