

Sunnidale Community Centre



Resolution:

Moved by Ed Culham, seconded by Marianne Buie, Be It Resolved that the Sunnidale Hall Board hereby approve moving forward with a Modified or Hybrid FADS Option and local contractors where possible, moving forward in the Small Halls Renovation Discussion with the Township.

Motion Carried.

Sunnidale Hall

2019 ESTIMATES: Full Fads: \$450,000 + \$520,000= \$970,000

Modified Fads: \$450,000 + \$210,000= \$660,000

The two-storey addition currently under consideration for Sunnidale Corners will contain: a universal washroom on each floor level, a Limited Use/Limited Application elevator (LULA), accessible entrances, a drinking fountain and bottle filling station, and front entrance canopy. We expect a reasonable construction budget for this is **\$450,000** as reported in our technical memorandum dated December 10, 2019.

In addition to the proposed addition, the following work should be completed at the Sunnidale Corners Community Centre to address remaining FADS requirements:

Rear Addition: Construct a two-storey addition at the east elevation of the building that will contain: male and female accessible multi-stall washrooms on each floor, a stairway and exit, and an area of refuge.

Interior renovations to consist of:

- Enlarging the southwest stairs, near the main entrance, to meet the FADS landing and width requirements
- Reconfiguring both the lower and upper kitchens to meet FADS requirements
- Door replacement to meet minimum required widths and include power door operators
- Installation of Tactile Walking Strip Indicators (TWSIs) at stairs
- New signage to comply with FADS Section 11
- Providing assistive listening devices

Exterior improvements to consist of:

- Provide accessible path from parking to both the north and west entrances
- Providing accessible parking stalls including asphalt pavement, pavement markings, and signage.

Sunnidale Corners Community Centre		
Item No.	Description	Cost
A	Proposed Addition (LULA, Universal Washrooms, Accessible Entrance, Front Canopy, Drinking Fountain, Bottle Station)	\$ 450,000
Additional Scope of Work to Achieve FADS Compliance		
B	Rear Addition (Enlarged Multistall washroom, Area of Refuge, Stair to Basement)	\$ 342,000
C	Southwest Stairs - Reconfiguration	\$ 30,000
D	Upper Kitchen Renovation Allowance	\$ 20,000
E	Lower Kitchen Renovation Allowance	\$ 10,000
F	Interior Renovations	
	i) Elevated Platforms (Access Ramp)	\$ 7,000
	ii) Door Widening	\$ 10,000
	iii) Power Door Operators	\$ 19,200
	iv) Tactile Warning Strip Indicators (TWSI)	\$ 1,100
	v) Signage Allowance	\$ 2,500
	vi) Assisted Listening Devices	\$ 7,500
G	Exterior Improvements	
	i) Exterior Path to Exits	\$ 4,200
	ii) Accessible Parking (Pavement, Markings, and Signage)	\$ 12,600
H	Construction Contingency (10%)	\$ 47,000
TOTAL (ROUNDED)		\$ 520,000

ALL OPTIONS

Status Quo (no renos, no changes)	Provide lump sum money to Board	Twp managed and repurposed
Sell/transfer building to Incorporated Board	Sell the building privately	Include all Kitchen Fire Standard Renos
Renovate full Fads	Renovate modified Fads	Renovate Hybrid Concept
Demolish and Build new Building	Permanent Closure	Other?

Council Option: Implement Modified FADS to existing building

- 75% contribution from Clearview Twp/Council, 25% commitment from Hall Board (financing details DBT)
\$728,000 = \$546,000 & \$182,000 (incl. \$20K Kitchen Fire Code)
- **Include** Kitchen renovations to meet the NFPA Fire Code
- Investigate install a stair lift vs a LULA elevator Notes: this type of lift might not be all that useful (not “universally accessible”) since it requires key operation or calling someone for assistance.
- Concerned about costs of ongoing LULA elevator operations? What impact will it have on Hall Board Budget?

Sunnidale Hall Board Option:

- **Agreed implementing Modified Fads to the existing building**
- **Willing to work with the Township towards a 75%/ 25% cost sharing commitment**
- **Have already put together a fundraising committee as part of the Hall Board**
- **Would like to modify RJ Burnside's proposed Modified Fads renovation items**
- **Include Kitchen upgrades to meet the Fire Code Standards**

Council Option: Sell Building to a new Incorporated Board

- Sell land and building for \$1.
- **Continued support from Clearview Township:** snow removal and basic services to be negotiated, help with insurance cost, taxes - community assistant grants to assist, provide proportionate funds from reserve, assist with legal expenses
- 12-24 month implementation time frame to Incorporate and get the business established
- Update kitchen to fire code from Reserve funding
- If sold within a certain time from (up tp 10yr), Township would have first right of refusal
- Might be cheaper for a new Inc. Board to complete the renovations? Different procurement process then a Twp. Tender.

Sunnidale Hall Board Option:

- **Not Interested and rejected by the Hall Board**

KEY NOTES TO CONSIDER

- ✓ Sunnidale Hall Board has expressed a “Ready to Go” direction (Hall Chair’s meeting of June 2, 2021)
 - ✓ **NO** in-house renovations or donated material or services would be permitted under Clearview Township’s procurement process and construction liability protocols
 - ✓ Clearview Township would hire the services of RJ Burnside Engineering firm to manage the tenders and construction
 - ✓ Council approves final specifications/designs of the Hall renovation, in consultation with the Sunnidale Hall Board
 - ✓ Council, with the hired services of their engineers, will be responsible for ensuring all renovations are completed as per the approved specifications/designs.
 - ✓ Council may or may not choose to postpone any decisions until they review all the individual Hall Board reports (6 Halls)
- ** The Sunnidale Hall Board have requested that Council use the services of local contractors. They have been fully explained Clearview Township’s procurement process**

POSSIBLE NEXT STEPS

- ✓ **OPTION 1:** Review Sunnidale Halls list of modifications to the existing plan and investigate if any components can be implemented in 2021 standards?
 - Cost approx. \$5,000
 - Timelines: 3 month process, prior to any approvals
- ✓ **OPTION 2:** Renovate Modified Fads as per RJ Burnsides list of renovations and estimated costs. Include Kitchen Commercial Fire renovations.
 - Return to Council with final project specifications and estimated project costs, including Commercial Kitchen and Commercial Fire Standard Renovations (Timelines: approx. within 2 months)
- ✓ **OPTION 3:** Status Quo, no renovations
- ✓ Update the **Management Agreement** between Clearview Township and the Sunnidale Hall Board to including renewed operations of the Sunnidale Hall, the financial commitment of the Sunnidale Hall Board with corresponding financing provisions and clarify any outstanding misapprehensions in the existing agreement. (existing agreement is one agreement for all 6 Halls)
- ✓ Create a **Construction Agreement** with the Sunnidale Hall Board regarding the level of responsibilities and liabilities between both parties.
- ✓ Return to Council with both final agreements to approve (Timelines: approx. within 4 months)
- ✓ Release a public Tender for renovations of the Sunnidale Hall (Timelines: approx. 6 weeks process)

QUESTIONS?

Thank You