



## Closed Committee Report Confidential

**To:** Warden Paul Eagleson  
Members of the Museum Committee

**From:** Cathy McGirr  
Director, Museum & Cultural Services

**Date:** May 17, 2018

**Re:** New Build Capital Project - 254 High Street, Southampton

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### Recommendation:

That the Museum Director, proceed to have conceptual drawings finalized selecting an option as directed by County Council and that; funding from the Tax Stabilization Reserve be used towards the start of this project.

### Background:

As per the direction of County Council at the February 1 meeting, staff were directed to complete conceptual drawings for the new build capital project. The architecture firm of Reitch & Petch were secured to complete this work.

During the progression of the work some challenges and opportunities have occurred. Building the new Archives/Community Space with the house in situ has proven to present some challenges. While we can build at the estimated size of 18,935 sq. ft. this option only leaves approximately 6ft between the house and the new building. Compression of the footprint by 15% would allow a 20ft setback between the new building and the house and decrease the entire footprint of the new building by 2,825 sq.ft. This would mean the new building would be a total of 16,110 sq. ft. Through this compression while all areas are reduced in size, the Archival storage will decrease from the original 5,950 sq.ft. to 5,060 sq.ft. (or 890 sq.ft.). The public classroom and gallery space will also decrease from 2,185 sq.ft. to 1,860 sq.ft.

The potential opportunity to have the Applied Research Centre as part of the development of the property as a standalone building or a continuation of the new build utilizing the community gallery and classroom spaces has also been brought forward for discussion.

Taking into account the above mentioned information the following options are being presented for consideration.



Option 1 - New build capital project, compression from the original plan by 15%: new area 16,110 sq.ft. vs. 18,935 sq.ft. reduction of archival storage original 5,950sq.ft. to 5,060sq.ft. (or by 890 sq.ft.). Distance between new building and house 20ft. House would remain intact.

Option 2 - New build capital project at the compression of 15% or 16,110 sq.ft. with Applied Research Centre on entire lot. Applied Research Centre is estimated at 14,700 sq.ft. with access to additional 1,860 sq.ft. by use of the community gallery space and classroom spaces and 104 seat theatre. Removal of house would be necessary to accommodate this option.

Option 3 - New build capital project at original size of 18,935 sq.ft. Removal of house would be necessary to accommodate this option and a park feature could be put in place.

Option 4 - New build capital project at original size of 18,935 sq. ft. attached to the Applied Research Centre on the entire lot. Square footage of the Applied Research Centre of 12,730 sq. ft. Removal of house would be necessary to accommodate this option.

Finalizing conceptual drawings will aid in ensuring the vision of the project is a more tangible concept for potential funders. Securing some initial funding from the County as defined in the study will also encourage other funders to contribute to this County wide project. The potential to utilize funds from the 2017 budget surplus as Council's commitment could be a consideration.

#### **Financial/Staffing/Legal/IT Considerations:**

At this time there are no, financial, legal or IT considerations associated with this report.

#### **Interdepartmental Consultation:**

None

#### **Link to Strategic Goals and Elements:**

While the goals are not specifically related the item does relate too many of the overall Strategic Values: Innovative, skilled - High quality of life for all residents - A dynamic centre for economic development - Proud and vibrant.

#### **MUSEUM STRATEGIC PLAN ALIGNMENT**

Strategic Pillars: Provide Relevant, Compelling Programming, Optimize Use of Space

Approved by:

Kelley Coulter  
Chief Administrative Officer