

Type of Decision									
Meeting Date	Friday, May 10, 2013				Report Date	Tuesday, May-07-13			
Decision Required		Yes	X	No	Priority	X	High		Low
Direction Only		Information Only		x	Type of Meeting	X	Open		Closed

REPORT TITLE
Clerk's Report -on Committee Architect Meeting of May 3, 2013 - #10/05/13/801-B

Attendees: Terry Lamure, Linda Chartrand, Marlene Gibson, Councillor Grills, Councillor Gibson, Councillor Reid, Melinda Reith and Gerry Morris.

Absent: Reeve Stewart, Councillor Antler, Robert Labre and Todd Dowser.

1. Gerry Morris presented his first draft of the extension plans with all "wish list" items included. Some of these components did not form part of the original plans submitted with the grant applications and will have to be paid for from other funds should they be completed.
 - a. These items include:
 - i. renovating the west side entrance and coat room;
 - ii. converting the "vault" into a washroom;
 - iii. installing an additional urinal in the men's room;
 - iv. ventilation for chemical storage;
 - v. new flooring for the entire surface;
 - vi. new keyed security system;
 - vii. electronic smoke alarms;

2. Items brought up for discussion and further consideration include:
 - a. Bar area:
 - i. Bar 3 well sink replaced with smaller hand washing/utility sink;
 - ii. Cash drawer under the bar instead of on counter space;
 - iii. Replacement of upper cupboards in bar area;
 - iv. Removal of wall under the bar window to create additional storage space;
 - v. Pocket door to add bar door at later date if required.

 - b. General:
 - i. Kitchen was fitted with stainless steel counters;
 - ii. On demand hot water to be built into under counter area in kitchen;
 - iii. Septic system – will new capacity affect service ability;
 - iv. Power outlets placed around entire area;
 - v. Contact Darryl Francoeur re: flooring;
 - vi. Water and lines under the cement floor – be pro-active with providing for pex pipe in ceiling – overhead for new washroom and kitchen?
 - vii. New washroom and shower needed to be accessible? No.
 - viii. Need for shower in system somewhere to meet emergency management requirements as per our grant application.
 - ix. Security and keyed entrances – create a newer master lock system.
 - x. Fire alarm system, not code but nice to have;
 - xi. Roofing – need for new office roof and replacement while roof on new section is being installed;

3. Estimated cost \$310,000.

- a. This includes all items on the wish list but does not include the costs of equipment for the kitchen.
 - b. This project must include the appliances as they were a component of the Seniors New Horizons fund application.
4. At this point, Gerry is going to finalize his plans and will provide them to the committee for review again.
 5. I have been provided with a copy of Gerry's estimate which he stated was not completely defensible at this point.

Additional information for your consideration.

1. Also included with this report is an estimate obtained on-line for a bungalow 1200 square feet built by a builder which the original estimate was based on. It is at \$165,600. As Gerry said last week, it's as if we were building a new house.
2. The extreme differences in cost estimates may be based on quality of materials – marble/steel vs. laminate; hardwood vs. linoleum etc. It may reflect costs rurally with local contractors vs. a more competitive "city" price. (hourly wages for snowplowing ranged from \$95 here to \$350 in Pembroke) It does not consider that volunteers have agreed to do a large portion of demolition. It may not exclude tipping fees which we do not have to pay. Alone each of these points may not make a huge difference but together they have a significant impact on total costs.
3. The committee will need to meet again to determine which portions of the project are to be completed now understanding that the grant objectives need to be met. Obviously, funds do not exist to meet the entire cost of the "wish list". It is recommended, as discussed, that the "envelope" of a well-built energy efficient building be erected with other additions (coat room modification, closets) added later as funds allow.
4. To date, funds committed to HCM share of project plus grant funding equals \$185,750. An additional \$55,500 exists in hall/office reserves for a total available of \$241,250.
5. There is an unallocated \$14,500 left from the budget of Jan. 11, 2013. The auditor has confirmed an additional surplus of \$58,273 for 2013 as yet unallocated which could be used for this purpose which would leave a total of \$314,023 should it actually be required and should Council decide to use these funds in this manner. (This is being provided as information only at this point.) Council will have a full report presented at a future meeting to determine next steps.