



February 28, 2023

SENT VIA ELECTRONIC MAIL

rafal.wyszynski@granderie.ca

Grand Erie District School Board (GEDSB)
349 Erie Avenue
Brantford, ON N3T 5V3
Attention: Rafal Wyszynski, Superintendent of Business & Treasurer

**WITHOUT
PREJUDICE**

**RE: Update to Letter of Intent dated December 21, 2021
New Build in the Southwest – 346 Shellard Lane
School, Community Centre, and Library**

Further to the Letter of Intent dated December 21, 2021, The Corporation of the City of Brantford (“City”) along with the Brantford Public Library Board (“Library”) hereby confirm our continued mutual interest in partnering with the Grand Erie District School Board (“GEDSB”) to jointly fund and construct an elementary school and community centre with a public library to be located at 346 Shellard Lane in the South West area of Brantford (“New Build”).

Based on continuous discussions with the project team and based on required changes by the City and Library the particulars of the original Letter of Intent require amendments with regards to the following items:

- (a) Updated Build Size Requirements:
 - (i) The original anticipated City space requirements were defined as approximately 15,600 square feet of interior net area. Through discussions with the Recreation Department and Sports Tourism of the Economic Development Department it was agreed to move forward with an enhanced gymnasium size that would meet the needs of hosting Ontario sanctioned tournaments for sports such as volleyball and basketball and to meet the anticipated growth in programming needs for recreation activities at the Community Centre. The additional interior net area required for the enhanced gymnasium is approximately 5,000 square feet for the combined City and school gym. This increase along with a gross-up factor allowance will see the total space requirement for the City increase to approximately 26,000 square feet.
 - (ii) The original anticipated Library space requirements were defined as approximately 13,500 square feet of total interior space which is still required however the GEDSB share of the total library space is now approved for 2,500 square feet from the previously identified share of up to 3,500 square feet. This

means that the space allocated as the Library's share will increase from approximately 10,000 square feet to approximately 11,000 square feet.

The table below summarizes the size requirements from the existing LOI and the increase being requested.

Agency	Size Requirement (current LOI)	Size Requirement being requested	Total Size
City	Approx. 15,600 sqft	Approx. 10,400 sqft (5,000 Gym + 5,400 Gross-up)	Approx. 26,000 sqft
Library	Approx. 10,000 sqft of total 13,500 sqft	Approx. 1,000 sqft	Approx. 11,000 sqft of total 13,500 sqft

(b) Capital Budget Allocations:

- (i) The City capital budget allocation previously identified as approximately \$10.9 Million will need to increase due to the increased space allocation requirements as outlined in Section (a). The exact amount of budget allocation required will be determined by the project consulting team through the cost estimating process;
- (ii) The Library capital budget allocation previously identified as approximately \$6.7 Million will need to increase due to the increased space allocation requirements as outlined in Section (a). The exact amount of budget allocation will be determined by the project consulting team through the cost estimating process.

Nothing contained herein creates any enforceable legal rights or obligations. Such rights and obligations, if any, will be created through the negotiations, preparation and execution of future agreements.

We trust this to be satisfactory, and look forward to further discussions to move this exciting new joint initiative forward.

DATED at ___ Brantford ___, Ontario,
this ___28___ day of ___February___, 2023

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this ___28___ day of ___February___, 2023

**THE CORPORATION OF THE
CITY OF BRANTFORD**

**BRANTFORD PUBLIC
LIBRARY BOARD**

Inderjit Hans, General Manager, Public Works
Commission

Rae-Lynne Aramburo, CEO/Chief Librarian

City Hall, 58 Dalhousie Street
Brantford, ON N3T 2J2

173 Colborne Street
Brantford, ON N3T 2G8