

COMMUNITY HALLS (SMALL) PRESENTATIONS

1. Quick Recap Background Information
2. Answer any outstanding questions
3. Review Hall Board Report
4. Determine next steps



How did we get here?

Ontario Provincial Government implemented accessibility standards to help business & organizations to remove barriers to improve accessibility in five key areas. These standards are part of the Accessibility for Ontario with Disabilities Act 2005 (AODA).

AODA has been active in Ontario since 2005, however, people might still be wondering: what is the AODA? The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) is an Ontario law mandating that organizations must follow standards to become more accessible to people with disabilities. The goal for the province is to be fully accessible by 2025. All levels of government, private sectors, and non-profits must comply with this legislation

- All Director & Officers of a Corporation has a duty under subsection (4) and who fails to carry out that duty is guilty of a **Major** offence and on conviction is liable to a fine of not more than \$100,000 for each day (3 types of offences, minor, moderate, major).
- The Council of every municipality having a population of not less than 10,000 shall establish an accessibility advisory committee or continue any such committee that was established before the day this section comes into force.
- By January 1, 2016, Corporations with 50+ employees need to make new or developed public spaces accessible. No new dates have been updated by the AODA act. To have an accessible Ontario by 2025.

Timelines:

April 2020

Feb 2021

Mar/April 2021

May 2021

June-Sept 2021

Council Directed Staff to begin process

Burnside AODA Report Completed

Brainstorm Options for Hall Board/Volunteers

Meet with Individual Hall Boards & Public to present options

Bring back Hall Board's preference to Council to make final decision

Implement decisions or Capital projects

Why are we really doing this?

The Integrated Accessibility Standards Regulation (IASR)

In 2016, the five standards of the AODA were combined under the Integrated Accessibility Standards Regulation (IASR). The five standards are:

- Information and communications
- Employment
- Transportation
- **Design of public spaces**
- **Customer service**

} **Small Halls Impact**

Why do we need the AODA?

Accessibility is good for both the economy and the community.

The population of Ontarians with disabilities is steadily growing.

Accessible information and employment make it possible for this growing group of people to contribute to the economy and society.

Likewise, accessible transportation and public spaces ensure that people can move around their communities.

Finally, the standards of the AODA give all people an equal footing as they work, play, learn, teach, buy, sell, and use their diverse talents to benefit their communities and their province.

People with disabilities are just like everyone else ... They shop and do business with their friends and family

As our population ages, the number of people with disabilities will increase

The key is that the goal date for an accessible Ontario is 2025

It's not public if everyone can't use it!

Financial Key Notes

Reserve as of Dec 31, 2020: **\$1,266,061**

2021 contribution to the reserve of \$250,000, balance projected: **\$1,516,061**

\$1,516,061 / 6 Halls = \$252,676.83 each

\$1,516,061 / 7 Halls = \$216,580.14 each (incl Station on the Green)

Cost of Insurance annually for 6 halls: **\$9,000.00**

Cost of Financing: Current Commercial Interest rates approx.. **2% (low)**

Operational Expense Savings or Loss Revenue from Twp:

Water/Sewer expense, Solar Revenue, Snow removal, Grass cutting, Garbage, Promotions, Staff Resources from Finance Dept or PCR Dept

\$\$Unknown Variable Amount

Council Decision: FADS or Modified FADS Requirement

What is FADS Standards?

FADS: Facility Accessibility Design Standards

Clearview Township is committed to providing *accessible* facilities, programs and services to all residents and visitors.

The *Facility Accessibility Design Standard* was developed to help staff realize this commitment and provides an innovative and detailed approach for the design of barrier free and *accessible* facilities.

A “Made-for Clearview Township” standard. **Its use is mandatory for all construction projects at town facilities** including *new construction, additions, renovations* and *capital replacements*.

Modified FADS

Although presenting a range of alternatives to full implementation of the FADS requirements is beyond the scope of the Burnside’s report, consideration could be given to phased implementation of the requirements or expanding the renovation permissions to ease the financial requirements of full implementation.

In particular, the size of the additions proposed for each hall in Section 4.0 of the report could be substantially reduced if the renovation permissions were modified as follows:

- allow ***either*** a universal washroom or accessible multi-stall washrooms on each floor rather than ***both*** a universal washroom and accessible multi-stall washrooms on each floor
- waive the requirement to include an area of refuge at exits not located on an accessible path.
(R-13.1 allows for half the building exits to not be located on an accessible path).

“Hybrid” FADS Concept

While reviewing the Sunnidale Hall entrance expansion designs (approved by Council in 2019), PCR & Building Dept staff reviewed the list of items that were Full Fads vs Modified Fads with Burnside’s engineer . There were 61 items identified that had to be addressed. While going through the exercise, some Modified Fads items were identified that could remain as such. This was achieved as it was also identified that this was the first time FADS was used for **renovations projects** and some items of Full FADS were mainly for **new** construction projects.

This concept can be perhaps implemented for all the Halls that might generate construction savings.

The Accessible Committee at their meeting decided that they would be open to such an exercise recognizing the new vs renovate modifications.

Financial Key Notes

2019 Burnside estimates

2019 Estimates provided by Burnsides and Associates

*They have used contractors specializing in these fields, historical cost data from similar projects and/or current construction cost data published by **R.S. Means Company**.

These costs do not include inflation for 2020 or 2021 (inflation slide #7 provided)

*Sunnidale Hall already received an estimate for the entrance portion only \$450,000. The balance is the remaining of items.

Reserve balance projected: **\$1,516,061**

\$1,516,061 / 6 Halls = \$252,676.83 each

**\$1,516,061 / 7 Halls = \$216,580.14 each
(incl SOTG)**

Hall Name	Full Fads	Modified Fads
Avening	\$1,520,000	\$1,250,000
Brentwood	\$530,000	\$220,000
Dunedin	\$540,000	\$450,000
Duntroon	\$1,660,000	\$820,000
Nottawa	\$1,330,000	\$750,000
Sunnidale	\$450,000+\$520,000 \$970,000	\$450,000+\$210,000 \$660,000
Total Costs	\$6,550,000*	\$4,150,000*
* Not include SOTG		

The Inflation Effect

Estimator	2019	Increase estimates	2020	Increase estimates	2021	Comments
Burnsides & Associates R.S. Means Company (*Pre Covid estimates)	Fads \$6,550,000 Mod Fads \$4,150,00	+5% \$327,500 \$207,500	Fads \$6,877,500 Mod Fads \$4,357,500	+5% \$343,875 \$217,875	Fads \$7,221,375 Mod Fads \$4,575,375	These cost estimates should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual site conditions, etc
Building Construction Price Index (*Stat Can)		+5% \$327,500 \$207,500		+5% \$343,875 \$217,875		
Non-Residential Construction Price Index (*Stat Can)		+2.8%		+3.3%		
Raw Materials Price Index (*Stat Can)		+13.6% +27.8% Metals				
Industrial Product Price Index (lumber, wood products) *stat can 2021-01-29		+10.2% Seasonal adjusted +44.0% Non Seasonal Adjusted				high demand for softwood lumber for construction and renovation, coupled with low production capacity over the course of the year, are mostly behind the rise in prices

Financial Key Notes

2021 Inflation estimates of 5% for each year

Hall Name	Full Fads	Modified Fads
Avening	\$1,675,800	\$1,378,125
Brentwood	\$584,325	\$242,550
Dunedin	\$595,350	\$496,125
Duntroon	\$1,830,150	\$904,050
Nottawa	\$1,466,325	\$826,875
Sunnidale	\$496,125+\$573,300 \$1,069,425	\$496,125+\$231,525 \$727,650
Total Costs * Not include SOTG	\$7,221,375*	\$4,575,375*

Hall Name	Full Fads	Modified Fads
Avening	\$1,520,000	\$1,250,000
Brentwood	\$530,000	\$220,000
Dunedin	\$540,000	\$450,000
Duntroon	\$1,660,000	\$820,000
Nottawa	\$1,330,000	\$750,000
Sunnidale	\$450,000+ <u>\$520,000</u> \$970,000	\$450,000+ <u>\$210,000</u> \$660,000
Total Costs * Not include SOTG	\$6,550,000*	\$4,150,000*

Financial Key Notes

Other Key Community Capital projects (**estimated**), Council to plan:

Collingwood Street Bridge	\$ 3,500,000
Stayner Water Servicing	\$ 35,000,000
Creemore Sewer Plan	\$ 10,000,000
Creemore Water Solutions	\$ 6,000,000
Fire/PW Building	\$ 3,000,000
Stayner sewer	<u>\$ 9,300,000</u>
TOTAL	\$66,500,000

Variables & Issues to consider: *Questions that must be answered at some point in time in the future*

Do the Hall Board Volunteers want to commit for 5-10 years of managing and fundraising?

Is the existing usage of the Halls, meeting our resident's needs?
Private functions vs public programming?

Does Council want to repurpose the existing Buildings?
Meet existing Twp Strategies?
To Explore other Opportunities?

Contractors may not be available in 2021 due to Covid
How does that affect Budgets, Timelines?

What impact will Council's decisions have on the Future of the **Small Halls Festival**?

If Volunteers **do not** commit, does Council want to keep the buildings and/or direct another Dept to manage buildings?

How will Council decide Fads or Modified Fads?
Is it...
Council's Policy?
Halls Board Input or preference?
Financial Impact?

Do large investments in smaller hamlets provide value to that community?
Is it a priority?
Does it provide value and/or provide benefits to **local residents**?

What other renovations are required to the Halls that are not AODA, within the next 5 - 10 years?
Who will pay for those items?

Station on the Green AODA and Kitchen requirements?
They do not meet FADS standards?

Does the existing Autonomy of the Boards still work for the **Hall Board**?

How does the growth in Stayner/Creemore affect Events & Programming in other Smaller communities within Clearview?

Will it impact the community if one settlement area loses a hall but others are retained and invested in?

All Kitchens do not meet Fire Codes Standards
Does Council want to include those upgrades?

Are the Halls currently in a positive financial situation?
Has Covid impacted their finances?

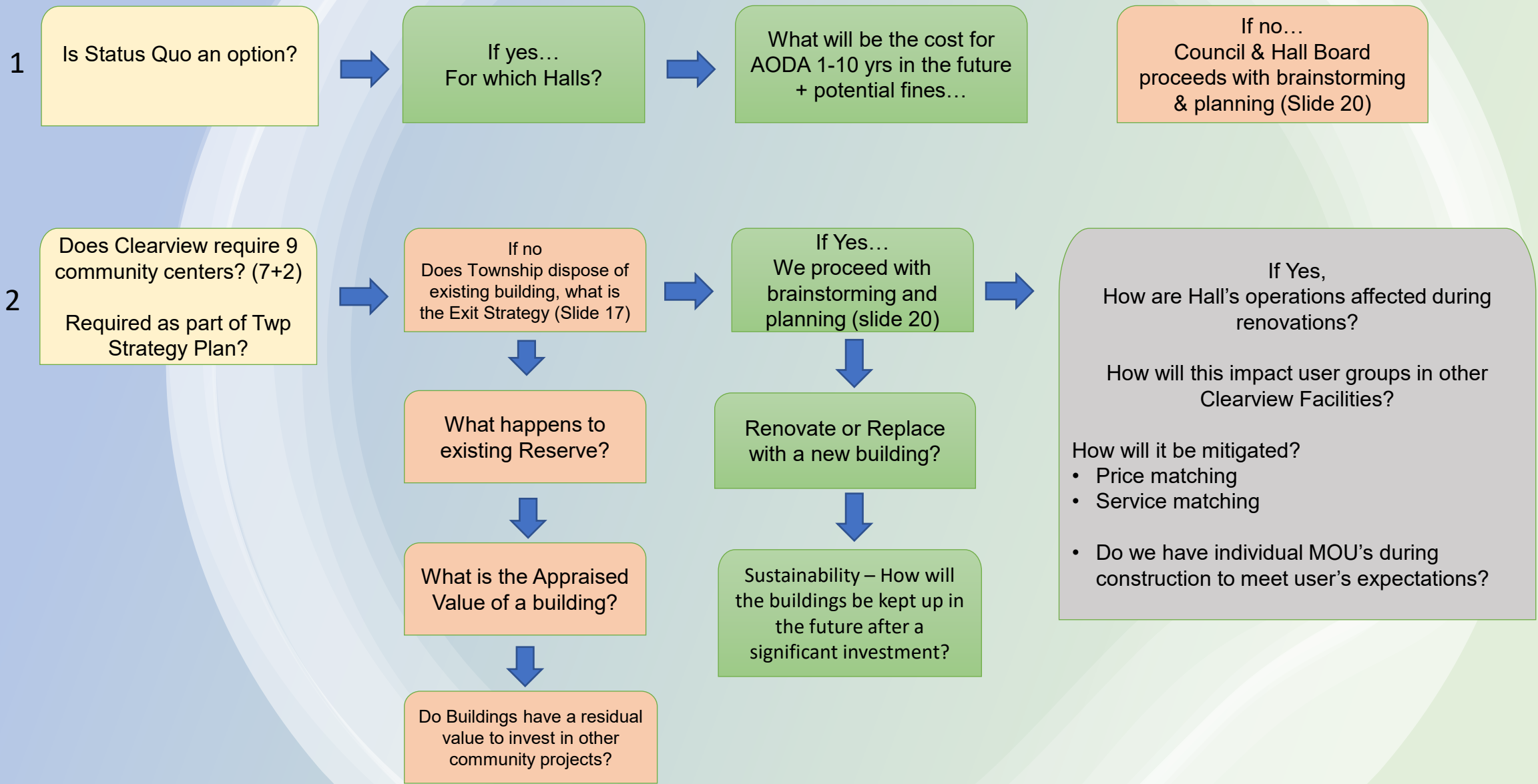
Should the existing Role of the Twp change with Operating Community Halls?

Does Council just provide a lump sum of money to Hall Boards to handle AODA requirements themselves?

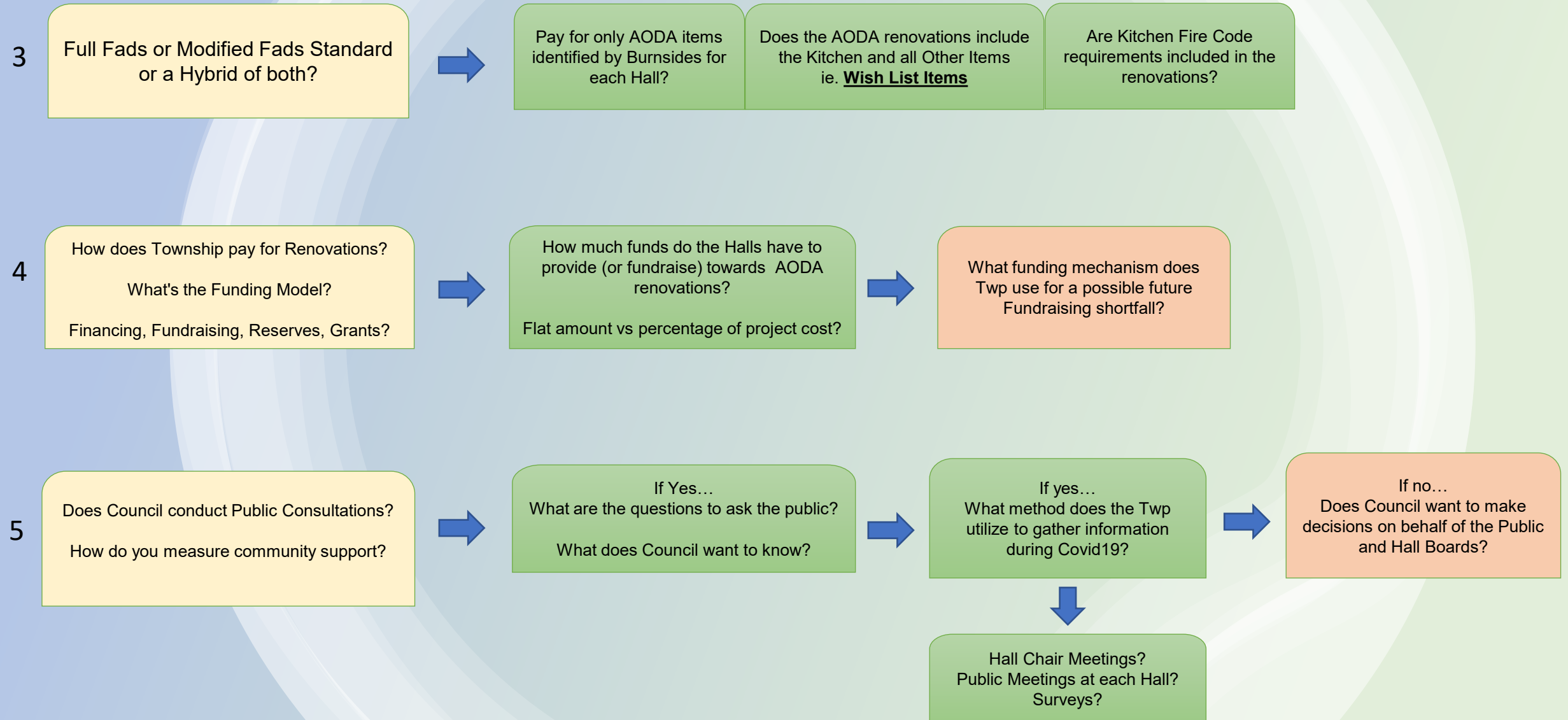
Grant availability?
Post Covid19 pandemic

Fundraising Fatigue?
Ex: Library, Curling rinks, Hospital

Key factors for Council to Decide on:



Key factors for Council to decide if Twp. proceeds with renovations:



AODA compliance if the Municipality does Not own the Building?

- ✓ Major renovations must meet at a bare minimum the Ontario Building Code or 'Modified Fads' standards, by any organization that serves the public in Ontario
- ✓ The completion timeframes may be different however we have passed the 2016/2017 completion dates set by the Province of Ontario for any type of organization
- ✓ The renovations may be cheaper for a private or non-profit Corporation as they may go through their own procurement process, and include items such as volunteer work, contractor donations, selecting their own neighbors, etc.
- ✓ There are slightly different Operating requirements for Private and Non-profits operations with 50 or less employees
 - ✓ Employment Standards
 - ✓ Providing Information and Communication
 - ✓ Accessibility policies
 - ✓ Training programs
- ✓ No accessibility advisory committee is required for a private organization

Council Decision: What is the criteria to renovate?

In which order do the Halls get renovated?

- ✓ One at a time?
- ✓ All at once (potential savings- 1 Tender)?
- ✓ Engineered designed - ready Halls?
- ✓ Least costly to most costly (vice versa)?
- ✓ Public Process (RFP or Tender or RFQ) for all or individual hall?
Include in-kind Donations?
- ✓ In-House renovations allowed?

- ✓ Who manages the Construction?
- ✓ What is the Role of Hall Boards throughout the process? (i.e MOU)
- ✓ Who approves final Specifications?
- ✓ Each Hall on their own for construction?
- ✓ Hire Twp Project Manager on contract?
- ✓ What are the insurance constraints during the construction?
- ✓ Who is responsible for ensuring work is completed and to what standard?

Standard for Ventilation Control & Fire Protection of Commercial Cooking Operations

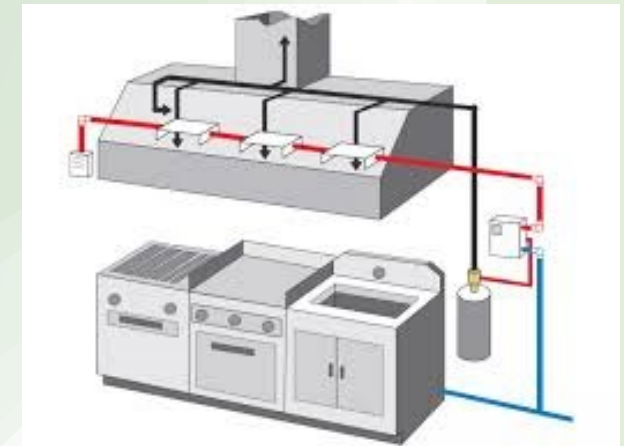
Subsection 2.1.1.2 applies to buildings that are classified as a major occupancy (means any structure used or intended for supporting or sheltering any use or occupancy) in which community halls are defined as Group A, Division 2.

2.6.1.12 (1) states that a cooking operation producing smoke or grease-laden vapors shall be provided with an exhaust system and fire protection system in accordance with the NFPA 96, "Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations".

The total estimated amount to update the existing cooking operations in the six community halls is approximately **\$20,000** per hall or **\$120,000**.



NFPA 96 is a set of fire codes and standards for ventilation control and fire protection of commercial cooking operations.



What is an Exit Strategy Option?

Sold to Hall Boards

Would community halls be given (or sold) to Volunteer Board?

Will it solve AODA issues? Would the renovations be cheaper?

The Board would need to become incorporated body to protect volunteers...

- Who would pay for this? Twp support?
- What other support can Twp provide? (Taxes, Grant or Operational Funding, Water/Sewer expense, Solar Revenue, Snow removal, Grass cutting, Garbage, Promotion, Staff Resources)
- Length of time of support (1-5 years)?

The new Incorporated Hall Board's responsibilities will change, including financial operations, manage liability, operating & capital costs, taxes, Socan, events & alcohol regulations, health & safety inspections.

What happens if the property is sold within a few years?

- First right of refusal in X amount of years?

THE END