

Avening Community Centre



Resolution:

Moved by Karen Cubitt, Seconded by Clare Oster, Be It Resolved That the Avening Community Centre Board hereby recommend moving forward with option one: Implement Modified FADS to existing Building and further explore past renovation proposal designs from Burnside's.

Motion Carried.

Avening Hall

2019 ESTIMATES: Full Fads: \$ 1,520,000 -- Modified Fads: \$1,250,000

2021 ESTIMATES: Full Fads: \$ 1,675,800 -- Modified Fads: \$1,378,125

The following work should be completed at the Avening Community Centre to address FADS requirements:

East and South Wrap-Around Addition: Construct a two-storey addition at the east (rear) and south elevations of the building that will contain: universal washrooms and male and female accessible multi-stall washrooms on each floor, a split access Limited Use/Limited Application elevator (LULA) with accessible entrance, a secondary accessible south entrance separate from the LULA, new stairs, kitchen expansion, and stage access. The new addition will necessitate demolition of the existing washroom addition currently located at the rear elevation of the building and the upper floor emergency exit at the south elevation.

Front Entrance: Demolish the existing front entrance vestibule and replace with a new front entrance vestibule that houses a new stairway and serves as an area of refuge.

North Emergency Exit: Demolish the existing exterior stairs and replace with a new addition that houses a stairway and serves as an area of refuge. Alternatively, it may be feasible to eliminate the north emergency exit.

Interior renovations to consist of:

- Kitchen renovations to address FADS deficiencies
- Door replacement to meet minimum required widths and include power door operators
- New signage to comply with FADS Section 11
- Providing assistive listening devices
- Drinking fountain and bottle filling station

Exterior improvements to consist of:

- Providing a designated path to the rear exit including ramp to rear exit landing
- Providing accessible parking stalls including pavement markings and signage
- Provide an accessible picnic table located on an accessible path surrounded by firm, level surfacing. Alternatively, picnic tables could be removed

Avening Community Centre

Item No.	Description	Cost
A	Two Storey East and South Wrap-around Addition (Universal Washroom, Enlarged Multi-stall Washrooms, Split Access LULA, Kitchen Expansion, Accessible South Entrance, Stairs, Stage Access)	\$ 1,032,000
B	Front Vestibule (Area of Refuge, Stairs)	\$ 135,000
C	North Addition (Area of Refuge, Stairs)	\$ 115,000
D	Interior Renovations	
i)	Ramp to Bowling Lanes	\$ 3,500
ii)	Door Widening	\$ 25,000
iii)	Power Door Operators	\$ 20,800
iv)	Tactile Warning Strip Indicators (TWSI)	\$ 1,900
v)	Signage Allowance	\$ 2,500
vi)	Assisted Listening Devices	\$ 7,500
vii)	Drinking Fountain & Bottle Filling Station	\$ 3,700
E	Exterior Improvements	
i)	Exterior Paths (New Concrete Sidewalks)	\$ 8,400
ii)	Accessible Parking (Pavement, Markings, Signage)	\$ 12,600
iii)	Accessible Picnic Tables including Path	\$ 5,600
F	Construction Contingency (10%)	\$ 137,000
TOTAL (ROUNDED)		\$ 1,520,000

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 TBD)
- \$1,270,000 = \$952,500 & \$317,500 (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?
- Is the 2015 “Side” renovation option by RJ Burnside’s a cheaper option? With Larger Kitchen. May not require septic system renovations/ upgrade.

Avening Hall Board Option:

- Agreed implementing Modified Fads to the existing building**
- Willing to work with the Township towards a 75%/ 25% cost sharing commitment**
- Requested to meet with Township’s Engineers to review previous 2016 plans and investigate if any components can be implemented in 2021 standards**
- The Hall Board had completed community consultation in 2016 and feel confident the support is still valid today.**
- Have already put together a fundraising committee as part of the Hall Board**
- Would like to include the cost of required renovations to the Septic System**
- 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 to 10yr), Township would have first right of refusal
- Might be cheaper for a new Inc. Board to complete the renovations? Different procurement process than a Twp. Tender.

Avening Hall Board Option:

- Not Interested and rejected by the Hall Board**

KEY NOTES TO CONSIDER

- ✓ Avening 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 Avening 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)

POSSIBLE NEXT STEPS

- ✓ **OPTION 1:** Review previous 2016 plans 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:** Review the requirement and estimated cost of required renovations to the Septic System
 - Cost approx. \$3,000
 - Timelines: 3 month process, prior to any approvals
- ✓ **OPTION 3:** Renovate Modified Fads as per RJ Burnsid's list of renovations and estimated costs. Include Septic and Kitchen Fire renovations.
 - Return to Council with final project specifications and estimated project costs, including Septic and Kitchen Fire Standard Renovations (Timelines: approx. within 2 months)
- ✓ **OPTION 4:** Status Quo, no renovations
- **NOTE TIMELINES:** All 3 options combined may be completed within 3-4 months
- ✓ Update the **Management Agreement** between Clearview Township and the Avening Hall Board to including renewed operations of the Avening Hall, the financial commitment of the Avening 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 Avening 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 Avening Hall (Timelines: approx. 6 weeks process)

QUESTIONS?

Thank You