



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Recreation Governance Committee

DATE: December 1, 2020 **DIVISION:** 2

FILE: N/A **APPLICATION:** N/A

SUBJECT: Springbank Heritage Club Expansion Project Change of Scope Update

POLICY DIRECTION:

The purpose of the Recreation Governance Committee (RGC) is to act as an approving body regarding matters pertaining to recreation, parks and cultural services in the County, including grant applications, studies, and master plans, as well as to support recreation, parks and cultural facility development and programs.

EXECUTIVE SUMMARY:

Val Finch and Eleanore Janz from Springbank Heritage Club (SHC) would like to present an update regarding revisions made to their expansion plans since RGC approved \$278,940 of project funding in December 2019.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the presentation be received as information, and that the change in project scope be approved in accordance with Option #1.

BACKGROUND:

At their December 3, 2019, meeting RGC approved \$278,940 towards the SHC's facility renovation and expansion, which was to include:

- the demolition and renovation of part of the old existing structure;
- the addition of smaller storage spaces, an arts and crafts room, medical care room, and bathrooms, two shuffleboards tables; and
- the cost of a parking lot paving for extra parking spaces in the current leased land.

Currently, with the decommission and demolition of the old community hall, the Springbank Heritage Club is the only community hall in the area that offers a place for social functions such as weddings anniversaries, and celebrations of life. An expansion was proposed to allow larger sized groups to use the hall and still be under the legal occupancy load, thus increasing revenue. The project will allow SHC to address certain lifecycle projects and increase user safety, as the floor curling sheets at the entranceway would be relocated from the main area to the space at the back of the hall. Two pool tables, two shuffleboards, and two ping pong tables would be placed into the addition alongside two storage rooms, a seniors' care room, an arts and crafts multipurpose room, a handicap bathroom, a men's bathroom, and a women's bathroom.

The SHC has recently reported that:

Since receiving grant approval, numerous changes [have been] made to the project plan by the building committee adding huge additional costs. ... The board, working with the draftsman, is in the process of making changes to the plan to make it feasible.

Administration Resources

Susan de Caen, Recreation, Parks and Community Support



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Proposed changes in project scope and costs are detailed below:

Original Project Floor Plan Feature	Changes to Plan	Corresponding Number on Tarjan Plan
PROPOSED ADDITION		
4'x28'112 sq. ft. extension	None	1
Add new games addition extension of the 36' wing with a 10' height increase.	Decrease the height of the new games addition from 10' to 8'.	
Five windows in games area to match the 5 community area windows	Decrease number and size of windows to match original building. One window to be replaced with venting window.	10
Vaulted ceiling 10'1" at side walls, also includes an increase to 9' walls in the front addition area	Decrease height from 9' to 8' to match the existing	5
Exit doors at multi purpose	Remove this feature	2
Skylight in corridor	Remove this feature	3
30 ft ² bump out, including 32' line of roof over and exterior door	Remove this feature	4
Feature timber trusses in games area	Remove this feature	13
Exterior decorative beams, brackets, posts and wood trim.	Remove this feature	
Door to pool tables & door pocket for moveable panels	Remove this feature	6
False window in the utility room	Remove this feature	11
ORIGINAL BUILDING		
Double doors at existing storage	Leave folding door in place	9
Replace folding doors to the storage and dining rooms with standard doors	Leave folding door in place	12
Exit door at west wall	Remove this feature and replace with a venting window	7
Addition of 3'x30' cabinet below the heritage display wall	Remove this feature	8
Remove all existing exterior window and door trim boards and cut stucco for installation of wider trim boards	Remove this feature	
	Move the slide out partition wall to the opposite side of the corridor, a less costly alternative, which will also increase dinner seating to 150.	
	Main hall requires better air circulation for cooling and for COVID transmission control.	
	No replacement of the brick fireplace.	

In addition to these changes, the original grant application did not consider costs for: architect fees; structural, mechanical and electrical drawings; building and development permits; security system; fire alarm system; central vacuum; exterior building security lights; and new parking area lights.



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BUDGET IMPLICATIONS:

There are no budget implications at this time as presentations are received as information.

OPTIONS:

Option #1 Motion #1: THAT the presentation be received as information;

 Motion #2: THAT the change in project scope be approved.

Option #2 Motion #1: THAT the presentation be received as information;

 Motion #2 THAT the change in project scope be refused.

Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer