

Anzac Community Hall

Summary of options for moving forward

October 20, 2018



Summary of Options

Four options identified for review

1. Continue with renovation of the Community Hall
2. Demolish and construct a new building
3. Demolish building and sell land for a nominal fee to Community
4. Demolish Community Hall and relocate user groups to Anzac Recreation Centre

(Preferred option from Anzac community highlighted in red)

Outline of Option 1

Continue with renovation of Community Hall



COST

\$2.4 Million



**ANNUAL
OPERATING COST**

Yes, to be determined. A new grant agreement would need to be established.



ADDITIONAL FEES

\$0

Outline of Option 1

Continue with renovation of Community Hall

PROS

- Desire from community
- Accommodates traditional and cultural community events
- No additional fees for usage

CONS

- Cost estimated at \$2.4 Million or more
- Potential to discourage use of Anzac Recreation Centre
- Continued potential for health and safety risks

Outline of Option 1

Continue with renovation of Community Hall

STAKEHOLDER IMPACT

Community Organizations

- Meets expectations

Anzac Community

- Not the community's preferred option.

Outline of Option 1

Continue with renovation of Community Hall



RISKS OF OPTION 1



FINANCIAL RISK

Unforeseen foundation or structural expenses once renovations begin

COSTS DEFINED?

Yes, but there are uncertainties regarding draining to the foundation. Will not know until excavation begins.

MANAGING EXPECTATION THROUGH CONSTRUCTION

Minimal risk. The RMWB continues to manage the project based on scope of tender, incorporating the findings of Stantec report.

LIABILITIES: BUILDING AND SAFETY CODES, AND MOULD

No guarantee that 100% of costs have been identified. More issues may be discovered through renovation process (i.e., foundation) or further in the future. Will not know until excavation begins.

COMPETING PROGRAMMING WITH REGIONAL RECREATION CORPORATION (RRC)

Yes, has potential to compete with RRC programming unless operating agreement is re-drafted.

Outline of Option 2

Demolish and construct a new building



COST

\$3 Million

- Potential to explore Provincial grant opportunities



**ANNUAL
OPERATING COST**

Yes, to be determined. A new grant agreement would need to be established.



ADDITIONAL FEES

\$0

Outline of Option 2

Demolish and construct a new building

PROS

- Preferred option from community
- Accommodates traditional and cultural community events
- Clearly defined scope of project could reduce operational costs
- No additional fees for usage
- Opportunities for partnership between stakeholders

CONS

- Cost estimated at \$3 Million based on existing footprint (cost could potentially be decreased if footprint is reduced)
- Potential to discourage use of Anzac Recreation Centre

Outline of Option 2

Demolish and construct a new building

STAKEHOLDER IMPACT

Community Organizations

- Meets expectations

Anzac Community

- This is the preferred option based on public engagement on October 15, 2018

Outline of Option 2

Demolish and construct a new building



RISKS OF OPTION 2



FINANCIAL RISK

None identified

COSTS DEFINED?

Based on current footprint, costs could potentially decrease through design and reduced footprint.

MANAGING EXPECTATION THROUGH CONSTRUCTION

Medium risk. Will require a clearly defined scope for building. Need to engage with community to define expectations of project.

LIABILITIES: BUILDING AND SAFETY CODES, AND MOULD

None identified

COMPETING PROGRAMMING WITH REGIONAL RECREATION CORPORATION (RRC)

Yes, has potential to compete with RRC programming unless operating agreement is re-drafted.

Outline of Option 3

Demolish building and sell land for a nominal fee to Community



COST

\$1 Million (approx)

Cost sharing approach. \$1M from each:
RMWB, purchaser and grants.



ANNUAL OPERATING COST

Purchaser would be responsible for
operations of building and property taxes.
Potential for grant funding opportunities.



ADDITIONAL FEES

\$0

- Land valued at \$700,000 based on current use and zoning (Public Services District).
- Re-zoning may be required

Outline of Option 3

Demolish building and sell land for a nominal fee to Community

PROS

- Community determines what happens with the Hall
- Accommodates traditional and cultural community events
- No additional fees for usage

CONS

- Purchaser would be responsible for operating costs as well as property tax
- Potential to compete with RRC programming
- Rezoning may be required to transfer land

Outline of Option 3

Demolish building and sell land for a nominal fee to Community

STAKEHOLDER IMPACT

Community Organizations

- Meets expectations

Anzac Community

- Not the community's preferred option

Outline of Option 3

Demolish building and sell land for a nominal fee to Community

RISKS OF OPTION 3

FINANCIAL RISK

Operation costs would be the responsibility of the purchaser, who would have to apply and be accountable to the Community Investment Program. Grant funding is not always guaranteed. Potential to run out of funding before project is completed.

COSTS DEFINED?

Yes, based on current footprint and land value appraised as Public Services District.

MANAGING EXPECTATION THROUGH CONSTRUCTION

Medium risk. RMWB only provides one-time grant funding to assist with building a new facility. Community organization would need to manage construction.

LIABILITIES: BUILDING AND SAFETY CODES, AND MOULD

Potential for problems in future if there are any significant concerns that haven't been identified at early stages.

COMPETING PROGRAMMING WITH REGIONAL RECREATION CORPORATION (RRC)

Yes, has potential to compete with RRC programming. Programming agreement would need to be clearly defined.

Outline of Option 4

Demolish Community Hall and relocate user groups to Anzac Recreation Centre



COST

\$450,000 (approx)

- Renovation of Anzac Recreation Centre approximately \$125,000; demolition of building approximately \$335,000



**ANNUAL
OPERATING COST**

No. This would reduce operation costs through consolidation and utilization of existing space.



ADDITIONAL FEES

\$0

Outline of Option 4

Demolish Building and relocate user groups to Anzac Recreation Centre

PROS

- Potential for higher usage of Anzac Rec Centre and avoid competing with other community venues
- Anzac Rec Centre welcomes the use of the facility for traditional and cultural community events
- No additional fees for Wakes and Funerals, which would be given priority for space at a reduced rate
- Potential to renovate space within Anzac Rec Centre for a warm up area that would support traditional and cultural community events

CONS

- Does not support request of ARSS to operate the Community building
- Does not meet the expectations of community for supporting Wakes and Funerals

Outline of Option 4

Demolish Building and relocate user groups to Anzac Recreation Centre

STAKEHOLDER IMPACT

Community Organizations

- Programming can still happen at the Recreation Centre, but this option does not support ARSS request to operate Community building

Anzac Community

- Wakes and Funerals can be held at Recreation Centre, however does not meet expectations of community.
- Not the community's preferred option

Outline of Option 4

Demolish Building and relocate user groups to Anzac Recreation Centre



RISKS OF OPTION 4



FINANCIAL RISK

None identified.

COSTS DEFINED?

Cost of demolition estimated at \$325,000, and cost of Recreation Centre renovation estimated at \$125,000.

MANAGING EXPECTATION THROUGH CONSTRUCTION

Minimal risk. Demolition of Hall and renovation to the Recreation Centre managed by the RMWB.

LIABILITIES: BUILDING AND SAFETY CODES, AND MOULD

None identified.

COMPETING PROGRAMMING WITH REGIONAL RECREATION CORPORATION (RRC)

No. Lease will clearly define usage of space.

Anzac Community Hall

Summary of four options:

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(Preferred option from Anzac community highlighted in red)

Anzac Community Hall

Moving forward

- Review options
- Discuss next steps

- Questions?