

Bruce County Museum & Cultural Centre Final Report on the Accommodation Plan 27 April 2016



Executive Summary

The Bruce County Museum & Cultural Centre (hereinafter referred to as the Museum or BCM&CC) has been growing since its creation in 1955. The Museum's last major building project was completed in 2005; and since that time, the Museum has continued to grow serving thousands of visitors and showcasing insights into the land, people, marine heritage, and culture of Bruce County. The 2005 expansion did not, however, include a plan for further physical expansion on site. The implementation of the new five year Strategic Plan offers the opportunity to consider the future physical needs of the Museum and Archives. This Report, the Final Report on the Accommodation Plan, is focused on one of the five key strategic pillars: *optimization of the Museum's use of space*.

This accommodation study has undertaken a space review of BCM&CC facilities, including the main building on Victoria Street and its off-site storage facilities. The Study has considered the back-of-house infrastructure and front-of-house public spaces. The Consulting Team has reviewed and assessed the current facility's advantages and constraints and submitted its research and findings in a detailed Interim report submitted January 25, 2016 and discussed at the February 4th and April 7th Bruce County Council meetings.

Based on input from these meetings and further discussions with the Director and Museum staff, a five phased plan for the spatial development of space for the BCM&CC covering both near-term and long-term needs is being recommended. Some elements of the phases may be overlapped by the County planners.

1. Needs Assessment (the current phase covered by this Final Report):
8 months - Identifying the gaps between existing and needed spaces
2. Detailed Planning Phase:
6-8 months (Feasibility Study, Fundraising Feasibility Study, Securing and Occupying Rented Off-site storage, discussion with School Board, Library Board, etc. on property and their needs)
3. Architecture, Design & Construction for Adjacent Complex Phase:
18-30 months (Design, engineering, construction, fit-out)
4. Occupancy Phase:
6 months (Transfer of collections to new Archives)
5. Off-Site Storage Centre:
5+ year offset, then 18-30 months for design, construction and fit-out

In considering the optimization of space within the existing building footprint, it must be recognized that the Museum is reaching operational capacity. In the near-term (1-5 years), the use of limited off-site storage facilities and a rationalization of non-artifact retention can address current pressures; however, in the longer-term (5-15 years), space solutions will only be addressed through significant capital investment to create new function specific spaces. Such investment must respect the County's strategic goals to leverage technologies and forge partnerships among and between departments of County government and the public to ensure best use of resources. Therefore, these longer-term goals will likely have to be part of the County's 10 year capital programme.

Addressing these near-term pressures would allow the development of larger and yet more diverse community public programmes contributing to the achievement of Departmental Goals #1 and #2 (Recommendations #37 - expand market penetration and the potential of its exhibits and #38 - tourism strategy on the longer-stay).

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1. Space Optimization Options

1.1 Size of Facility

"BCM&CC appears to be relatively well-provisioned in terms of the space,"¹ relative to comparators Grey County, Waterloo Regional and Dufferin County museums. The current review of operational programme space needs has confirmed that since the last expansion in 2005, the Museum and Archives have grown to capacity and have been required to rent external non-artifact space for the overflow.

Reviewing the collection growth profiles and data provided by the Curator and Archivist, we note that the Archivist has identified that County and Municipal documents are anticipated as a significant growth area, with approximately 20% growth in anticipated public donations and known County transfers.² As well, comparison of other County Archives demonstrates a comparative scale of need³.

In the near-term, Collections (Museum and Archives) appear to have space to address immediate (1-3 years) known needs, but long-term (5-15 years), more space will be required.

In the near-term (1-5 years), and within the existing footprint of the BCM&CC, there are very limited options for finding new usable collection, non-artifact collection or public programme space in any significant amount, without major capital investment. In considering the potential costs of interior renovations to repurpose existing spaces and the limited potential for significant space gain, we recommend, only modest, but necessary housekeeping programmes as the first step in the longer-term planning process to position the BCM&CC for future opportunities (5-15 years).

1.2 Review of Options

In reviewing the five options presented in the Interim Report (January 25, 2016), the Client and the Consulting Team agreed to eliminate two options (Options 1: Platforms and Option 2: Open Storage) and to combine two options (Option 4: Theatre Partnership, and Option 5: Archives Partnership) while retaining for consideration at a later date, Option 3: Permanent 20 year Collections Management Facility for Off-Site Collections and Related Storage. Discussions of the rationale for these decisions are as follows.

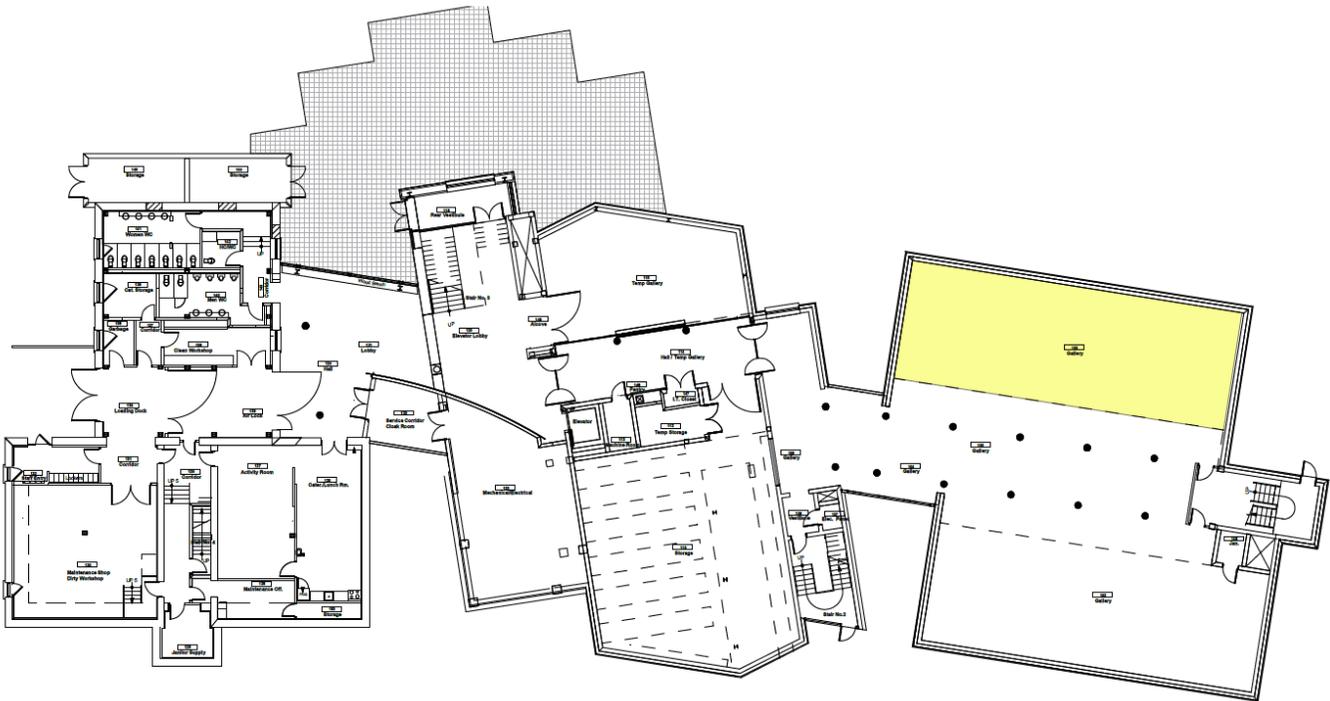
¹ Bruce County Museum & Cultural Centre, Strategic Plan Update (2015 –2019), TCI Management Consultants, 6.

² Bruce County Museum & Cultural Centre, Archives Collections Plan, Draft 2014 and Archives Space Utilization Questionnaire, 26 November 2015.

³ Comparative Analysis of Similar Ontario County Archives (April 2016)

1.2.1 Option 1: Platforms

The 2005 expansion provided large, double height gallery spaces on the first (ground floor). It was suggested in the Interim Report that Room 103 be platformed-over at the upper level creating two single-storey spaces, galleries on Level 1 and programme space on the ground floor (Level 2).



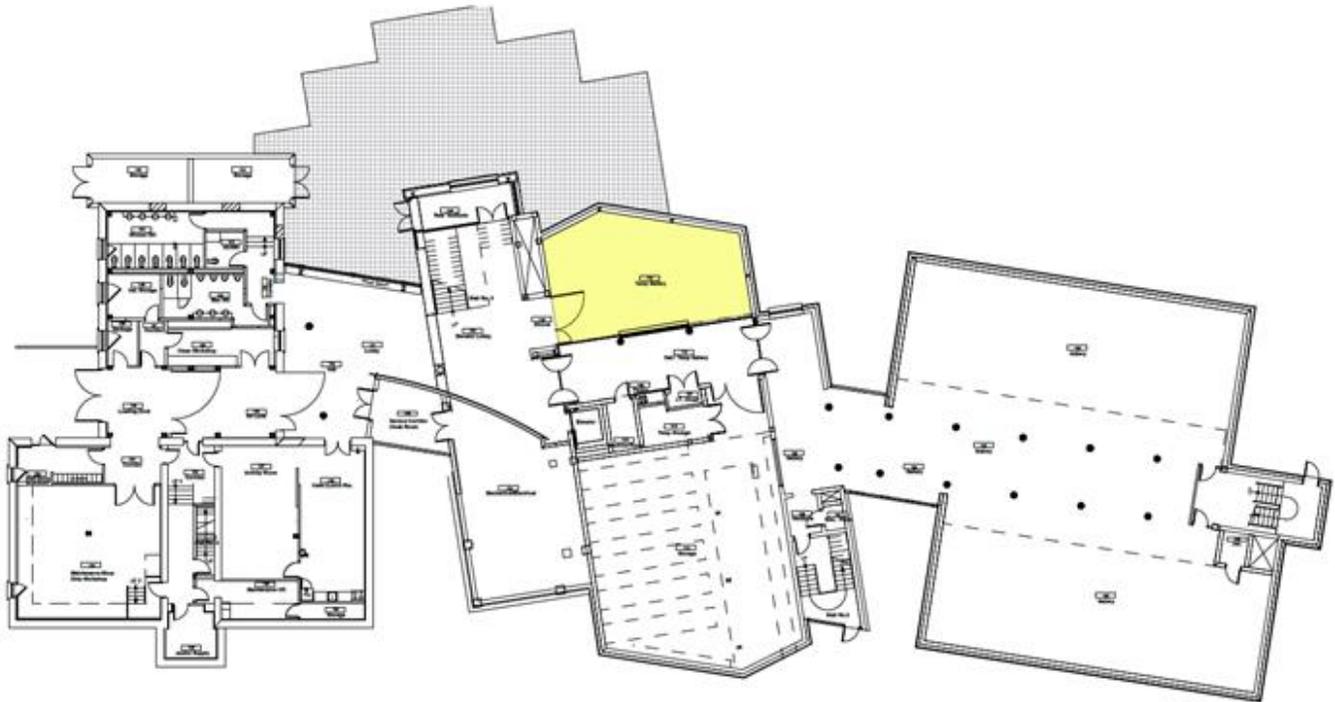
BRUCE COUNTY MUSEUM AND ARCHIVES
Level 1 Option 1: Platform

Plan 1. Option 1: Platforms

Through discussions with staff and a detailed review of the significant impacts this option would have on the Museum and the people it serves, the full consequences were clarified for all. Adoption of such an option would require the Museum to be effectively closed for over a year, the galleries in Room 103 dismantled and stored (we know not where), and then reinstalled in new configurations. The loss of impetus for attendance growth and public programme development would take years to recover and the Museum and Archives staff would have to be augmented during this period to handle the significant increase in largely mechanical tasks to be performed which would not advance the development goals set for the BCM&CC. It is, therefore, our recommendation that the gain in public programme space justifies neither the disruption of Museum operations nor the capital investment, and that this option does not address the Collections or Archival growth needs of the institution.

1.2.2 Option 2: Open Storage

The option to change the focus of the Temporary Exhibition space (Room 115, in yellow below) and create an open storage "gallery" designed for high density public display of current reserve collections, was reviewed in detail.



BRUCE COUNTY MUSEUM AND ARCHIVES
Level 1 Option 2: Open Storage

Plan 2. Option 2: Open Storage

The temporary exhibition programme of the BCM&CC is universally respected for its diversity and quality of presentation. In discussion with staff, it was clear that the loss of a significant temporary exhibition space could not be supported. It was felt that losing this opportunity to keep the Museum galleries fresh and engaging through changing exhibitions could not be justified given the cost of fitting-out the space for permanent open storage. Also the open storage option fails to address pressing need for more public programming space and the critical needs for Archival Collection growth and facility storage.

1.2.3 Option 3: Collection Management Centre

Most major urban museums have recognized that the cost of storage of reserve collections within their main facility has become cost prohibitive and surplus to need. Museums are choosing to retain, within their facilities, only those collections currently under active study and those materials required (or possibly required) for exhibition needs within the typical three-to-five year exhibition planning cycle.

In discussion among Client staff and the Consulting Team members, it was agreed that for the near-term, it would be sufficient to rent a climate controlled off-site storage facility of approximately 5,000 sf to consolidate the materials at the G.C. Huston Public School, the four temporary off-site storage facilities, and a significant amount of on-site non-collection programme and educational support materials, such as showcases, exhibit furniture, etc.

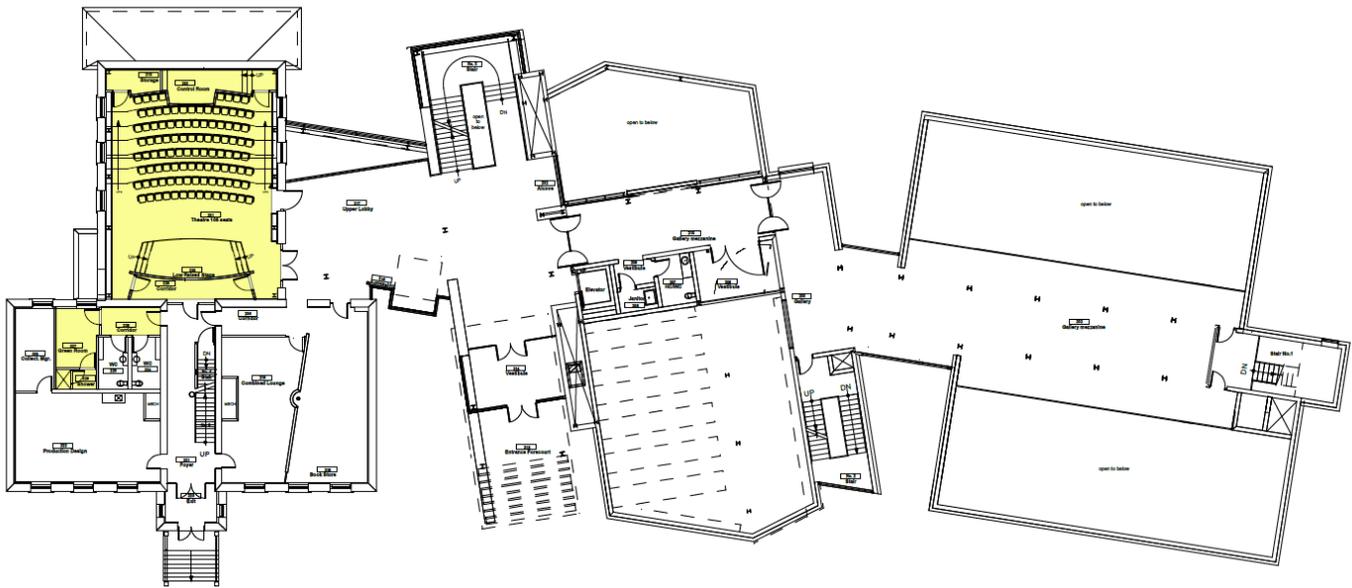
This interim solution recognizes that the staff are already committed to implementing a programme to eliminate the need for temporary off-site storage but they face the very real issue of where to put the contents for processing. There is no likelihood of being able to rent additional classrooms at G.C. Huston Public School and the currently rented two classrooms rooms dedicated specifically to exhibition materials and programme materials are already approximately 80% full. At the same time, the continued near-term use of even these classrooms is at risk due to the growing need to return the classrooms to their original purpose.

What is needed in the near-term is **a single consolidated off-site climate controlled rented facility for an extended period (3-7 years)** to receive these collections and provide sufficient space to process their retention or repurposing.

Eventually, a new Collection Management Centre will be required with a double height footprint of about 8,000 net sf, to address the longer-term needs of Bruce County. The custom-built facility will require sophisticated climate controls including temperature and humidity, as well as superior dust management systems. It is assumed that such a facility could be built on land already owned by the County but no site has been identified by this Accommodation Study – and a detailed Architectural and Engineering Study would be required at that time to define the specific parameters of this phase of work.

1.2.4 Option 4: Theatre Partnership & Option 5 Archives Partnership

The Interim Report demonstrated that the existing BCM&CC Theatre is no longer fit for its intended purpose. The acoustic quality is negatively impacted by the movement of the compacted storage in the Archives above and by the absence of contemporary media support systems. Additionally, the small stage and virtual lack of back-of-house space demonstrates the need for a new larger theatre to be available for the Museum.



BRUCE COUNTY MUSEUM AND ARCHIVES
Level 2 Option 4: Theatre Partnership

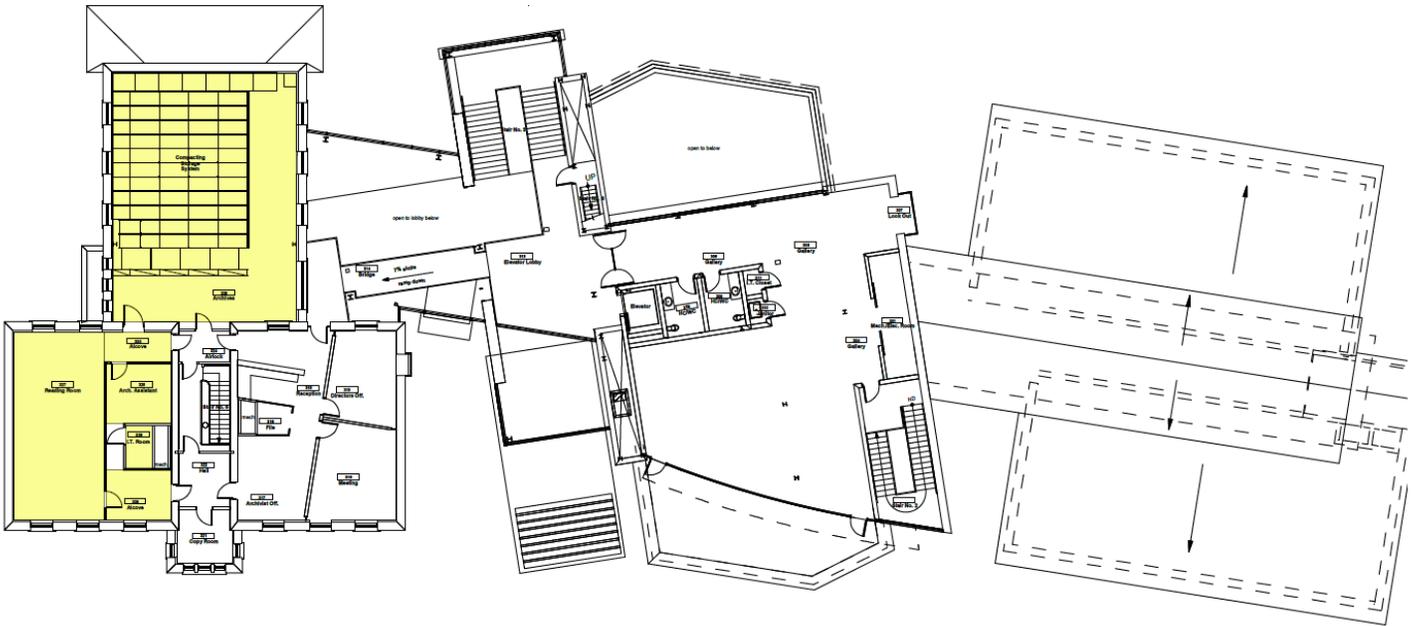
Plan 3 Option 4: Theatre Partnerships

It is thus proposed that the new Theatre/Auditorium would be focused on lectures and public programmes and not be designed to accommodate theatrical productions – which might be better presented at the old Town Hall. This new Theatre/Auditorium would accommodate small music programmes (individual performers, quartets), guest lecturers, web cast opportunities, etc. The Theatre/Auditorium would have perhaps four fixed camera positions (similar to the Theatre/Auditorium at the Centre for International Governance Innovation in Waterloo) which would allow live streaming of specific programmes to the web, bringing classes and programmes directly to schools, retirement homes and to individual residences across Bruce County.

As proposed in the Interim Report, the new Theatre/Auditorium could be associated with a new Library and a new Archives facility adjacent to the current BCM&CC facility. If such an option were adopted, then the existing Theatre space could most productively be repurposed as public programme space, such as a Children's Museum, a Hands-On Discovery Gallery or general-purpose programme space.

1.2.5 Option 5: Archive Partnership

Based on current growth patterns, the existing Archives will reach capacity in less than three years (current growth requirements are 160 In ft/ year, and the Archives has 471 In ft currently available). The current Archives utilizes 2,400 sf of facility space, currently smaller than Grey, Huron, or Wellington, and approximately a quarter of the space of provided for the Stratford-Perth Archives.



BRUCE COUNTY MUSEUM AND ARCHIVES
Level 3 Option 5: Archives Partnership

Plan 4. Option 5: Archives Partnership

As with the Theatre partnership, linking the new Archives programme with the new Library and Theatre facility makes logistical sense, particularly if it can be accommodated on an adjacent site and physically linked with the BCM&CC. This option would also make available approximately 1700 sf of "new space" for public programmes, and approximately 900 sf for additional administrative work spaces and non-artifact storage. One benefit the Archives has in seeking this partnership is the approximately \$500,000 in capital funding available from the Krug Reserve Fund to advance such a project. We estimate that the total net area of a new Archives would be approximately 5000 sf.

2. The Accommodation Plan

It is proposed that the Plan be undertaken in five (5) phases:

PHASE 1: NEEDS ASSESSMENT

The current Accommodation Study (the Final Report on the Accommodation Plan) addresses the gap between the current facility and the projected needs. This study has taken eight (8) months and included interviews with museum staff, users, members, community leaders and others, as well as comparison with other museum and archive projects. The recommendation stemming from the Accommodation Study will advise the work of the other proposed four phases of the project.

The Key Recommendations of the Accommodation Study are:

- In the next three to five years, to build a new joint cultural facility adjacent to the BCM&CC with Library, Archives and Theatre components, directly and physically linked with BCM&CC.
- In the next 3-7 years, to build a new Off-Site Collections Management Facility.

If these recommendations are adopted, then the County would enter into the later phases of this work.

PHASE 2: DETAILED PLANNING PHASE: 6-12 months

Detailed planning could proceed on several parallel streams simultaneously. We suggest a four step near-term process.

1. Secure a space of approximately 5000 sf in a secure facility with a stable environment (temperature and humidity) within a 20 minute drive of the BCM&CC. The facility must have a covered loading dock, parking for at least four cars, and have the Museum space independently secured from any other potential facility users. If rented space is not on the first floor, then at least one freight elevator to the upper floors is essential. Any stairs between the Loading Dock and the Museum's storage space must be avoided. The material being moved will be heavy, awkward, or both and this is simply a health and safety issue.
2. Having secured a suitable space outfitted with racks and shelving, the next step would be to move the current off-site materials to the new facility and dispose of the existing storage facilities. These two steps can be carried out by the existing staff over the next six months, with the approval of the Plan and the securing of funding.
3. With the help of summer students or casual staff, current staff could move all the stored non-artifact collections (props, display cases, seasonal materials, etc. not currently in planned use over the next six months) from the existing BMC&CC facility to the new off-site facility. Documentation for all resources must be retained, so as to make repurposing or reusing these assets immediately available to Designers and Education staff without the need to repeatedly visit the storage facility.
4. With the help of summer students or casual staff, move all materials stored at G.C. Huston Public School to the new off-site facility and load them into suitable racking, once again ensuring

documentation for all resources be retained, so as to make repurposing or reusing these assets immediately available to Designers and Education staff.

No non-artifact material should be retained at the Victoria Street facility except for tables and chairs required for public programmes, costumes for interpreters and such resources as are known to be committed to specific scheduled and budgeted reuse within two to four months. The Interim Report recognized that there are very limited staff resources to implement this plan and thus the Consulting Team makes recommendation for short-term contract workers, led by permanent staff, to address these immediate non-artifact movements and to set up the new off-site collections storage spaces.

It is estimated that the cost for the new rental facility for three years would be \$1,080,000 (assuming \$6/sf/mo), the cost of the students \$30,000 (4 students - \$15/hr/40hr/12 wks), allowance for temporary shelving \$40,000, allowance for vehicle rental and miscellaneous expenses \$10,000, for a programme total of \$1,160,000 over 3 years. No detailed research was undertaken to confirm the availability of such space at such rates. It is very likely that less expensive space might be secured by the County. It is also possible that implementation of the longer-term solution might take four or five years rather than the estimated three years.

While the temporary off-site storage is being addressed, the BCM&CC could engage a fundraising professional to carry out a Feasibility Study (not a fund raising plan) for the project. At a cost of around \$30,000, specific allocations of funding could be identified and, more importantly, public and corporate support for such a project could be tested and any challenges to success identified and addressed in a Fundraising Plan (a separate document).

As well during this same period, conversation and recommendations about the availability of adjacent property can be undertaken -- whether it is the availability of the School Parking Lot, the Community Garden, or the Manse or some other space as the County may decide. It would require an architectural design to determine the precise footprint of the proposed Library/Theatre/Archives facility but it is estimated that the building would be two story and have perhaps a 10,000 gross sf footprint and appropriate landscaping and parking around it. It should be understood that our study was not commissioned to explore the Library needs and our assumptions in this Report related to the Library should be specifically tested with the Library Board and staff.

During this same period, the County Planning Department may recommend or require certain other studies related to issues of sub-surface water, ground condition, transportation or other technical studies be undertaken. The nature of these possible studies cannot now be determined and are not included in the capital projections.

Assuming the necessary funding can be identified, the appropriate land secured, and the necessary housekeeping of the temporary off-site facility, then the County should be able to enter into Phase 3.

PHASE 3: ARCHITECTURE, DESIGN & CONSTRUCTION FOR ADJACENT COMPLEX PHASE: 18-30 months (Design, Engineering, Construction, Fit-Out)

When all the conditions identified in Phase 2 have been achieved or at least agreed to by all parties, then an Architectural Design and Construction RFP may be issued for the new Library/Theatre/Archives facility. The space assumptions in this Report, along with further development of functional planning by the constituent teams (Library, Theatre, Archives) on issues such as ticketing, shared facilities like lobby,

washrooms, meeting rooms, etc., together with the site definition will allow an Architect and their Engineers to offer a spectacular new facility for Southampton and for Bruce County.

Ontario has seen Library/Theatre complexes built across the Province recently so the talent and experience is there. The Archives requires some additional experience particularly as the Archives will be using compacted storage and enhanced HVAC for the collections areas. It is our experience that the County should have little difficulty in finding a suitable architectural firm for this project. We have assumed that the County Planning Department would provide Project Management for the project but, if that is not possible, Project Management services are commercially available, although not included in our capital projections.

The final stage of the Phase 3 work is the fit-out of the three spaces (Library/Theatre/Archives). This will require very careful coordination among the three responsibility holders (Library, BCM&CC and the organization identified to lead the Theatre programme which could be either of these entities). The fit-out of each space is unique to their specific needs and many teams of fit-out contractors may be on site, so some coordination of effort, likely by the Planning Department Project Lead, will be critical to the success of this phase.

PHASE 4: OCCUPANCY PHASE: 6 months (Transfer of Collections to new Archives)

Once the contractors are out of the building (except for "snagging" issues such as unresolved minor deficiencies, which often require contractor attention), then the staff should begin to occupy the facility by loading in the Archival and Library materials. As there will likely be a shared service dock, management of the flow of materials should be carefully planned in order that trucks are not left waiting in the sun, snow or rain for an opportunity to unload. The loading dock will require mass moving equipment during this period, as far greater volumes of materials will be shifted from their current locations to the new facility over a relatively short period of time. It is possible that equipment could be rented for this period; thereafter, normal pallet movers and dollies of various types will likely suffice. Obviously in considering a design solution, the Architect will articulate the paths of materials from the loading dock to the Library, to the Theatre, to the Archives and potentially to BCM&CC – as each will need to be independent, and not passing through any public areas of the other. This loading dock solution will be one of the key challenges to be addressed by the Architect.

Once loaded, the new facility will offer Bruce County a spectacular new resource and associating this new cultural facility with the BCM&CC amplifies the offer of both institutions for the greater benefit of Bruce County residents and guests to the regions. The potential offered by the partnership of these specialized organizations will bring even greater programme and service opportunities to Bruce enriching the lives of all its citizens.

PHASE 5: OFF-SITE COLLECTIONS MANAGEMENT CENTRE (CMC)

The Collections Management Centre (CMC) can be developed in parallel with the Library/Theatre/Archives facility although it need not be. If the CMC element of the project began about the beginning of Phase 3 (Hiring Architect) for the new Victoria Street facility and if funding for the CMC is assured, then the planning could be straightforward.

3. Schematic Designs

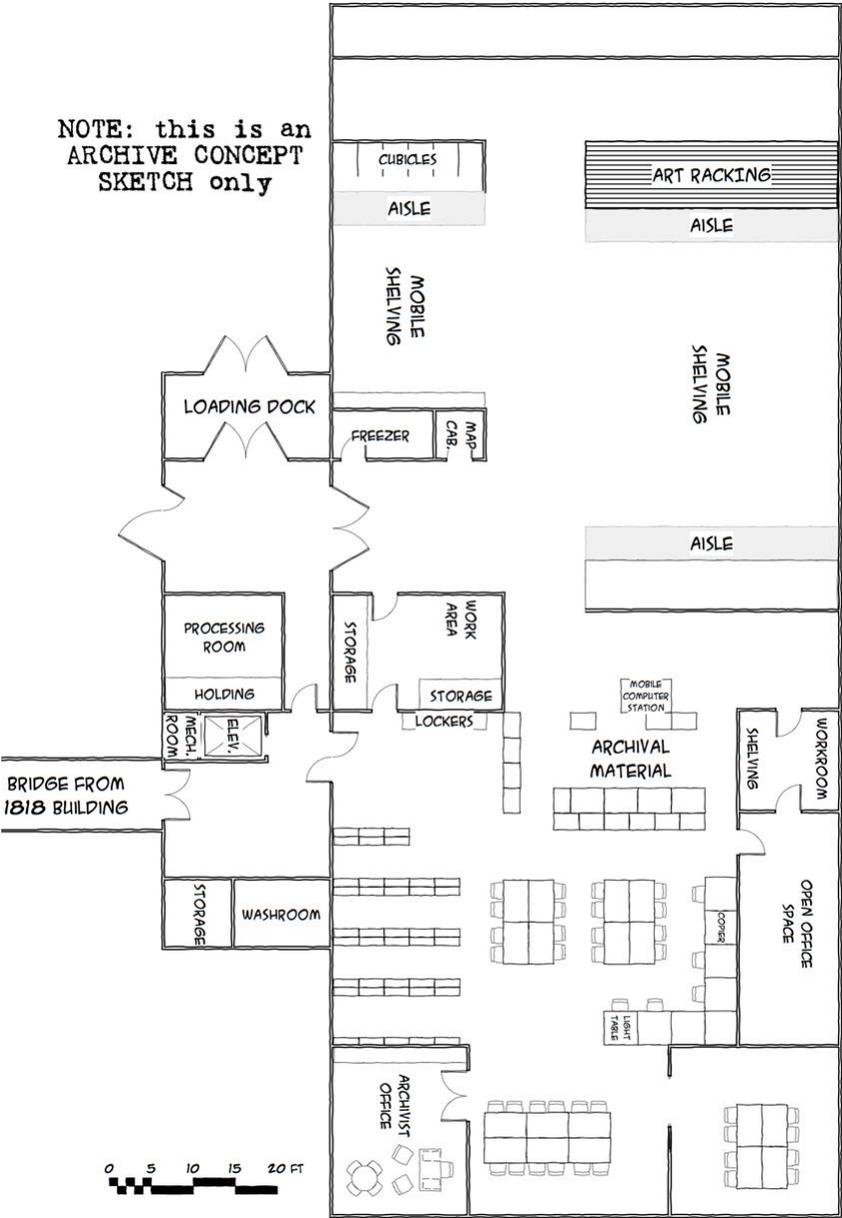
Museum Planning Partners was commissioned to carry out an Accommodation Study for the BCM&CC. This Study has led us to envision options for new Museum facilities in partnership with other County boards and departments. This is an example of the efficiencies spoken of in the County Strategic Plan and mission goals for organizations.

In an Accommodation Study the best that may be achieved is a general concept of how the spaces to be developed might be organized. These are not designs but concepts. The Architects and the Client teams engaged in developing and detailing the designs for the new spaces will be responsible for the final design.

Based solely on the input of the Client staff and our experience, we offer these block diagrams of the functional areas for the Theatre, Archives, and CMC. These concept sketches do not show corridors or consider lobbies, specific offices, mechanical or electrical elemental needs, etc. and they are not to any scale. They are offered as **concept block diagrams** to suggest adjacencies and functional flow only. We have no commission for the Library and we have had no discussion with Library Staff; as a result, we do not offer any diagrams for how the proposed Library space may be utilized.

All sketches consider the **NET SQUARE FEET** (net sf) of the functional areas -- that being the area of usable space specific to the function intended. These net sf areas would have to be grossed up (increased) by 30% to get **GROSS SQUARE FEET** (gross sf) which would more accurately reflect the physical constructed size of the facility. The grossing up includes consideration for items such as the addition of mechanical and electrical services, washrooms, corridors, etc. As well, the architectural solution to the facility requirements could have impact on the gross area, should any site-specific architectural features be added to the programme such as a feature lobby, an iconic large artifact or a monumental staircase.

3.1 Archives Concept

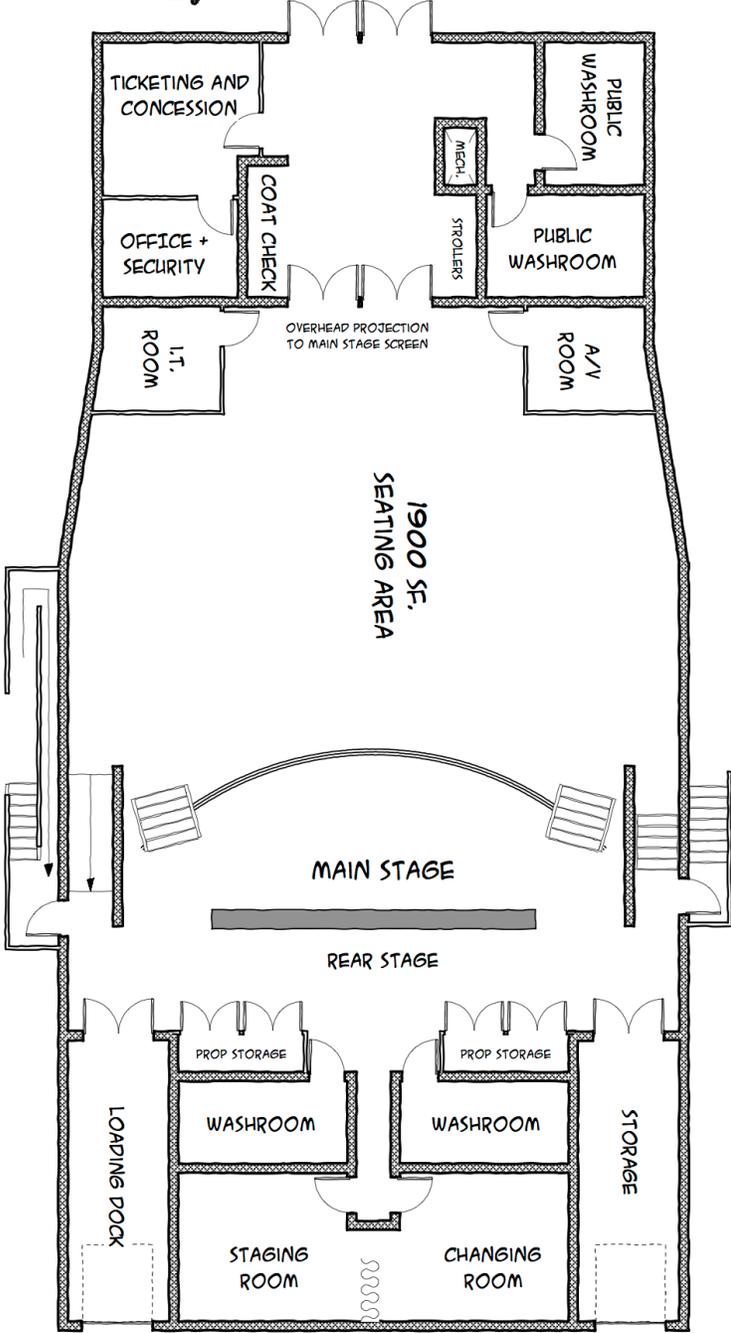
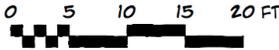


The concept sketch for the Archives was developed by the BCM&CC Archivist. We have simply captured her vision in a digital sketch to make sharing the concept easier. The detail of the sketch reflects the Archivist's detailed understanding of archival processes but the vision's details may be tempered by the architectural solution as planning progresses.

Sketch 1. Archives Concept Drawing

3.2 Theatre Concept

NOTE: this is a 4500sf net area
THEATRE CONCEPT
SKETCH only



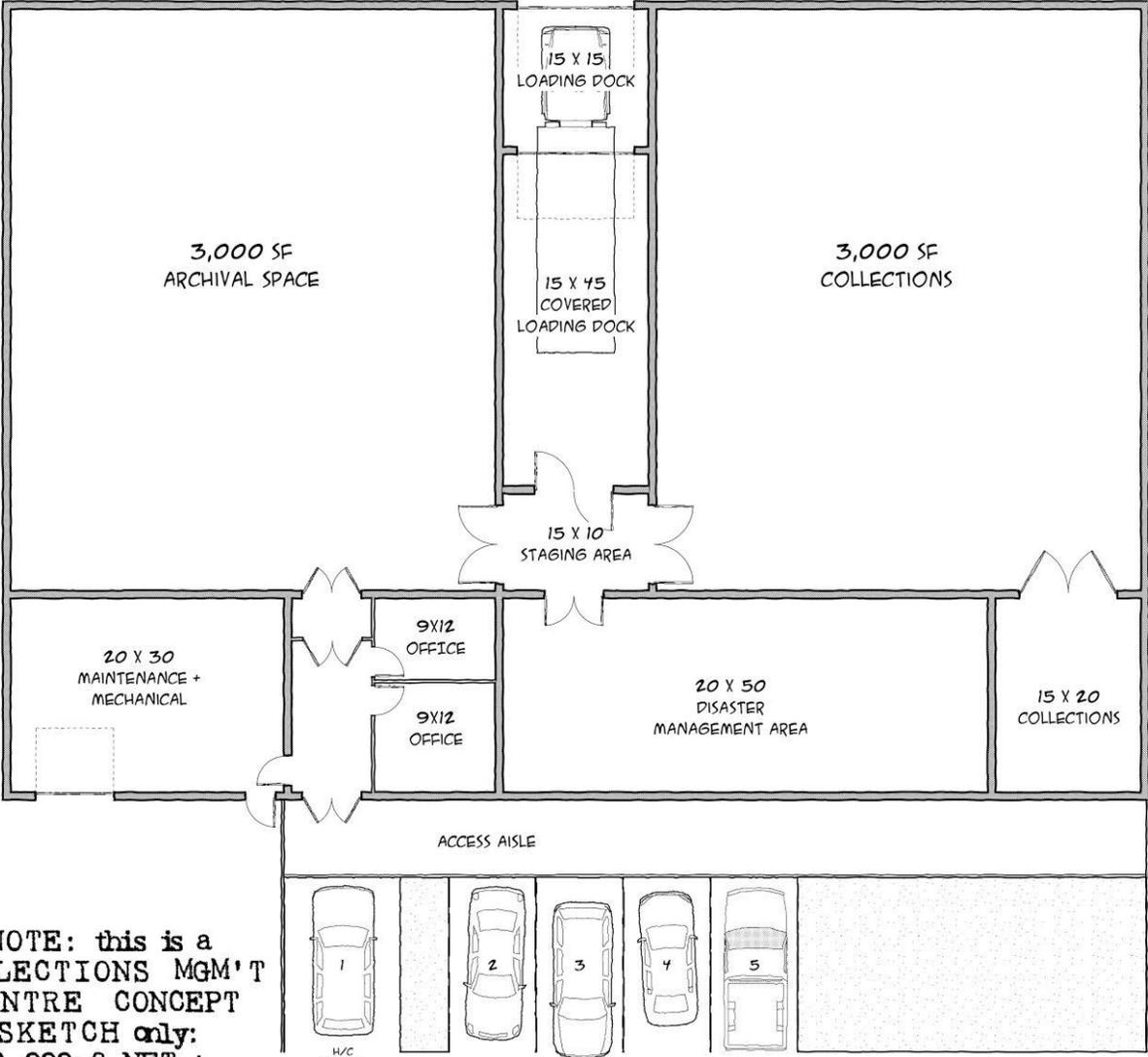
The sketch of the Theatre/Auditorium is based on general auditorium parameters.

Again, the sketch captures the adjacencies and functions required in the 4500 net sf of space identified and a portion of the shared the 30% gross sf projected for the total programme. The Auditorium assumes a ceiling mounted digital projection system for a large screen retracting above the stage, and up to four cameras projecting from the side walls and controlled from the AV Room to capture and/or broadcast theatre programmes on the web.

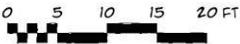
Sketch 2. Theatre Concept Drawing

3.3 Collections Management Centre Concept

The sketch of the Off-Site Collections Management Centre (CMC) is generic, assuming 8000 net sf of functional space identified by the Client, and recognizing this will be grossed up 30% in planning.



**NOTE: this is a
COLLECTIONS MGM'T
CENTRE CONCEPT
SKETCH only:
8,000sf NET +
30% grossing factor**



Sketch 3. Collections Management Centre Drawing

4. The Financial Projections

The financial projections based on this Accommodation Plan are not site nor architecture specific as neither element has been defined. The projections do not assume landscape design, utilities changes, land acquisition, transfer costs or any Client costs. The projections are based on 2015 Building Construction Standards for Ontario (2015 Square Foot Costs, Reliable Early Estimates of Building Costs, RS Means Engineering) and MPP experience with planning costs rounded up to be conservative. These sf construction values are those found in Toronto grossed up 1.06% to building values in Owen Sound as there is no specific data base for Bruce County. Therefore, when reading the costs, the Net Area in sf is stated, the average construction value for the specific type of constructed building is given (i.e. \$135) and the approximate constructed cost of the functional areas (i.e. \$675,000) is stated.

We have chosen to show different values for different types of building recognizing that we are recommending the construction of one integrated facility, not three separate structures. However, we have assumed no savings in utilizing shared spaces, no savings in the use of Green Technologies, and no savings in integrated services. We believe the Architectural and Engineering team should have no challenge with the projected costs of production. **All costs are rounded up.**

The projections for Fit-Out costs assume staff levels similar to existing County institutions and the reuse of repurposed equipment where feasible (such as the compacted storage currently used in the Archives). Architectural and Construction fees assume norms for regional planning and are inclusive of all related permitting and site costs, except models which might be requested by the County. As well, the projection of costs for retrofitting of spaces freed up in BCM&CC is an allowance as no specific function for these spaces have yet been agreed to.

Net Area of Archives	5,000 sf @\$135/sf	=\$675,000 (approximately)
Net Area of Theatre	4,500 sf @\$155/sf	=\$700,000 (approximately)
Net Area of Library	3,500 sf @\$135/sf	=\$475,000 (approximately)
Gross up of Net Areas (30%)	3,900 sf @\$155/sf	=\$600,000 (approximately)
Fit-Out and Occupation of new Theatre, Library and Archives (utilizing some existing materials)		= \$550,000 (approximately)
Total Projected Cost of New Facility		=\$3,000,000 (approximately)
Projected Cost of Funding Feasibility Study		= \$30,000
Project Percentage Cost of Fundraising (20%)		=\$500,000
Projected Architectural and Contractor Fees + Expenses	@\$50/sf	= \$1,000,000
Retrofit of Freed Spaces in BCM&CC	@\$100/sf	= \$450,000
Projected Estimate Project Management (assuming County Lead Project Management)		=Nil

Table 1. Financial Projections

Phase 5 Off-Site Collection Management Facility is much harder to estimate due to the nature of the construction with heightened HVAC, Security, and Control Systems. A traditional warehouse in Ontario is built for approximately \$140/sf but we estimate the Collections Management Facility could be more expensive. We are conservatively estimating planning, building, construction, and fit-out for 8,000 sf of net space with a 30% gross up factor, commercial racking (not shelving), offices, emergency treatment facility, etc. at \$2,500,000. This includes 3,000 sf (double height of Archival space, 3,000 sf -- double height of Collections space) and 2,000 sf of loading dock, office, and emergency preparedness space (all to be grossed up).

For your information and to demonstrate how building function does have significant impact on how construction funds are allocated, please refer to the table below. In Ontario the percentages elements of gross construction are as follows:

Generic Planning Costs for Specific Types of Facilities in Southern Ontario	Library	Auditorium	Warehouse (Archives)
Substructure	5.3%	7.6%	9.4%
Building Structure/Structural Grid	18.7%	8.7%	22.2%
Exterior Shell Structures	16%	21.8%	25.9%
Roofing Structures	2.3%	4.6%	5.6%
Interior Partitions & Finishes	15.9%	18.4%	6.2%
Elevators	3.2%	2.8%	0%
Plumbing & Drainage	4.8%	9.4%	1.3%
HVAC Equipment & Supplies	17.9%	9.8%	6.1%
Fire Protection	3.4%	2.8%	6.5%
Electrical & Communications	12.4%	14.1%	9.6%
Moving Equipment & Finishes	-	-	1.8%
Environmental Controls & Loading Dock	-	-	5.4%
	100%	100%	100%

Table 2. Generic Planning Costs for Specific Types of Facilities

As noted above, we are recommending the construction of one integrated facility not three buildings however, we find it informative for clients to better understand how the investment of the capital budget for building construction is significantly impacted by the functions the building is designed to fulfill. Again we have chosen not to use averages or blended numbers in our projections to provide Bruce County with as much information as possible in making their decision.

5. Next Steps

Should the Accommodation Plan be adopted as delivered or modified by Client, the County should continue to Phase 2 of the work and begin feasibility testing of finance, sites, wants, and partners.

6. References

Comparison Analysis of Similar County Archives (April 2016)

Facility	SQ FT	SQ FT Archives	SQ FT Reading Room	Linear FT available	Linear Ft used	Linear Ft remaining	Room for expansion connected	Annual Growth	Projected need for space	Cost	Year Built (Opened)	# of Researcher Visits	# of Research Requests	Lab	Digitization/ Photo space	Holding Room	Work Room	Reading/ Research Room
Bruce	2400	1500	900	5106	4635	471	No	160 linear ft/year			2005	753	42 Paid	No	No	No	No	Yes
Wellington	5000			9000	60%	5400	Yes - space to add an additional 600	45 linear ft/year of donations plus Country Transfers		\$4.6 Million	2010	2867	667	Yes	Yes	Yes	Yes	Yes
Grey	5266	3841	1425	7140	3618	3522	Yes - within existing facility and on site	80 Linear Ft/year			2004	605	651	Yes		Yes		Yes
Huron	2725	2500	225			0	Maybe	50 linear ft/year	additional 2500 sq ft		1986	60	150	No	No	No	No	Yes
Stratford-Perth	10,000			12,500	50%	6250	Yes	81 linear ft/year plus County/ municipal Transfers		\$2.5 Million	2015	1554	722	Yes	Yes	Yes	Yes	Yes

2015 Square Foot Costs, Reliable Early Estimates of Building Costs, RS Means Engineering, 27 Nov 2014.

2015 Yardsticks for Costing, Cost Data for the Canadian Construction Industry, RS Means Engineering, 23 March 2015.