



BRUCE COUNTY
museum & cultural centre



Expansion Needs Study 2024 - 2038

April 18, 2024

**TCI Management
Consultants**

**The
Information
Management
Specialists**



The Study Team








- **TCI Management Consultants** (who worked with BCM&CC to prepare previous strategic plan) was engaged to undertake an **update of storage needs and expansion needs**
- They teamed with others who had experience in key areas relevant to the work, and also previous experience with the BCM&CC:
 - ***The Information Management Specialists** (Christine Ardern), archives specialist*
 - ***Reich & Petch**, (Stephen Petri) Museum Architects*
- Senior team, covered all the bases, familiar with BCM&CC

Purpose of the Work

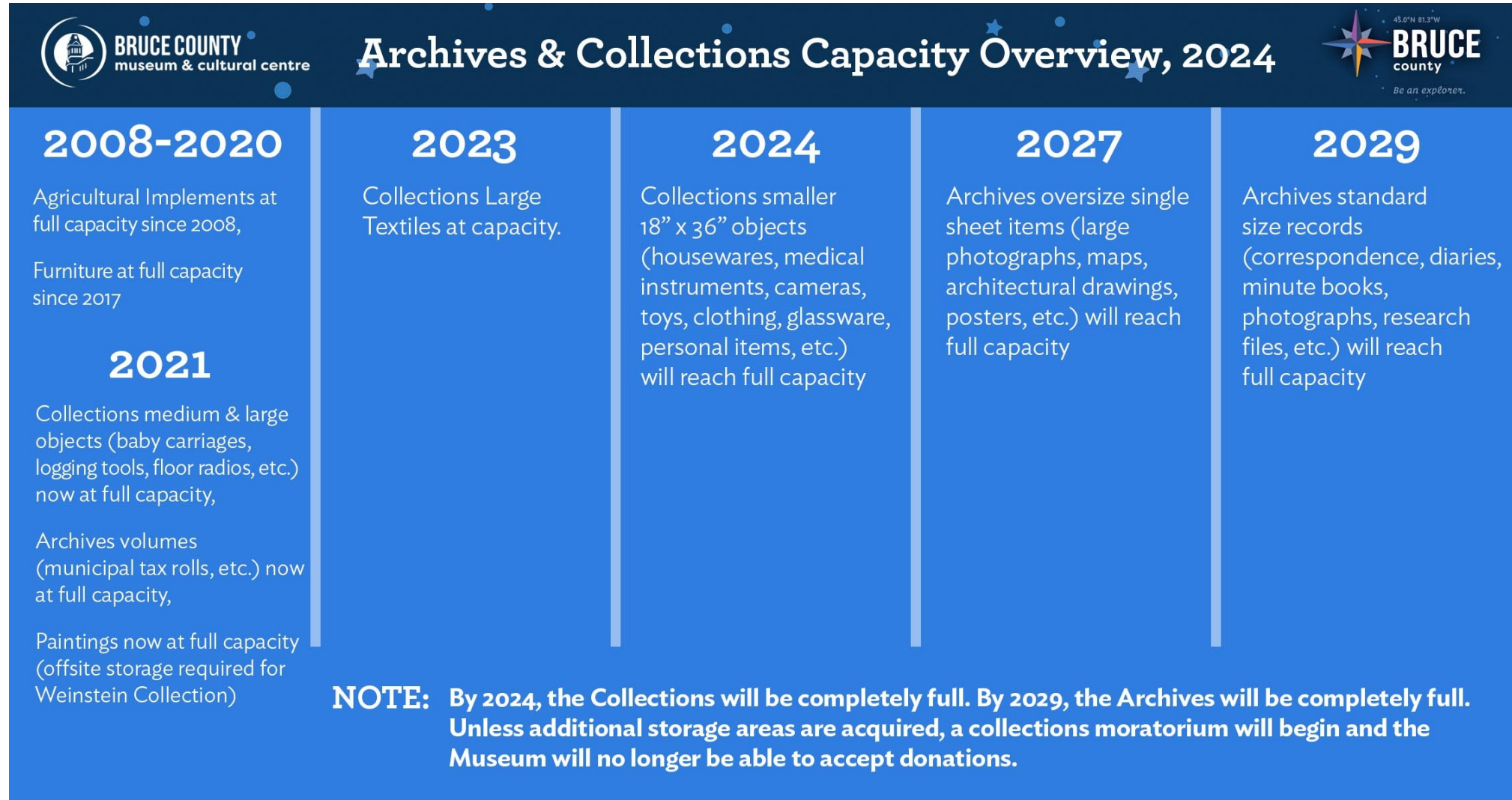
2024 Museum Business
Plan Goal - Complete a
revised study and review
options for Council
consideration

- BCM&C needs more space for archival materials and artefacts
- Efforts to address the situation have been delayed
- The needs continue to grow
- Project the longer term (15 years) space needs

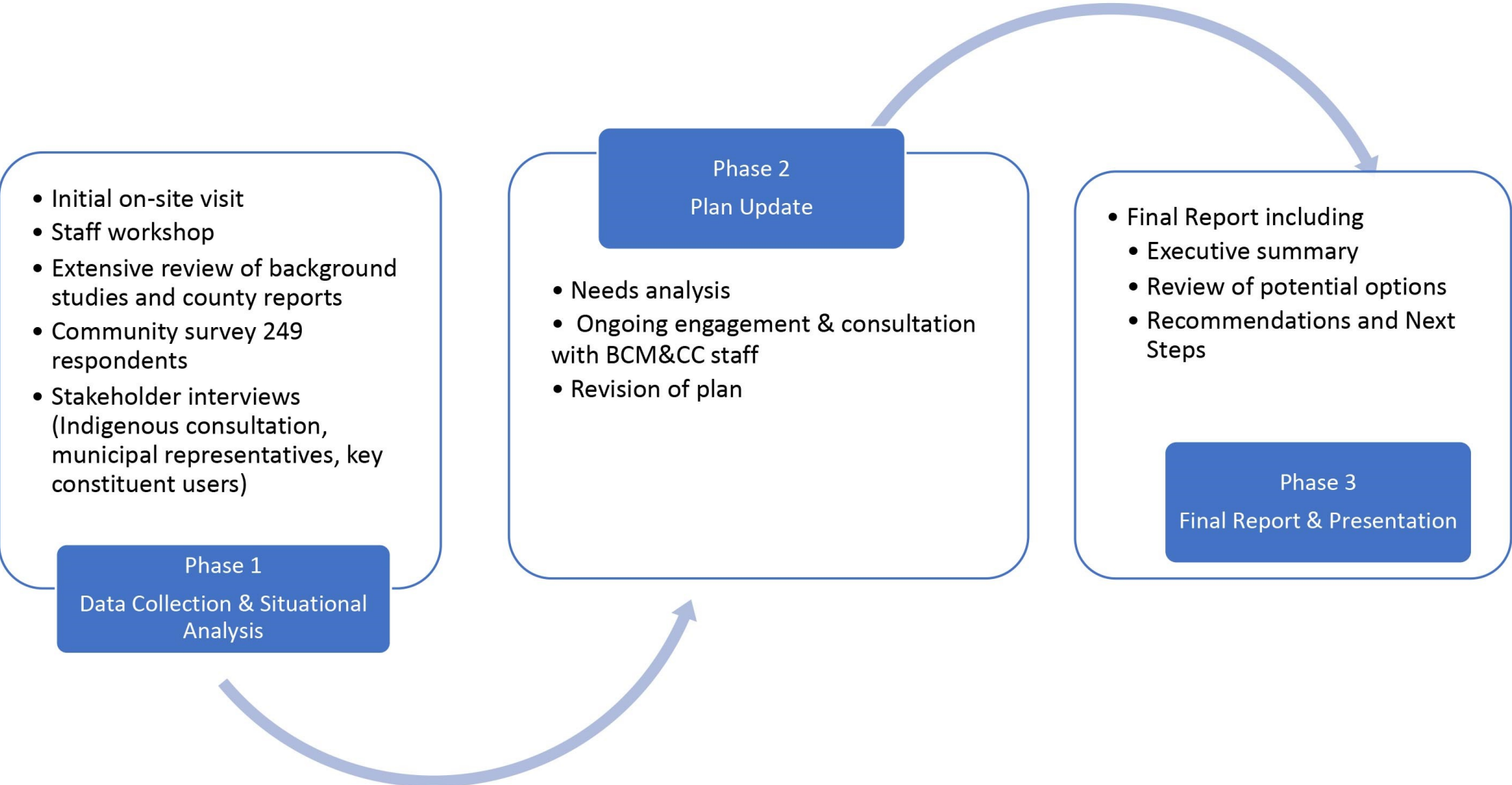
County Strategic Plan Alignment

County Strategic Plan Goal	How This Expansion Plan Helps Fulfil Strategic Goal
 <p>Strategic Goals, Objectives, and Actions COMMUNITY AND PARTNERSHIPS support the community and our partners</p>	<p>1. Build a strong and inclusive community.</p> <ul style="list-style-type: none"> - will help drive and enhance community well-being - will help being a welcoming and inclusive community by helping fulfill the Cultural Action Plan
 <p>Strategic Goals, Objectives, and Actions GROWTH AND INNOVATION embrace innovation and foster responsible growth</p>	<p>2. Enhance and grow partnerships.</p> <ul style="list-style-type: none"> - greater profile and capacity should help BCM&CC develop more and stronger partnerships
 <p>Strategic Goals, Objectives, and Actions CULTURE AND CAPACITY strengthen our capacity to deliver</p>	<p>3. Strengthen County's use of technology and innovative initiatives.</p> <ul style="list-style-type: none"> - as a very public showcase for the County, the expanded BCM&CC will enable not only a larger showcase for innovation in exhibits and programming but also the facility itself can be a demonstration of excellence in adaptive re-use and design
 <p>Strategic Goals, Objectives, and Actions ENVIRONMENT AND CLIMATE CHANGE increase our capacity to lead in sustainable environmental practices</p>	<p>4. Promote responsible growth.</p> <ul style="list-style-type: none"> - the very Expansion Plan itself responds to the County's obligations to retain and preserve records under the Municipal Act and is a demonstration of a responsible response to growth and demand from the community
 <p>Strategic Goals, Objectives, and Actions COMMUNITY AND PARTNERSHIPS support the community and our partners</p>	<p>5. Ensure a positive, inclusive, and accountable work culture.</p> <ul style="list-style-type: none"> - the BCM&CC will of course continue to provide a positive, inclusive, and accountable work culture - enhanced public recognition of the BCM&CC as a result of the Expansion Plan will further cement this awareness
 <p>Strategic Goals, Objectives, and Actions GROWTH AND INNOVATION embrace innovation and foster responsible growth</p>	<p>6. Be an employer of choice.</p> <ul style="list-style-type: none"> - the Expansion Plan efforts will result in a museum and archives facility that is among one of the leading facilities in the province, and thus be a very desirable place to work
 <p>Strategic Goals, Objectives, and Actions CULTURE AND CAPACITY strengthen our capacity to deliver</p>	<p>7. Build capacity to adapt to and mitigate the impacts of climate change.</p> <ul style="list-style-type: none"> - the BCM&CC is one of the most public spaces where the County's efforts at adaptation and mitigation can be showcased, and the expanded facility will better enable this

BCM&CC Capacity Overview 2024



The Process



Findings and Key Conclusions Regarding Need

Currently some collections for both artifacts and archives are being housed at **offsite locations**, resulting in **limited access and duplication of efforts** in collections management and staff time

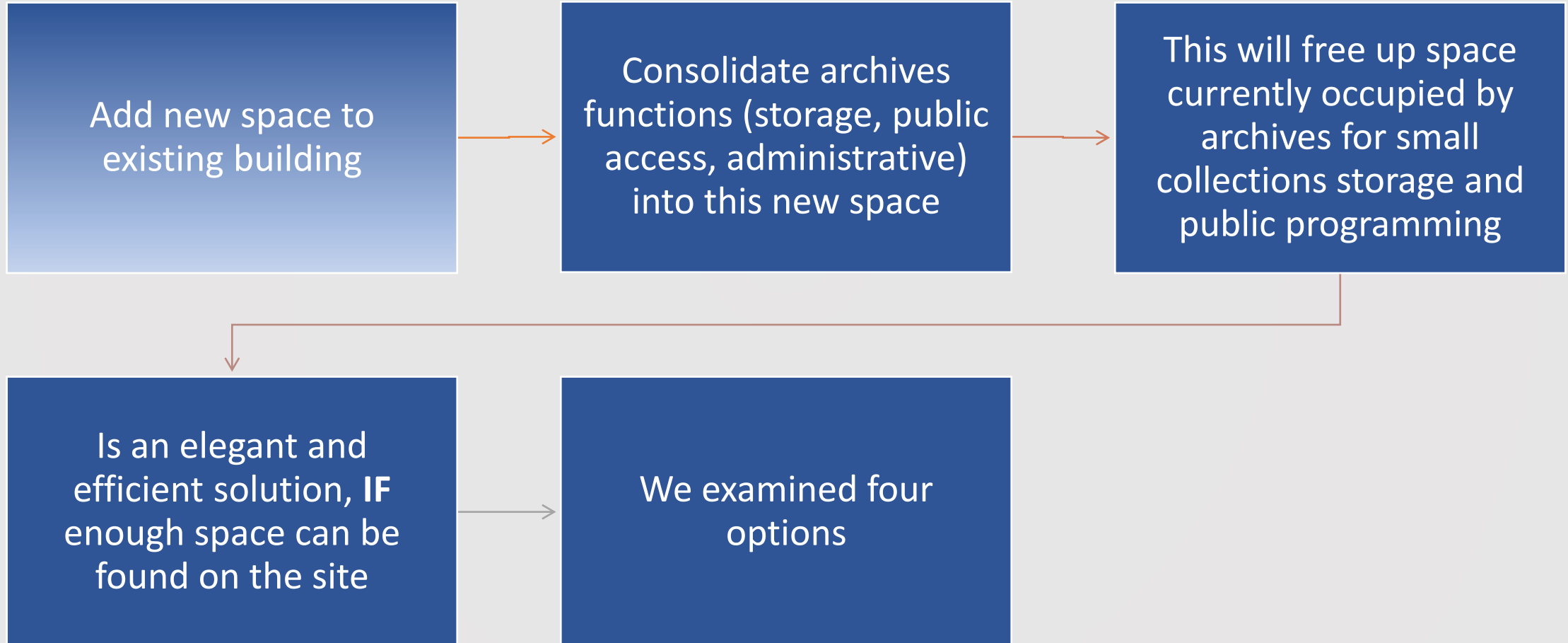
Archives at nearly full capacity for large volumes and artwork; **expected to be completely full by 2029**; this will clearly be insufficient to meet the County's needs over the next 15 years, so additional space will be required.

As well as additional storage space, the **archives require adequate space for public access**, and collections processing to optimize the availability and use of this essential resource

The artifact collection needs of BCM&CC are also growing: storage is at full capacity for medium and large objects and is expected to be **completely full by the end of 2024**

The interviews with stakeholders, and the community survey, continue to show that there is a significant **demand for increased space for public programming and exhibitions**

A Workable Solution



Four Options Considered to Address Need

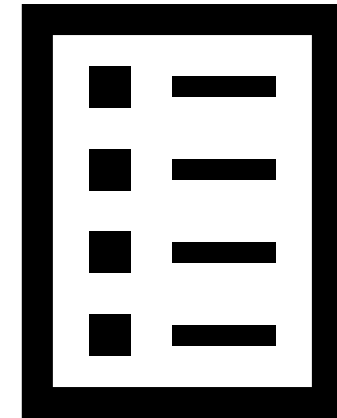
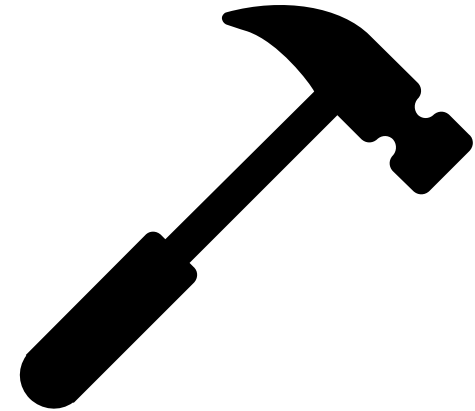
OPTION	Option 1: Expand with No Variance:	Option 2: Smaller Expansion with Variance:	Option 3: Larger Expansion with Variance:	Option 4: Separate Archives Facility:
OVERALL APPROACH	Expand the existing building on the existing site to accommodate needed functions, without requiring a variance	Expand the existing building on the existing site, to a reasonable extent, assuming that a variance is possible:	Expand the existing building on the existing site, to the maximum extent possible, assuming that such a variance is possible:	Build a separate publicly accessible archives facility in Southampton and repurpose the vacated archives space in the current building as described in Option 3:
SIZE CONSIDERED	3,000 square feet	6,600 square feet	12,000 square feet	12,000 – 15,000 square feet
CONSTRAINTS	Too small to accommodate overall space needs	Too small to accommodate overall space needs	Would maximize feasible use of existing site; no further expansion possible in longer-term future	Would split operation onto two sites; would necessitate acquisition of second site for BCM&CC operations
BENEFITS	None	None	Would enable all museums and archives functions (except larger collections) to be located on one site: maximum synergies for public and overall operations	Would provide greater focus and public profile for archives operations; likely considerably more expensive than Option #3

Considerations Regarding Options 3 and 4

	Option 3 (expansion of existing building)	Option 4 (new building)
Total Size of New Construction Implied	12,000 sq. ft.	12,000 – 15,000 sq. ft.
Additional Potential Cost Factors Beyond Construction	<ul style="list-style-type: none"> - relocation of the two log buildings on the site 	<ul style="list-style-type: none"> - costs of site acquisition and preparation (could be significant) - probably larger costs of relocation of existing archival materials to new site - additional operating costs (e.g. staffing for functions that might be duplicated – e.g. reception)
Other Considerations	<ul style="list-style-type: none"> - Site ‘maxed out’ after a 12,000 sq. ft. expansion 	<ul style="list-style-type: none"> - depending upon site, could enable future expansion compared with Option 3 (e.g., for expanded storage space or partnership arrangements)
Public Perception	<ul style="list-style-type: none"> - public clearly prefers all museum and archives functions being located on one site, in one building 	<ul style="list-style-type: none"> - some dissatisfaction with split of archives from museum operations, likely minimized if the new archives is close to the museum - separate facility, however, may lead to greater public profile for archives operation

Estimated Capital Costs (High Level)

- average construction costs for museum/gallery projects in the GTA for 2024 were used
- would need to be reviewed in a subsequent phase
- Option 3 would have estimated capital costs of **\$13.5 million**
- Option 4 would have estimated capital costs **between \$13.5 million and \$16.9 million** depending on the size of the facility
- Option 4 does **not include site acquisition costs**



Conclusion and Next Steps



Revised study has been completed with possible options



Staff review next steps & recommendations



Review and direction on recommendations

Thanks to...



Museum staff for providing information and guidance throughout the work



Stakeholders and County residents who provided input to the project throughout the process



Lower-tier municipal representatives who provided input regarding their own storage needs

Questions & Answers

- Thank you!
- Consulting team is here today to answer any questions you may have

