

Manitoba

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Eveline

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What are the Differences

An analysis of the “highlights” of the two sites will assist the undecided in making a decision as to which site will become the new Selkirk St. Andrews St. Clements Regional Library.

Public Opinion

Eveline Street

There are several reasons why the Eveline Street site has gained support with Selkirk residents:

- It is on the waterfront, considered by many to be prime real estate
- The Library build would contribute to the development/revitalization of the downtown
- It offers the opportunity to provide some underground parking
- A signature, waterfront design is anticipated
- The Library would create a destination location in downtown Selkirk
- Some residents believe a downtown location would be/is easier to get to for individuals who don't drive or are reliant on walking

Manitoba Avenue

There are several reasons why the Manitoba Avenue site has gained support with Library patrons:

- It is easy to get to from Highway 9 and Manitoba Avenue, and is considered by many to be prime real estate
- Contributes to the continuing development of the west end of Selkirk; residential as well as commercial development abounds at the west end
- It offers the opportunity to provide ample parking

- A signature, prairie building design is anticipated
- Aids Selkirk in becoming a destination location for the entire region
- Future expansion can be well accommodated on the 4 acre lot
- Partnership opportunities (Centre of Knowledge concept) are greater due to the size of the property
- Energy efficiency through LEEDS and GeoThermal may be more easily achieved in a lower design, unobstructed building design
- Many Library visitors and patrons come from outside of Selkirk and will be driving; this location offers greater parking opportunities for them as well as being very close to major shopping areas and traffic junctions

The Difference - Point by Point Between Manitoba and Eveline

Deciding Factor	Manitoba	Eveline	Difference
Capital Cost	\$8,863,000	\$10,446,000	\$1,603,000
Estimated Operating Cost in the Year 2010 (annual operating costs)	\$635,613	\$677,435	\$41,822
Library Ownership	Library Board owns land	Lease from City	City is Landlord – 99 year lease anticipated
Building Materials	Wood and natural materials are possible	Steel and Cement is dictated	A matter of preference
Lot Size	4 Acres	1 Acre	3 Acres
Architectural	Any style Building including a “prairie” style	Downtown Style, multi-storey	A matter of preference

Future Expansion	Horizontal expansion with little disruption, open a new doorway	Vertical expansion, roof comes off, close library for construction	Eveline location disruption to library operation would be more expensive
Prepare for Future Expansion	Simply... Forethought and planning	Foundation must be built for three or more levels now, later it is not possible to achieve	Part of Capital Cost difference
Partnerships	Room for partnerships with many other organizations	Potential is limited to other waterfront neighbours due to proximity and size	Partnerships are important for the community
Build Community	Aids to build a new neighbourhood	Helps expand the waterfront development	A matter of preference
Ambience	Sit in a reading garden, walking paths	Sit on a terrace and gaze at the river	Both are peaceful pictures
Opportunities for outdoor development	Community gardens, horticulture, walking paths	Some plantings, connected to river walk	Small yard versus big yard
Photocopy and other lease costs	Remains the same as no increase in capacity other than use is anticipated	May increase as capacity and consumables spread over a multi-level area needs increase	Double or more for additional equipment and consumables

Egress, Elevators and Stairs	One storey, easily achieved and less capital costs and space loss	More egress, more stairs and addition of elevators	Annual inspections, repairs and refurbishment at approximately \$3,000 annually, included in Capital cost
Staff levels	Extra space and capacity will require additional staff	Extra floors will require yet more staff and space monitoring	Elimination of second floor staff is a consideration
Cost of property acquisition	2 acres gifted, 2 acres purchased for \$65,000	Unknown, but expected to exceed \$320,000	Approximately \$255,000 less for Manitoba