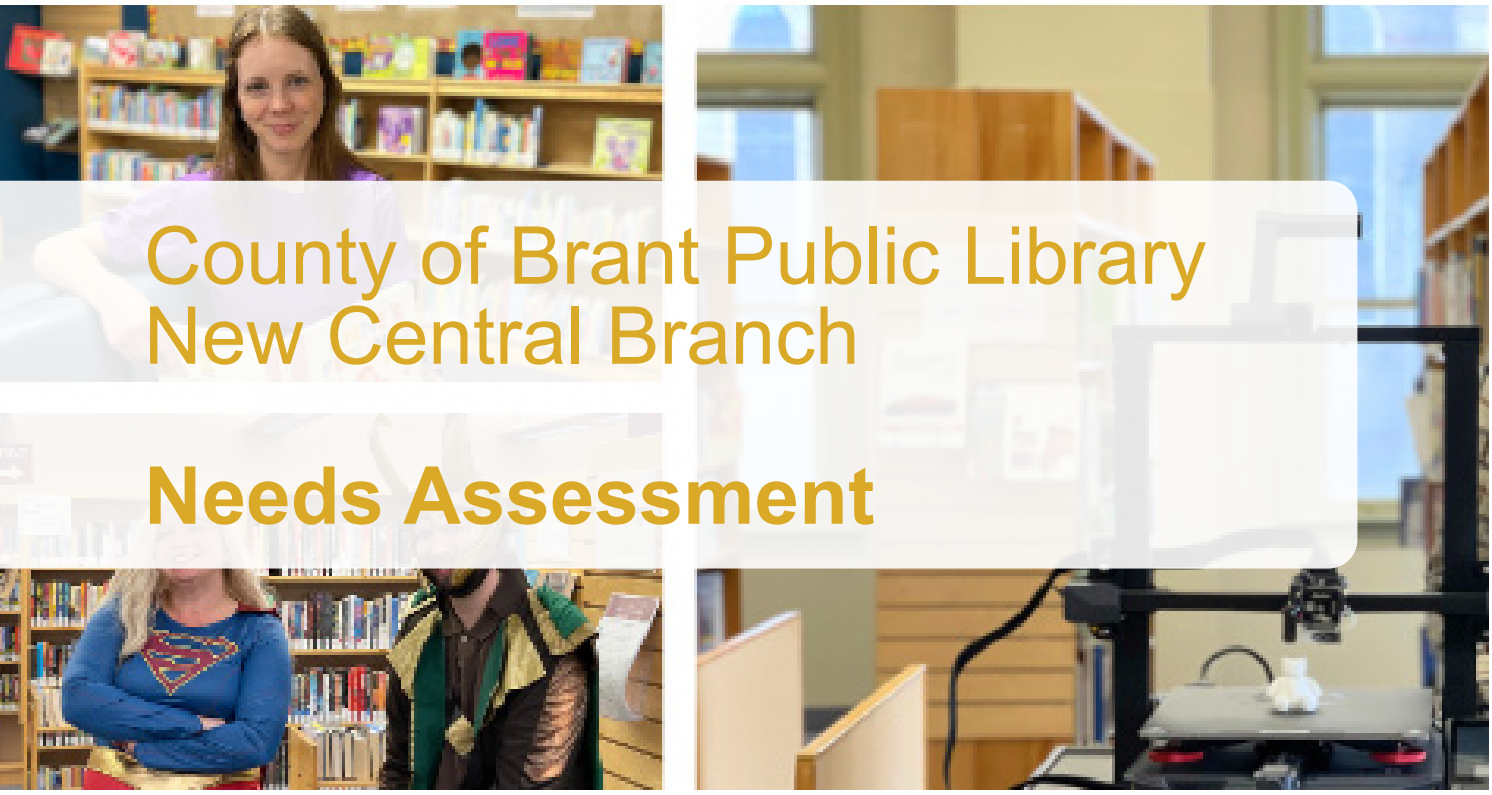

County of Brant Public Library New Central Branch

Needs Assessment

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FINAL

November 2025

County of Brant Public Library

LGA architectural partners

First Aid Kit

I ♥ READING
I ♥ READING
BEACH
My New Friend Is So Fun!
Super Summer Reads
BUNNY'S
The Pigeon Needs a Bath!
I do not.

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Executive Summary

LGA was retained by the County of Brant Public Library to update their Needs Assessment and to complete a Site Study analyzing optimal locations and conditions for a new Central Branch in Paris. The document is organized into two distinct components: the updated Needs Assessment and the Site Selection/Site Analysis.

For the Needs Assessment, LGA examined best practices and metrics for Central Branch libraries in municipalities comparable to the County of Brant system. This research, combined with extensive consultation with library administration, staff, and the board, provided the foundation for updating the 2017 Functional Program. Ensuring alignment between space needs, current trends, and projected population growth was essential, and the revised program reflects a Central Branch sized to meet community needs through 2031.

Purpose of Study

Purpose & Process

The purpose of this study is to provide the County of Brant Public Library (CBPL) system with an up-to-date Space-Needs Assessment, followed by several site studies. This report considers the current system and its ongoing growth as a critical step toward the development of a new Central Branch, to be located in Paris, Ontario, the County's largest population centre.

For over a decade, the CBPL has pursued the development and construction of a new Central Branch in Paris to accommodate the municipality's continued growth. The existing Paris Branch, built in 1904, now serves a population that has increased by 363%. To support this effort, the CBPL selected LGA Architectural Partners as the prime consultant to develop the 2025 Needs Assessment & Site Study Report, updating the previous Facility Planning & Site Selection Study conducted in 2016-17. This new report also includes a revised Functional Program based on the most recent census data, superseding earlier information delivered in 2022 by other consultants.

The research was conducted through a series of methodologies developed by LGA for the purpose of this specific study. The process began with a literature scan and documentation review to establish baseline for current conditions and future planning. On-site consultations provided valuable insights into existing facilities, services, and programs, offering a comprehensive understanding of the system today and the limitations posed by the outdated (or outgrown) Paris Branch. Public, Library Board and staff input was received through a variety of consultation efforts, which valuable insight on how people use the library today, the daily challenges they face, what they love about it, and ideas for how it might change to better meet the community's needs and desires. A space-needs-analysis considers the size of the library system today through 2051 and how the library will grow to meet the needs of the growing population. Building on the current strengths of the Paris branch, particularly its adaptability and ability to maximize limited space, this report validates the pressing need for a new Central Branch. It presents several actionable recommendations and high-level site analyses of multiple potential sites. Based on these findings, library staff and the Board will begin to execute the recommendations and proposals in partnership with the County of Brant Council, staff, and community.

Overview of the County of Brant Paris Library

The Paris Main Branch is the largest and busiest location within the County of Brant Public Library (CBPL), a five-branch system serving the County of Brant's population of 39,474 (2021). Alongside the Paris Main Branch, CBPL includes branches in Burford, Glen Morris, and Scotland-Oakland, as well as the Onondaga Mobile Library Service. The system supports a geographically diverse and steadily growing rural–urban community and maintains extensive borrowing agreements with nearby library systems, including Brantford, Cambridge, Waterloo, Hamilton, Norfolk, Oxford, Haldimand, and the Region of Waterloo, as well as the Six Nations Public Library.

Paris, the County's largest population centre, has experienced significant recent population growth, increasing from 12,389 residents in 2016 to 14,956 in 2021—a 20.7% rise. Its population includes 2,635 children aged 0–14, 8,415 adults aged 20–64, and 3,070 seniors aged 65+, highlighting the need for collections, spaces, and services that support a broader range of ages and interests. Other County communities have grown as well: St. George saw a modest increase to 3,354 residents, while Burford's population rose sharply by 33.6% to reach 1,058 in 2021.

Across the County of Brant, the population has expanded by 10.8% since 2016, reflecting both new residential development and continued regional migration. The broader age distribution shows a balanced demographic, with 6,705 children, 22,400 working-age adults, and 8,045 seniors residing throughout the County. This diversity underscores the vital role CBPL plays in providing inclusive resources, educational programs, community space, and access to technology for residents of all ages.

Looking ahead, population forecasts prepared by Watson & Associates Economists Ltd. estimate that the County of Brant will reach 59,000 residents by 2051, with Paris alone expected to grow to 25,400 people. St. George is projected to expand to 7,500 residents, and Burford to 2,400. As the County's population continues to rise, the Paris Main Branch—supported by the broader CBPL system—will remain central to meeting community needs through responsive services, modern infrastructure, and strong regional partnerships.

Methodology

Consultation Process

The research was conducted through a series of methodologies developed by LGA for the purpose of the study. The process began with a literature scan and documentation review to establish a baseline for current conditions and future planning. On-site consultations provided valuable insights into existing facilities, services, and programs, offering a comprehensive understanding of the system today and the limitations posed by the outdated (and outgrown) Paris Branch. The public, Library Board, Administration and staff input was received through a variety of consultation efforts, which provided valuable insight on how people use the library today, the daily challenges they face, what they love about it, and ideas for how it might change to better meet the community's needs and desires. The space-needs-analysis considers the size of the CBPL library system today through 2051 and how the library will grow to meet the needs of the growing population. Building on the current strengths of the Paris branch—particularly its adaptability and ability to maximize limited space, this report validates the pressing need for a new Central Branch. It presents several actionable recommendations and high-level site analyses of multiple potential sites. Based on these findings, library staff and the Board can begin to execute the recommendations and proposals in partnership with the County of Brant Council, Grand River Conservation Authority, staff, and community.

The consultation process brought together a range of stakeholders to ensure a comprehensive understanding of the full range of needs and aspirations. The process began with a series of staff consultations involving teams responsible for programming, administration, circulation and reference, and children's services. These sessions provided valuable insight into operational challenges, spatial requirements, and opportunities for service enhancement within the future Central Branch.

Building on this internal perspective, LGA facilitated a series of public consultations designed to engage a broad cross-section of the community. Participants were invited to share their experiences, priorities, and vision for how the new Paris Library Central Branch could best serve the County of Brant's growing and diverse population. The consultation process concluded with a series of presentations and discussions with the Library Board. LGA attended multiple meetings across Brant County to share preliminary findings and gather feedback from key decision-makers. This iterative dialogue ensured that the study's recommendations reflect both community input and the strategic direction of the Library Board. These consultation insights form the foundation for the functional program and space-needs analysis presented in the following sections of this report.

Staff Consultation

As part of the study process, LGA Architectural Partners spent a full day on site at the Paris Branch, conducting a series of structured consultations with library staff and Administration. The purpose of these meetings was to gain a comprehensive understanding of how the current facility supports operations, where it falls short, and what improvements staff envision for a future Central Branch. The consultation included a tour of the existing Paris Branch, discussions with the Programming, Administration, and Circulation/Reference teams, and a comparative visit to the Burford Branch (a branch much admired by many of the staff and community we talked with).. The sessions provided valuable insight into daily operations, functional requirements, and the aspirations of those who work most closely with the public. Conversations focused on workflow, spatial relationships, storage needs, accessibility, and opportunities for new and expanded programs.

The Programming Team discussions emphasized the need for flexible, multi-purpose program rooms capable of accommodating up to 100 participants. The team noted that limitations such as insufficient space, washroom capacity, and storage restrict their ability to meet demand. Staff proposed the inclusion of a shared, organized supply area, varied storage types for daily and seasonal use, and dedicated outdoor programming space directly connected to the children's area. A licensed community kitchen was identified to support food literacy programs, intergenerational learning, and rental opportunities for community partners. Expanded maker spaces, improved ventilation, and infrastructure for technology-based programs were also seen as key opportunities to enhance service delivery.

The Administrative Team focused on operational efficiency, accessibility, and staff well-being. A new Central Branch would allow the County of Brant Public Library to centralize certain functions and reduce inefficiencies across multiple branches. Desired improvements include flexible and ergonomic workstations with docking stations, secure personal storage, and private meeting or “phone booth” rooms. Staff also emphasized the importance of accessibility for employees and visitors, adequate storage for equipment and technology, improved electrical capacity, and a dedicated loading area for the library’s courier van. Enhancing safety, visibility, and opportunities for informal collaboration were identified as critical in supporting effective daily operations.

The Circulation and Reference Team highlighted the need for spaces that balance public visibility with private work areas. Staff require quiet space for virtual meetings, off-desk duties, and administrative work. Priorities include clear sightlines to the children’s area, distinct service points for different user groups, improved storage and delivery staging areas, and additional study and tutoring spaces. Staff also noted the need for acoustic separation in youth areas, stroller parking, and accessible washrooms to better accommodate families.

Overall, the staff expressed a unified vision for a larger, more adaptable Central Branch, one that can support a full range of programs and partnerships while improving the working environment for staff. The consultation findings consistently point to the need for increased flexibility, improved accessibility, expanded storage, technological readiness, and enhanced safety.

Public Consultation

LGA Architectural Partners facilitated a series of public consultations to engage the community in shaping a shared vision for the future Paris Library Central Branch. These sessions invited participants to respond to a set of thematic boards that explored different aspects of library design, programming, and community identity. Seven themes were developed to guide discussion and collect meaningful input:

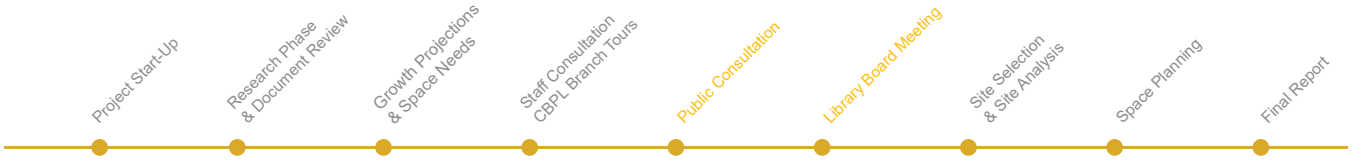
1. Population, Growth, Social and Economic Impact
2. Location and Accessibility – “Where would you like the new library?”
3. New Library Programs and Features
4. Teens and Children’s Needs
5. Maker-space Opportunities
6. Culture and Local Indigenous Identity
7. Accessibility and Inclusion

The public consultations generated valuable feedback, highlighting strong community support for a new, future-focused Central Branch. Participants emphasized the desire for a larger, flexible, and inclusive library that serves as a central hub for Paris and reflects the County’s identity and growth.

Key priorities included adaptable event and program spaces, a welcoming community living room, a community kitchen, study and quiet rooms, and outdoor areas for reading and programs. The location was considered critical, with a preference for a walkable, central site that is accessible to all residents, barrier-free, and capable of accommodating future growth.

Programs for teens and children, including dedicated zones, interactive learning spaces, and family-friendly amenities, were strongly supported. Maker-spaces and technology areas for all ages, cultural and Indigenous programming, live performance spaces, and contemplative outdoor areas were also identified as important features. Accessibility and inclusion, including barrier-free design, sensory-friendly environments, and universal access, were emphasized throughout.

Overall, the feedback confirms that the Paris community values its library as a cornerstone of civic life that fosters learning, creativity, and inclusion. These insights directly inform the recommendations and spatial priorities outlined in this report.



Library Board Consultation

LGA attended 5 Library Board meetings to listen to their hopes, dreams and concerns for the new central branch. We did an initial consultation with the members and then provided our preliminary findings in order to gain gather feedback from key decision-makers. These sessions provided strategic guidance for both public engagement and the overall planning of the new Central Branch. Board members emphasized the importance of broad participation public consultations, encouraging attendance from residents with diverse opinions. They stressed the need to frame opposition as an opportunity to communicate the benefits of a new branch and to gather valuable input for planning.

The Board was also very involved in the Site Selection and we presented the sites highlighting critical considerations for site selection, including parking, accessibility, walkability, and proximity to the community. Members recommended bringing in parking experts, defining location parameters, and presenting clear population projections to contextualize the library's future needs. They also discussed potential public-private partnerships, emphasizing the importance of framing any developer involvement in clear, understandable terms.

Board members encouraged the use of visual communication tools, such as infographic boards, brochures, and live note-taking during public engagement, to help participants understand functional programming, future projections, and the vision for a flexible, multi-purpose library. They underscored the value of reaching both current users and non-users of the library, focusing on how the new branch could enhance the overall community experience. Emphasis was placed on flexibility, multi-use spaces, and a forward-looking approach that reflects Paris' population growth, from 3,000 residents in 1904 to a projected 25,400 by 2051.

Data Collection & Benchmarks

We collected data from Statistics Canada on Brant County and Paris census figures and compared historical trends with future projections. By 2051, Brant County is projected to reach a population of 59,000, with nearly half residing in Paris at 25,400. Our findings suggest that the Paris Branch will face significant demand pressure, particularly from younger and working-age populations, and that the existing facility will be insufficient to meet the needs of a rapidly growing and aging community. Planning for a larger, flexible Central Branch is therefore critical to accommodate population growth, evolving demographics, and expanding library programs and services over the next three decades.

Population Growth in Paris

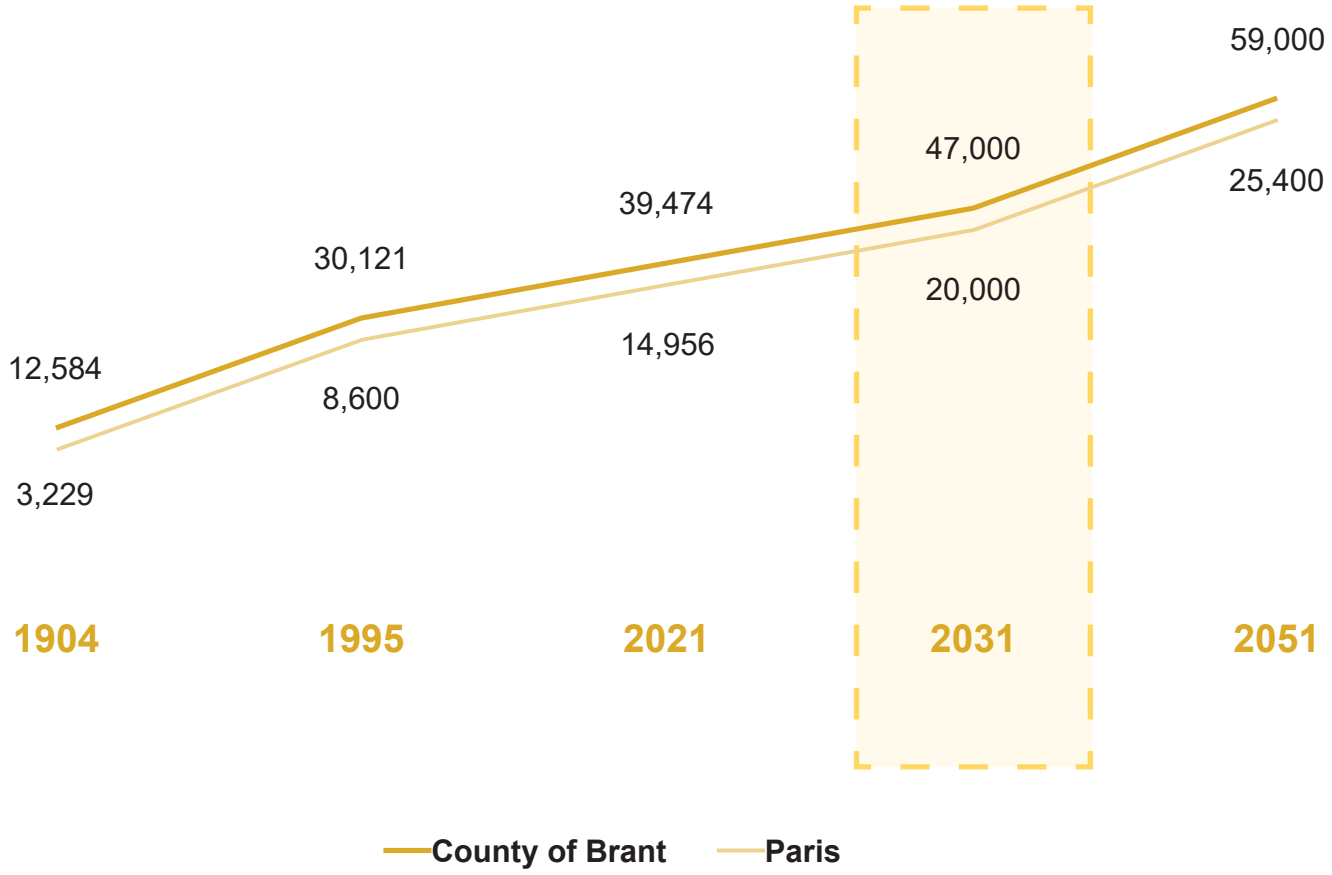


Fig 1. Population Projection

Source: Statistics Canada

Sizing the Library for the People

1 Person = 1.0 ft²

(0.7ft² of Library Space & 0.3 ft² of Cultural Space)

Source: ARUPLO, OLS, Ontario

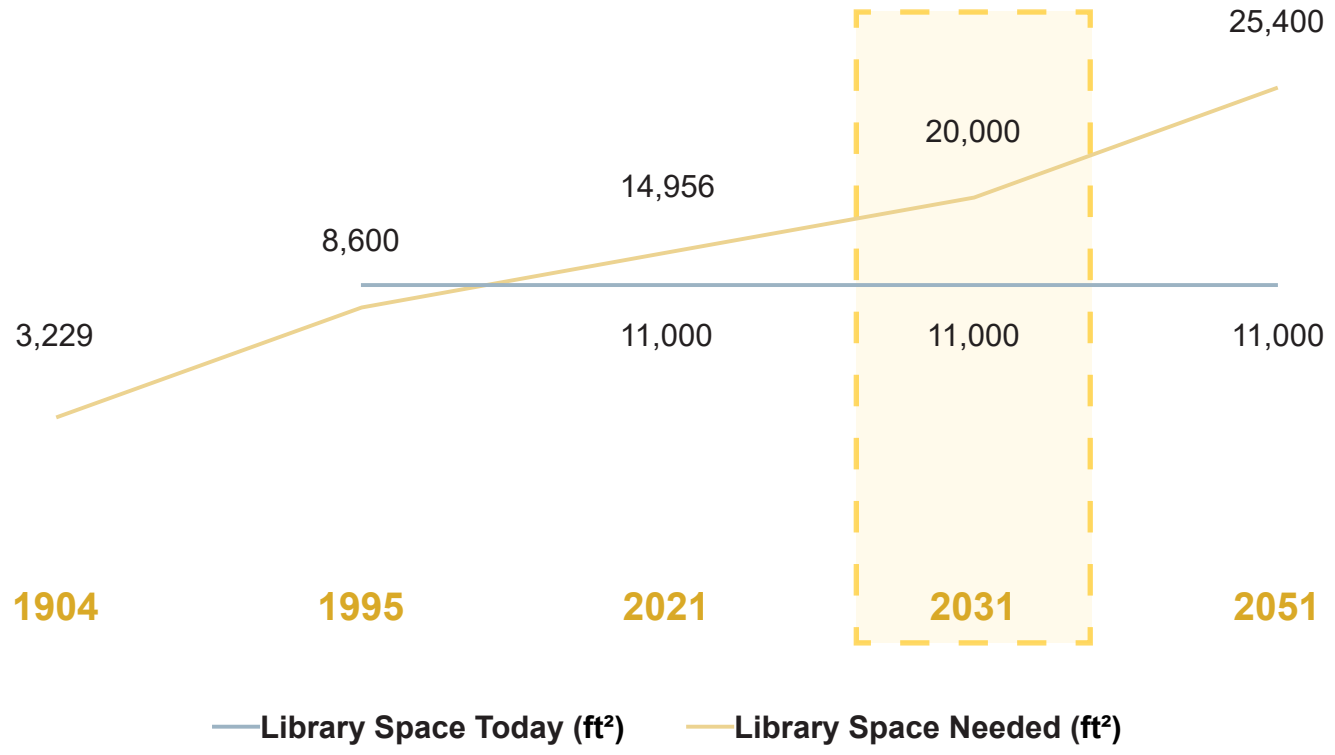


Fig 2. Sizing the Library for the People

Sizing the Library for the People

Library Square Footage Deficit due to Population Growth

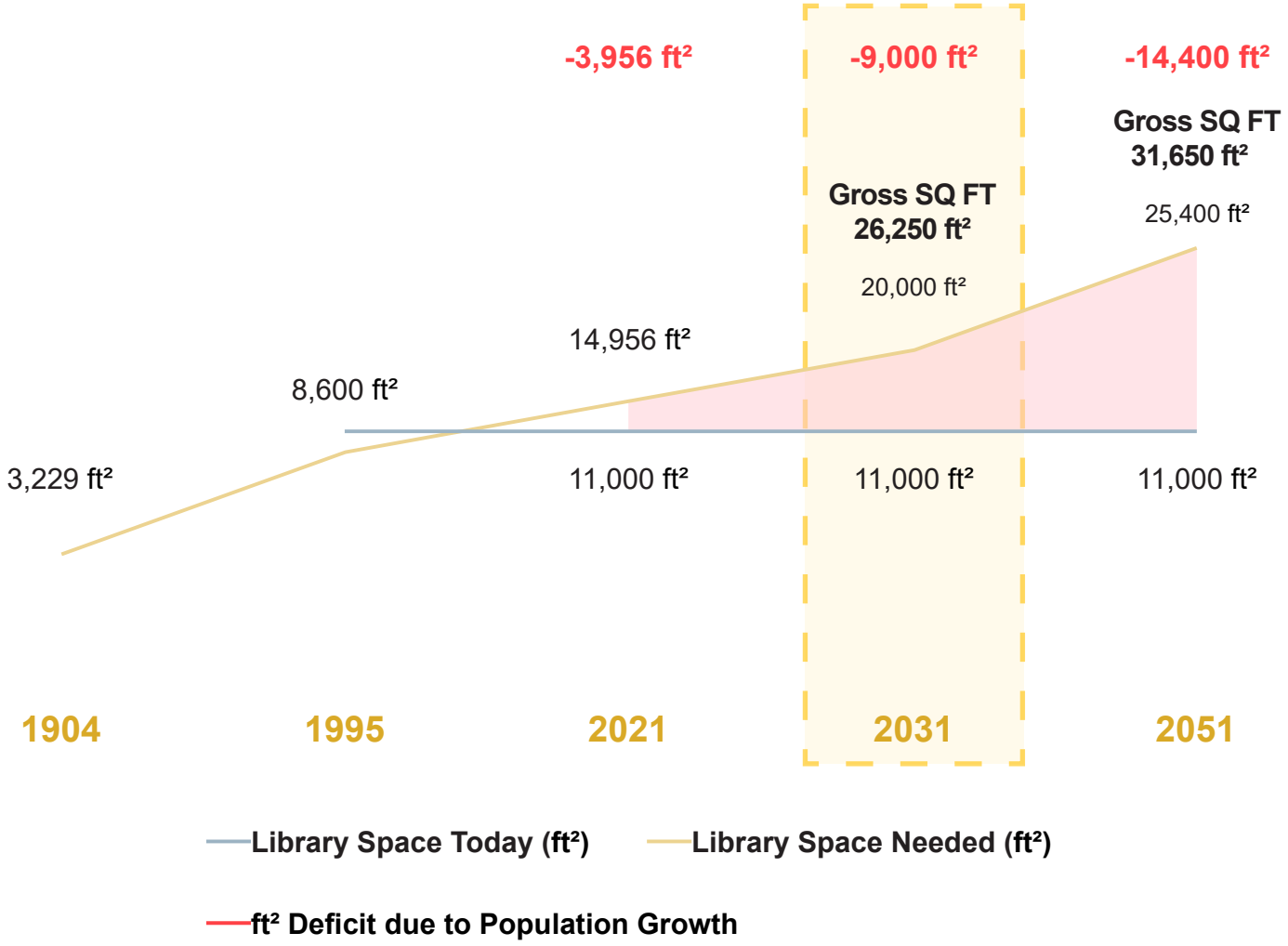


Fig 3. Sizing the Library for the People

Source: Statistics Canada, CBPL

	1904	1995	2021	2031	2051
County of Brant Population:	12,594	30,121	39,474	47,000	59,000
Paris Population:	3,229	8,600	14,956	20,000	25,400
Paris Library (Central Branch)	5,500 ft²	11,000 ft²	11,000 ft²		
Paris Library (Central Branch) Benchmark Size	–	–	–	*26,250 ft²	*31,650 ft²

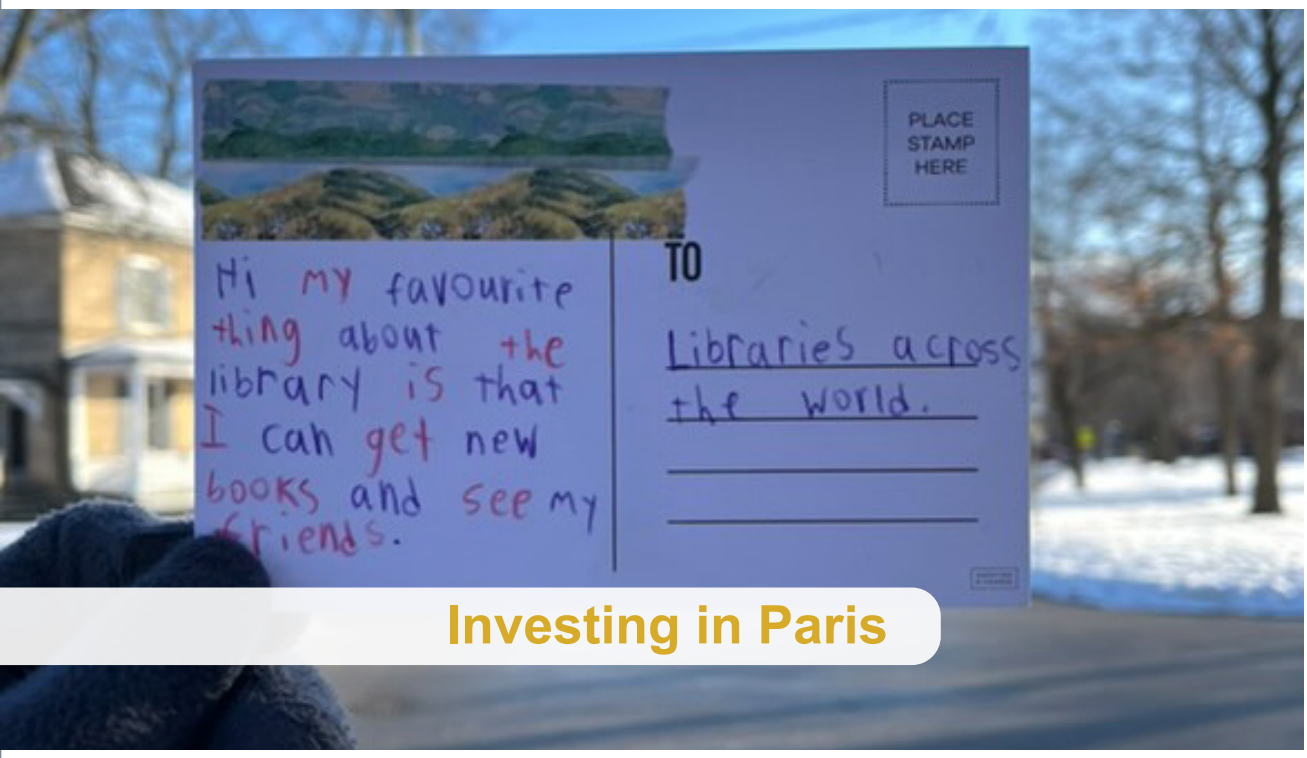
*Assumed Needs Assessment Target Area

Fig 3. Sizing the Library for the People

The graphs in the report illustrate the projected need for additional library space in Paris based on population growth and census data. Using a planning standard of 1.0 ft² per person, the analysis compares the library space available today with the space required to meet current and future demand. In 2021, the Paris Branch serves a population of 14,956 but has only 11,000 ft² of library space, resulting in a shortfall of approximately 3,956 ft².

By 2031, as the population grows to 20,000, the existing space will remain at 11,000 ft², increasing the deficit to 9,000 ft². Looking further ahead to 2051, when Paris is projected to reach 25,400 residents, the shortfall rises dramatically to 14,400 ft². This trend highlights that the current facility will be increasingly insufficient to meet the needs of the growing population, even accounting for modest future renovations.

These findings clearly demonstrate the necessity of a larger, purpose-built Central Branch. The projected deficits indicate that additional space is required not only for standard library services but also for programming, maker-spaces, community gatherings, and flexible, multi-use areas. Without expansion, the library will be unable to accommodate both population growth and the evolving expectations for community-oriented services.



Investing in Paris

The following provides a summary of the Brant County Public Library and data collection that formed the basis of the findings. This information was synthesized buy the BCPL and reviewed by LGA. The Paris Library Main Branch is poised to generate over $15 million in annual economic benefits for the town of Paris. These benefits arise from multiple sectors, including educational and cultural programming, space rentals, civic engagement, entertainment and leisure, as well as initiatives promoting inclusion and wellbeing. By investing in the Paris Main Branch Public Library, an estimated 637% social return on investment.

This investment reflects the County's commitment to the future of Paris as its population continues to grow and a new masterplan is developed.

Fig 4. Library Trends: Economic Benefit

Source: CBPL

The County of Brant's Strategic Plan prioritizes:

Economic and Financial Resilience, Focused Growth and Infrastructure, Healthy, Safe, and Engaged Communities, Stable and Responsive Governance, and Environmental Sustainability and Climate Action.

The Downtown Paris Masterplan envisions a vibrant downtown core that reflects prosperity across the County of Brant. It provides a roadmap for creating a community that is inclusive for people of all ages and abilities while preserving its historic charm. Urban design plays a central role in this vision, emphasizing a "people first" philosophy that promotes healthy, socially interactive neighborhoods and supports the economic success of the area.

By applying these urban design principles, Paris is protected from becoming more of a suburban city. Thoughtfully designed streets, parks, and public spaces influence the quality of life for residents and foster community engagement. The Masterplan outlines how these principles will transform downtown Paris into a cohesive district connecting the two rivers, enhanced with consistent design and a variety of new amenities. Public spaces are intended to be welcoming and accessible to everyone, regardless of age or ability.

The vision for the new library aligns perfectly with this future. Designed as a person-centered hub, the library will embody the community feedback that shaped the Masterplan, becoming a key anchor in Paris' evolving downtown.

Library Name	Cardholders	Cost Per Capita	Circulation Per Capita	Visits Per Capita	Cost Per Use	Program Att/Capita
Brant County	21,825	$78.76	9.977161236	15.08424028	2.174575654	0.846918554
Brantford	18,585	$58.44	6.934058304	10.9525607	2.941582035	0.152859951
Caledon	17,906	$80.46	5.375383461	8.232179935	3.044900759	0.161100618
Elgin County	10,688	$67.35	5.926361621	7.011364317	2.989870913	0.767460904
Innisfil	19,807	$99.26	6.566545704	11.57836406	3.178541395	0.722758925
Norfolk County	18,203	$57.87	3.36271938	4.241583911	3.850546126	0.264630566
Oxford County	17,167	$76.25	9.367657212	6.633958606	4.316488265	0.722329127
Waterloo Region	16,180	$42.45	5.648224498	4.948264397	2.702767213	0.246389147

Source: Ontario Public Library Statistics, 2023

Library Name	No. of Branches	Library System Area	Total Circulation	No. of Programs (Annual)	Program Attendance (Annual)
Brant County	5	20,500 sq.ft.	307,107	1,952	26,069
Brantford	2	68,000 sq.ft.	709,056	964	25,463
Caledon	7	40,946 sq.ft.	401,267	898	12,026
Elgin County	11	31,448 sq.ft.	296,727	1,972	38,426
Innisfil	3	36,572 sq.ft.	267,810	1,723	29,477
Norfolk County	5	50,991 sq.ft.	215,362	1,188	16,948
Oxford County	14	45,884 sq.ft.	637,722	4,164	49,174
Waterloo Region	10	26,037 sq.ft.	424,690	1,107	18,526

Source: Ontario Public Library Statistics, 2023

Functional Program

The Needs Assessment and Site Study report includes a revised Functional Program based on the most recent census data. It supersedes all earlier documents as late as 2022 provided by other consultants.

All revisions were derived from the recommendations of the ARUPLO Administrators of Rural and Urban Public Libraries of Ontario. This organization established the benchmarks for multi-branch public library systems in Ontario, which serve areas that include both rural and urban communities. The organization advocates for rural libraries, develops best practices for library services, and facilitates training and collaboration among its members.

DETAILED PROGRAM AREAS

	Needs Assessment Target Area	
net	21,000 Sq ft	1,951 m²
Gross up (25 %)	**26,250 Sq ft**	2,434 m²

LOBBY / ENTRANCE	SQFT	SQM
Vestibule + Lobby	603	56
Internal Book Drop	22	2
Staff / Customer Service Desk	205	19
Orientation Point	11	1
Library Marketplace	1,378	128
Material Returns Area	32	3
Self Checkout Stations	97	9
Self Pickup Stations	54	5
Laptop Check Out / Lending Station	54	5
Library Display / Exhibition Space	248	23
Quick Information Computer Stations	54	5
Café / Vending Area	248	23
First Aid Room	75	7
SUBTOTAL	**3,081**	**286**

LIBRARY OPEN SPACES / LIBRARY FLOOR	SQFT	SQM
Seating	1,001	93
Public Access Computers	603	56
Community Assembly Space (Open Adult Program Space)	1,001	93
Public Washrooms	398	37
SUBTOTAL	**3,003**	**279**

PROGRAM &/ INNOVATION CENTRE	SQFT	SQM
Arrival Area		
Arrival	43	4
Flexible Service Touchpoint	43	4
Open Program Area	215	20
Computer Commons		
Laptop / Computer Stations	323	30
Charging Stations	11	1
Print Station	27	2.5
Creation Centre		
Makerspace	552	42
A/V Studio – Digital Media Lab	172	16
Program / Library Meeting Rooms		
Small Meeting Room / Quiet Study	603	56
Bookable Meeting Room	495	46
Multipurpose Room	1,395	111
Training Room / Conference Room	703	56
Community Kitchen	398	37
SUBTOTAL	**4,980**	**425.5**

CHILDREN'S PROGRAMMING	SQFT	SQM
Arrival Area		
Arrival	43	4
Stroller Parking	154	5
Check-Out Station	16	1.5
Service Touchpoint	32	3
Display	43	4
Collection Area	2007	186.5
Picture Books Shelving		
Fiction, including Junior Easy Shelving		
Non-Fiction Shelving		
Board Books and Paperbacks Shelving		
Parenting / French Shelving		
Video Games / VOX Books / Launchpads / Board Games		
Support Spaces		
Group Table: Older Children	97	9
Casual Seating: Older Children	97	9
Casual Seating: Young Children	194	18
Open Program Area: Story Hour / Crafts	548	37
Enclosed Children's Program Area	548	37
Family Washroom	65	6
Nursing Room	97	9
Storage	205	19

SUBTOTAL	**4,146**	**348**

ADULT COLLECTION	**SQFT**	**SQM**
Arrival Area		
Arrival	43	4
Service Touchpoint	22	2
Collection Area	2991	250
Displays / Fast Reads	100	
Fiction		
Non-Fiction		
Multimedia		
Reference Collection		
Local History		
Seating Area		
Casual Seating	265	20
Individual Study Tables	373	30
SUBTOTAL	3794	**306**

TEEN'S LIBRARY	**SQFT**	**SQM**
Arrival Area		
Arrival	75	7
Open Program Area	315	20
Collection Area	1,313	122
Fiction		
Support Area		
Casual / Reader Seats		
Laptop Bar		
Study Area	645	46
Gaming Area	150	
Teem Games Storage		
SUBTOTAL	**2,498**	**195**

STAFF & OPERATION SPACES	**SQFT**	**SQM**
Staff		
Administration Offices	300	28
Office, Shared	150	
Workstation, Individual Desk	150	
Workstation, Collaborative Desk	205	19
Technical Services Staff Workrooms - 3 Work Stations	301	28
Office Support Space	150	
Storge Server Room	100	
Staff Lockers, Mail Cubbies, Coat Rack	50	5
Staff Breakroom / Small Kitchen	97	9
Staff Washrooms	54	5
Mail Room	96	9
Circulation Workroom	200	
Storage (Compact Shelving, Archives, etc.)	301	28
Operations		
Exterior Delivery Entry	200	
Recycling / Garbage Assembly	81	7.5
Housekeeping Supplies Storage	81	7.5
Maintenance Equipment Storage	81	7.5
SUBTOTAL	**2,597**	**153.5**

EXTERIOR SPACES	**SQFT**	**SQM**
Patron Drop-Off	500	
Entry Plaza - Forecourt	1,200	
Secure Bicycle Parking	250	
Wheelchair Accessible Parking	400	
Patron Parking	1050	
Library Van Parking	700	
Staff Parking	500	
Landscaped Berms and Greenspace	945	
Seating Area		
Children's Outdoor Area	400	
Exterior Delivery Access		
Recycling / Garbage Assembly		
SUBTOTAL	**5,945**	

TOTAL	**SQFT**	**SQM**
	26,250	**2,434**

Existing Branch:

The existing central branch has served the community well for many years, but it is now stretched beyond its limits. As the population grows and the CBPL's services continue to expand in scope and ambition, the current facility simply cannot accommodate the range and depth of programming expected of a modern library. The once robust Carnegie; renovated and added to over generations,has reached its maximum capacity, with no further opportunity for expansion. The site itself cannot support the minimum floor plate needed for an efficient, flexible, and future-ready library.

Accessibility is one of the most significant areas where the current building falls short, and also one of the greatest opportunities for improvement. The earlier addition that shifted the "front door" to the side street in order to introduce an elevator was a step forward at the time, but the steep grade of the street and the building's internal layout still limit access for many. Mobility-device users must follow a very proscribed route and can reach only portions of each floor. Program rooms, though well used, make it difficult for someone using a full-size wheelchair to participate comfortably and fully. A new facility presents a chance to create an environment where everyone can move, gather, and engage with ease.

Re-imagining the library also opens the door to greatly expanded programming. Currently, there is only one large multi-purpose program room; located on the second floor and physically separated from other public areas. This restricts the library's ability to host multiple events at once or to draw in a wider client base. Active programming is one of the most effective ways for staff to engage visitors, encouraging them to browse new collections, discover new services, or enjoy a coffee in the reading lounge.

A new building would allow for a community kitchen, supporting skills acquisition for teens and new Canadians and enabling cultural exchange through culinary histories. Such spaces also generate new revenue opportunities through rentals, strengthening the library system overall.

A dedicated Makers Space or Tech Hub is another exciting opportunity. These spaces are rapidly growing in popularity across both central and neighbourhood branches. KPL's central branch features flexible recording studios and digital-production support, while TPL's Digital Innovation Hubs offer equipment and staff expertise that empower patrons to explore everything from podcasts to music production. Purpose-built Computer Hubs would support patrons of all ages as they learn, experiment, and connect in meaningful ways.

Outdoor space represents yet another area of potential growth. With no exterior programming area today, the library cannot offer activities such as children's story time or community gardening—programs that many central branches now consider essential. Outdoor space also plays a vital role in outreach, particularly in building reciprocal relationships with Indigenous communities and demonstrating an active commitment to the Truth and Reconciliation Calls to Action.

In short, the limitations of the current building highlight an exciting opportunity: to create a new central branch that fully reflects the vibrancy, diversity, and ambitions of the community it serves.

Paris Branch: Next Steps

Despite the softer real estate market, properties suitable for a Central Branch of a library are not readily available, as was made evident in the site selection process. In addition, the constraints the staff and administration continue to operate within, in the current central branch, prevents them from offering the types of programs and services typical of the main branch.

We suggest that when the site selection narrows in on one or two sites, that the library request a soils analysis to determine if there will be unforeseen costs to the structure due to poor soil bearing capacity.

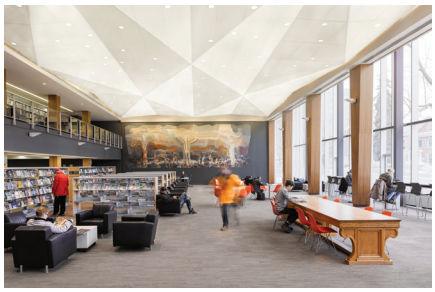
If the Library selects a property with an existing structure, we suggest that the library request the property provide an Engineering Report outlining the means and methods for increasing the structural capacity of the existing floor structure to support book shelves and, overall, any other structural impacts from a change of use from Residential to Institutional.

Finally, we suggest that the library develop a Pro Forma for the new building to identify the financial parameters of the investment required. This Pro Forma can be utilized for any of the sites that rise to the top as the serious contenders. If there is no internal capacity to create this tool, there are consultants who can provide this service. We suggest that the proforma include carrying costs for (at minimum) a Committee of Adjustment process for potential zoning variances, a 16-month design, contract documents and tendering period and a realistic construction schedule.

Potential Themes & Images of Paris's New Central Library

New Library Program & Features

Study & Quiet Rooms

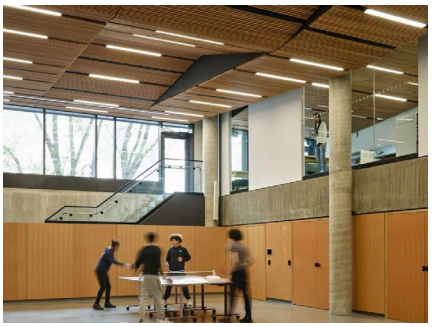


Community Living Room

Flexible Event Space

Community Kitchen

Outdoor Reading / Program Space



Dedicated Flexible Program Space

Teens & Children

Kid Friendly Collection Nook

Family Friendly Library

Multi-purpose Children's Room

Stroller Parking

Hands-On Educational Equipment

Teen Zone

Technology Center

Maker-space

Gaming Room

Computer Lab

Flexible Studio Space

Recording/ Podcast Studio

Digital Innovation Hub

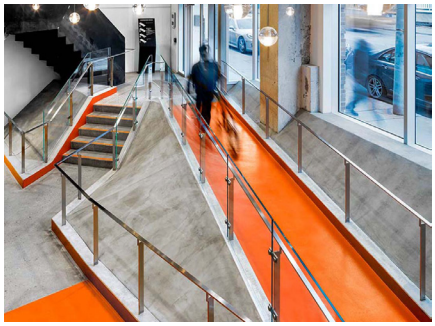
Accessibility & Inclusion

Sensory Friendly Room

Barrier Free Desk Check out

Design for the Visually Impaired

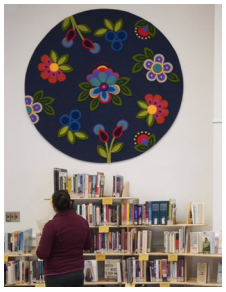
Barrier Free Computer Access



Ramp Solutions

Design for the Visually Impaired

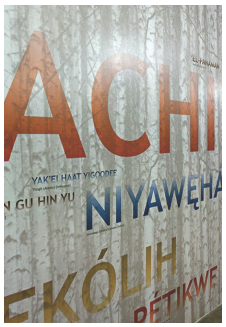
Indigenous Ways of Knowing



Indigenous Art

Smudging Room

Live Performances



Welcome Wall

Outdoor Gathering Space

Medicine Garden

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COUNTY OF BRANT
Public Library
Explore today, discover tomorrow!

Appendix

Paris Library

Order of Magnitude - V01

prepared for
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prepared by
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November 21, 2025
Proposal #25265

Construction Economists

Boston New York Toronto Dallas Austin San Antonio Denver Los Angeles

VERMEULENS

November 21, 2025

Re: Paris Library - Order of Magnitude - V01

Dear Janna,

Please find enclosed our draft cost estimate for the above project based on order of magnitude.

PROJECT SUMMARY			
COMPONENT	AREA (SF)	$/SF	$
New Construction	26,738	640	17,120,058

This estimate includes all direct construction costs, general contractor's overhead and profit, and design contingencies. Cost escalation assumes current Q4 construction unit rates. Given the very preliminary nature of the documentation the expected range of accuracy of the estimate is -20% to +30%. We recommend a markup of 30% be carried to develop an overall project budget to account for project soft costs not included in this estimate (see attached executive summary).

Excluded from the estimate are: change order (construction contingency), escalation contingency, tarriff contingency, hazardous waste removal, loose furnishings and equipment, project and construction contingency, architect's and engineer's fees, moving, administrative, and financing costs.

Bidding conditions are expected to reflect 6 to 8 pre-qualified general contractors, open bidding for sub-contractors, open specifications for materials and manufacturers.

The above rates are order-of-magnitude (within 15% of later estimates based on detailed design information) for the purpose of program sizing and prioritization only.

If you have any questions or require further analysis please do not hesitate to contact us.

Yours very truly,

Rivlyn Manning

Rivlyn Manning, Principal

construction economists

Page 2

Inclusions

- conventional footings, assuming normal bearing capcity soil
- metal deck, structural steel superstructure including concrete topping
- enclosure brick 50%, stone 15%, curtain wall 30%, louver 5%
- tpo roofing
- allowances included for modest entry canopy, sunshading
- interior drywall partitions, doors, finishes included
- casework, allowances for interior signage, included
- library equipment allowance, $250,000
- passenger elevator
- allowances for plumbing, HVAC and electrical included (lighting @ $15/sf)
- site prep, demolition of existing building, parking lot, side walk, modest planting
- service connections, site drainage to municpal system, site lighting included

Exclusions

- escalation contingency
- post contract contingency
- library shelving
- all project soft costs (design fees, legal fees, cost of borrowing, etc.)
- hazardous soils, rock excavation
- soil retention
- green roofs
- phasing or accelerated scheduling
- moving administrative and financing costs
- HST
- overall project contingency

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25265 V01
Order of Magnitude

Paris Library 185 Grand River
New Construction

Estimate Date: 2025-11-21
Printed: 13:20 2025-11-21 L2.1

LEVEL 2 ELEMENTAL SUMMARY GROSS FLOOR AREA	$/sf	Element $ 26,738 sf	%
A1 SUBSTRUCTURE	14.96	399,915	2%
A2 STRUCTURE	65.80	1,759,270	10%
A3 ENCLOSURE	110.20	2,946,661	17%
B1 PARTITIONS & DOORS	38.73	1,035,600	6%
B2 FINISHES	49.25	1,316,834	8%
B3 FITTINGS & EQUIPMENT	26.62	711,670	4%
C1 MECHANICAL	92.74	2,479,634	14%
C2 ELECTRICAL	52.00	1,390,324	8%
D1 SITE WORK	48.44	1,295,137	8%
D2 ANCILLARY WORK	1.50	40,000	0%
DIRECT CONSTRUCTION COST	500.23	$13,375,045	78%
Z1 GENERAL REQUIREMENTS	65.03	1,738,756	10%
Z2 CONTINGENCIES	75.03	2,006,257	12%
Z3 OTHER COSTS	0.00	0	0%
TOTAL CONSTRUCTION COST	640.29	17,120,058	100%

ELEMENTAL SUMMARY	$/sf	Element $	%
GROSS FLOOR AREA		26,738 sf	
A1 SUBSTRUCTURE			
A11 Foundations	7.73	206,675	
A12 Building Excavation	7.23	193,240	
A2 STRUCTURE			
A21 Lowest Floor Structure	6.06	162,048	
A22 Upper Floor Structure	35.04	936,992	
A23 Roof Structure	24.69	660,230	
A3 ENCLOSURE			
A32 Walls Above Grade	44.56	1,191,440	
A33 Windows & Entrances	36.85	985,250	
A34 Roof Covering	20.80	556,075	
A35 Projections	8.00	213,896	
B1 PARTITIONS & DOORS			
B11 Partitions	26.02	695,600	
B12 Doors	12.72	340,000	
B2 FINISHES			
B21 Floor Finishes	18.00	481,280	
B22 Ceiling Finishes	22.50	601,600	
B23 Wall Finishes	8.75	233,954	
B3 FITTINGS & EQUIPMENT			
B31 Fittings	12.13	324,300	
B32 Equipment	10.00	267,370	
B33 Conveying Systems	4.49	120,000	
C1 MECHANICAL			
C11 Plumbing & Drainage	14.74	394,148	
C12 Fire Protection	8.00	213,896	
C13 HVAC	60.00	1,604,220	
C14 Controls	10.00	267,370	

VERMEULENS

25265 V01
Order of Magnitude

Paris Library 185 Grand River
New Construction

Estimate Date: 2025-11-21
Printed: 13:21 2025-11-21 L3.2

ELEMENTAL SUMMARY	$/sf	Element $	%
GROSS FLOOR AREA		26,738 sf	
C2 ELECTRICAL			
C21 Service & Distribution	20.00	534,740	
C22 Lighting & Devices	20.00	534,740	
C23 Systems	12.00	320,844	
D1 SITE WORK			
D11 Site Development	34.86	932,137	
D12 Mechanical Site Services	7.72	206,500	
D13 Electrical Site Services	5.85	156,500	
D2 ANCILLARY WORK			
D21 Demolition	1.50	40,000	
DIRECT CONSTRUCTION COST		**$13,375,045**	
Z1 GENERAL REQUIREMENTS			
Z11 General Requirements	50.02	1,337,505	10.0%
Z12 Fee	15.01	401,251	3.0%
Z2 CONTINGENCIES			
Z21 Design Contingency	75.03	2,006,257	15.0%
Z22 Escalation Contingency	0.00	0	0.0%
Z23 Construction Contingency	0.00	0	0.0%
Z3 OTHER COSTS			
Z31 Other Costs	0.00	0	0.0%
TOTAL CONSTRUCTION COST	**640.29**	**17,120,058**	**100%**

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