

Bracebridge Public Library Special Board Meeting

Tuesday February 21, 2017 at 7 p.m.

MINUTES

Present: A. Freer (Chair), P. Schofield, T. Henderson, M. Mayes-Stewart, B. Hutchinson, T. Barker, C. Rodney (CEO)
Regrets: C. Wilson, L. Jacob, C.A. Robinson

Call to Order by the Chair: The meeting was called to order at 7:06 p.m.

Purpose of the Meeting:

The Chair indicated that this was the first opportunity for the Board to review together the library portion of the Bracebridge Arena, Recreation and Library Complex: Concept Design, Feasibility Study, and Order of Magnitude Costing. It was emphasized that the document submitted by MacLennan Jaunkalns Miller Architects was not to be construed as a final design for the proposed project. The print and imagery in the report is designed to show broad intent and possible architectural conditions.

Historical Review:

The Southern Ontario Library Service (SOLS) workform was used as a basis for the 2012 Feasibility Study by CS&P Architects. The staff analyzed space requirements for library components. The study also laid out time lines for projected population increases. The updated projected population of Bracebridge to 2041 (24 yrs) is estimated at 23,100 with an additional seasonal population of 8,100.

Staff initially determined a size of 30,000 sq. ft. for growth for the next 20-25 years. When asked to pare down that number, staff reviewed functions line-by-line to arrive at 25,000 sq. ft. The Facility Working Group asked for 20,000 sq. feet. C. Rodney indicated that the architects were directed to use 20,000 sq. ft. with a population growth for 10-15 years. The Board has never approved the actual square footage that has been used.

Libraries Today in 2017:

Libraries have been evolving very quickly since the 2012 Feasibility Study was completed. Libraries being built now have meeting rooms and creative spaces. The architects have responded to this need and the conceptual plan looks at approximately 22,295 sq. ft. since adding the much needed "Makerspace", a popular function in libraries today, as well as slight increase to other necessary functions. Ideally another 2,000 square feet would allow for collection growth consistent with population growth. It was noted in the discussion that libraries today must now be built for flexibility to respond to these changes and others that will occur as libraries increasingly become community hubs.

Long Term Operational Costs:

Questions were raised about the possibility of "green" features consistent with LEEDS standards (a provincial government imitative). Discussions also took place with regard to windows appropriate to location and good library design.

Costs, Grants and Debentures:

Board members were referred to Appendix 6.8 for detailed costing. It was emphasized that this project would depend on significant government grants. Bracebridge has debenture capability but much is also dependent on favourable interest rates. Should the build be phased, the subsequent additional costs per year will be approximately 3.5% (1.5 million).

Next Steps re the Library:

The next phase will involve Sierra Planning and Management. The consultants will be doing a comparison study on both locations: greenfield construction costs in the joint arena/library complex or construction costs in the present Manitoba Street location, as well as operating costs. Manitoba Street costs will have to include leasing a suitable space elsewhere and moving collections and furniture to a temporary location. As part of the process, repurposing the Carnegie building will be studied should the decision be made to proceed with a joint complex.

Conclusion:

We have a positive sense that it is an accepted fact that we need a new library. Whatever decision is made, the Board will continue to work providing the best possible library service for all the people of Bracebridge.

Adjournment declared by the Chair: 8:42 pm.