

Subject: Anzac Community Hall**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Administration be directed to demolish the Anzac Community Hall, sell the land for a nominal fee to the Anzac Recreation & Social Society, and work with the community to determine the scope of a new hall.

Summary:

The Anzac Community Hall began renovations on January 11, 2018. During the renovations, it was discovered that the building condition was further deteriorated than originally identified. Stantec was engaged to assess the building to determine the appropriate level of remediation; however, the recommendation was to demolish the building as the cost associated with remediation and renovation was too prohibitive.

During a meeting in the community of Anzac on October 20, 2018, Council passed a resolution that instructed Administration to facilitate an additional assessment of the building with the community.

Background:

A Special Council meeting was held in Anzac on October 20, 2018 to discuss the future of the Anzac Community Hall. After numerous engagements with the Anzac Recreation & Social Society (AR&SS) and other community representatives, four options were identified and presented to Council for consideration.

At the October meeting, following presentations and delegations from the community, Council passed a resolution directing Administration to work with the community to facilitate an additional assessment of the building.

"THAT Administration be directed to facilitate with the community, a third-party assessment, paid for by the community, by a contractor approved by the Municipality and report back to Council within 90 days."

AR&SS engaged CMG Engineering Services, who completed the condition assessment

of the building. A scope of work identifying the specific details that were required to be in the report was provided by Administration to AR&SS. The assessment was completed, and upon review of the report by Administration, it was noted that several specific details were not included.

The CMG Engineering Service Report Version 1 was requested to be revised to incorporate all the specifics previously identified to ensure consistency between the two consulting firms - Stantec report (Attachment 2) and CMG Engineering Services Version 1 (Attachment 1). A revised CMG Engineering Service Report was completed (Attachment 3); however, there were conflicting findings and recommendations between the two consultants engaged.

A site visit with the Chief Building Safety Codes Officer was arranged to ensure that all parties could meet on site to review the condition of the building and determine a path forward that would ensure the safety of the community and satisfy the Alberta Building Code. The Chief Building Safety Codes Officer's inspection report (Attachment 4) identified egress, structural, building envelope, attic ventilation, HVAC, mould, and surface drainage concerns with the building and site. During the site visit, it was determined and agreed upon by all parties that the best course of action would be to demolish the building.

Alternatives:

Option 1 - Demolish the building

Option 2 - Demolish the building and sell the land to the AR&SS for a nominal fee

Option 3 - Demolish building and relocate user groups to Anzac Recreation Centre

Budget/Financial Implications:

If this recommendation is accepted by Council, the cost to demolish the Community Hall would be approximately \$335,000.

Rationale for Recommendation:

The Municipality bears the risks associated with the health and safety of the general public as a result of the building's condition. This is a serious consideration when determining to remediate, demolish or rebuild the structure. To ensure the associated risks are managed appropriately, the recommended approach is to demolish the building in its entirety. If there is a willingness from all groups to rebuild a community hall using a collaborative approach, Administration recommends that the Municipality participate in this process.

Additionally, should the Community Hall be rebuilt, the programming should not duplicate programming offered in the Anzac Recreation Centre.

Strategic Priorities:

Responsible Government

Attachments:

- 1. CMG Engineering Service Report Version 1**
- 2. Stantec Report Anzac - Building Envelope & Mould Remediation Report Addendum**
- 3. CMG Engineering Service Report Revised**
- 4. Chief Building Safety Codes Officer's Site Inspection Report**