



*Development of 10-Year Building Strategy
Public Consultation Town Hall Meeting
August 2015*

August 11, 2015
Fire Station #1--Glasgow



Purpose and Agenda

The purpose of this meeting is to obtain input on the future of key Township buildings.

Agenda

Overview of Current Situation

Question #1: Public Space Requirements

Question #2: Recreation Programming Needs

Question #3: Location of Future Indoor Recreation Space

Question #4: Delivery of Services to Residents

Question #5: Location of Future Township Office

Question #6: Archives

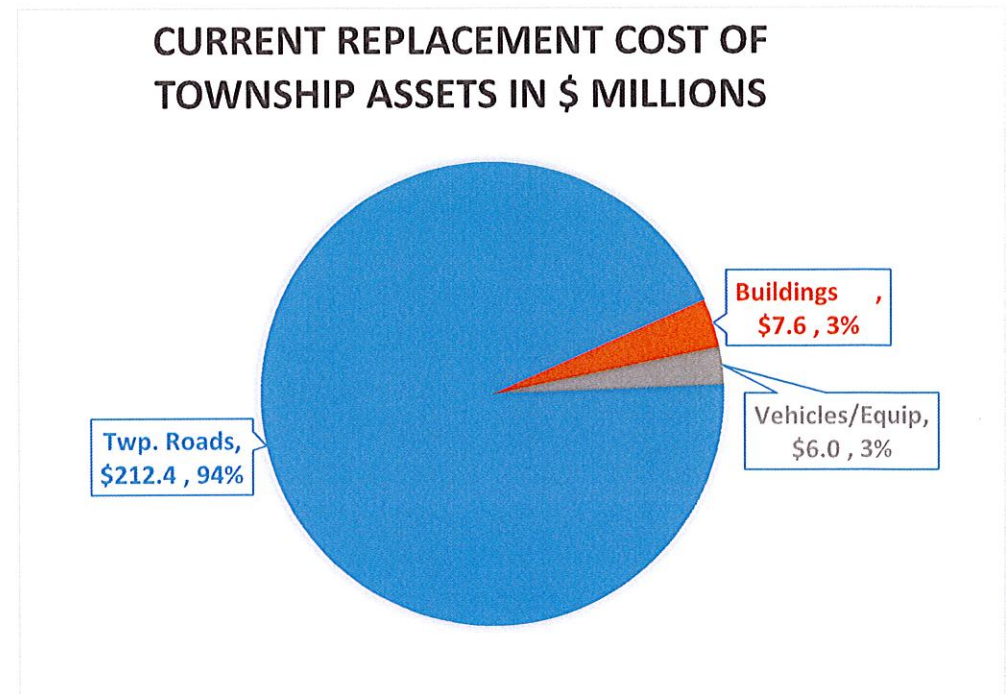
Wrap Up/Next Steps:

- Visit our display boards located around the room and give us your comments.
- Take the on-line survey!



Background

- The Township of McNab/Braeside is responsible for infrastructure assets with an estimated current replacement value of \$225.9M.
- These assets represent a significant level of investment in our community. Long-term planning for the management and replacement of these assets is a key priority to ensure that:
 - The benefits of these assets are maximized.
 - Risks are managed.
 - Satisfactory level of service is provided to the public.
- For buildings, additional priorities include:
 - That energy efficiency is maximized.
 - That the needs of the municipality are met.





Long-Term Capital Planning

- Development of a long-term rolling ten-year capital plan has been a priority for Township Staff and Council.
 - Over the past few years, significant progress has been made in developing this plan for Roads, Vehicles and Equipment.
 - Work on the Building portion of the plan continues and your feedback is needed to move this plan forward.

Steps to Develop Detailed Capital Plan	Roads	Vehicles/Equip	Buildings
Data Gathering	✓ Complete. <i>Road conditions and traffic volumes assessed by Exp in 2013.</i>	✓ Complete <i>Asset conditions assessed by staff in 2014.</i>	✓ Complete <i>Building Condition Assessment completed by Stantec in 2014.</i>
Analysis	✓ Complete <i>Road construction plan developed considering road condition and traffic volumes</i>	✓ Complete <i>Replacement schedule developed considering age/condition</i>	In Progress Resident feedback required to develop 10-year plan
Final Plan	✓ Complete <i>10-year plan part of Budget 2015</i>	✓ Complete <i>10-year plan part of Budget 2015</i>	To follow



Township Buildings: Overview

To put this in perspective:

- The Township owns over 30 structures including the Township Office, Roads Garage, three Fire Halls, the Braeside RA Centre, and a variety of small recreation buildings located across the Township.
- The average age of these buildings is 25 years old.
- Limited funding is available to fund major repairs, and eventually replace these buildings:
 - In 2015, \$37,000 was budgeted for non-routine repairs/replacements (under \$5,000).
 - There is an estimated \$493,000 in Building reserves for future building work and future construction.
 - Borrowing will be required address future building replacements.



Stantec Report

- To assist in the development of a long-term plan for Buildings, Stantec was hired in 2014 to provide Building Condition Assessments (BCAs).
- Stantec reviewed 14 of the Township's major buildings and recommended total spending of approx. \$1.4M over the next 10-years to maintain these buildings.
 - This highlights a significant funding shortfall in building maintenance required as compared to current budget levels.
 - Not included in this figure are the Museum Buildings, and a few of the newer Recreation buildings (for example: Dochart and Burnstown Beach canteen buildings).
 - For more information, see summary in Annex A.
- This report identified several buildings requiring significant renovations or outright replacement.

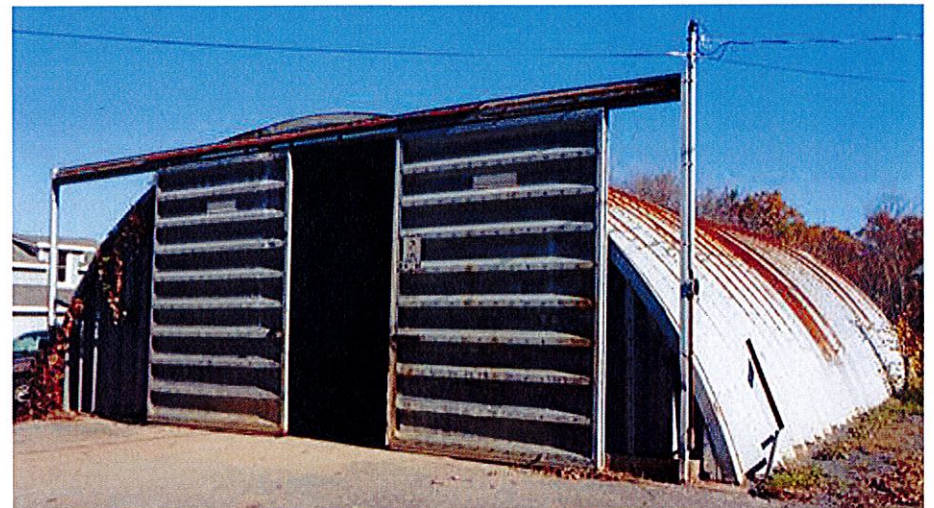


Buildings: Future Priorities

- The Stantec report identified two priority buildings for replacement:

1. Braeside Sand/Salt Shed:

- Located at 912 Centre Street with Fire Station #3 in Braeside
- Listed in CRITICAL condition with structural frame damage.
- \$41K of repairs were identified representing 56% of its replacement cost (see Annex B).
- Plans are underway to replace this building in 2016. This replacement will also address garage space requirements for Public Works and Fire Dept.





Buildings: Future Priorities

2. Braeside RA Centre:

- Located at 138 Sarah St.
- Listed in POOR condition.
- \$322K of repairs were identified or 73% of its replacement cost (see Annex C).
- Located on two storeys it is not accessible with no elevator or handicap washroom facilities.
- Given the long list of required repairs and current roof conditions, this building should be replaced by 2018.





Buildings: Future Priorities

- In addition to these two issues is the Township Office located at 2508 Russett Drive.

3. Township Office

- Listed in FAIR condition.
- \$171K of repairs were identified or 17% of its replacement cost (see Annex D).
- Located on two storeys it is not accessible with no elevator or handicap washroom facilities.
- The building is at maximum capacity for staff with no room for growth without significant renovation.
- Built in 1965, this building has already undergone 2 major renovations.





Public Consultation



- To plan for the replacement of these buildings, your feedback is required to ensure that these buildings will continue to meet the needs and expectations of residents both now and in the future.
- Your feedback is requested both at this Town Hall meeting tonight and through a short on-line survey to ensure all residents have a chance to comment before decisions are made.
- A series of six questions will be posed during this Town Hall Meeting. A maximum of 15 minutes per question will be allotted to receive and discuss public feedback.
- After this question and answer period is concluded, we encourage you to visit the various displays on the key buildings under discussion in the Township, ask questions, leave your comments and take our new Building Survey.



Question #1: Public Space Requirements

- The Township operates a wide number of recreation/cultural facilities including: recreation buildings, baseball diamonds, soccer fields, beaches, boat launches, outdoor rinks, the CN trail and the Waba Cottage Museum.



**What types of public space
are needed in the Township?**





Question #2: Indoor Recreation Programming Needs

- The requirement for indoor recreation space is impacted by the type of indoor recreation programming desired by residents.

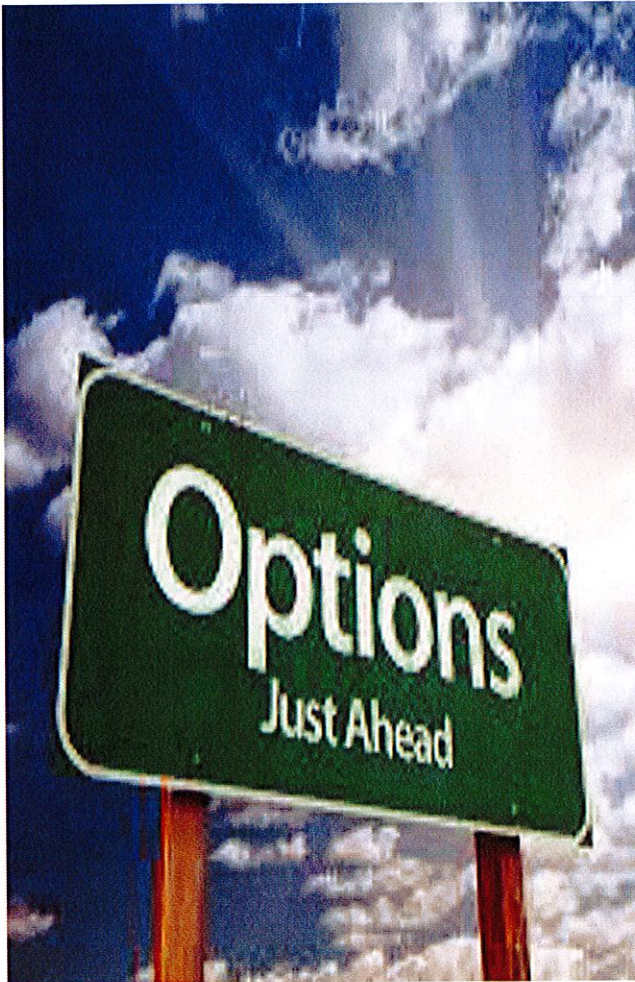


What types of recreation programming would you like to see in an indoor recreation space?





Question #3: Location of Future Indoor Rec. Space



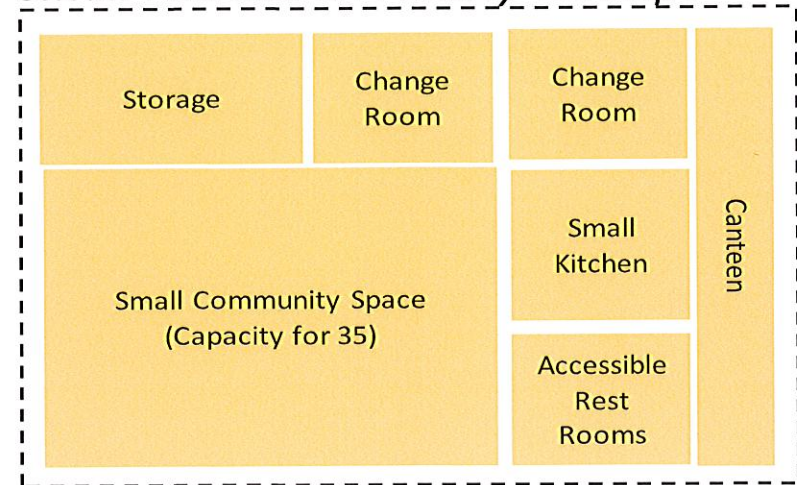
- The Braeside RA Centre requires replacement.
- To move this project forward, Council needs input from the public on the SIZE and LOCATION of future indoor recreation space in the Township.
- Township Council is currently considering two possible concepts in the development of a long-term plan for future recreation buildings.



Option #1: Small Local/Large Central Locations

- Option #1 features two smaller recreation facilities in either end of the Township with a larger recreation facility located in the middle of the Township
- Smaller facilities located in Braeside and White Lake would each provide:
 - Canteen
 - Change rooms for the rink, ball diamond and playground
 - Small community space, kitchen and accessible washroom facilities for local events.

Small Recreation Facility Concept



****Not to scale**** Intended to show potential functionality of new building, not possible design.

Legend:

 Concept that requires feedback from Public



Option #1: Small Local/Large Central Location

- The larger facility potentially located as part of the Township Office would provide a space for larger community events and allow the Township to offer a wider range of indoor recreation programming.

Large Recreation Facility Concept

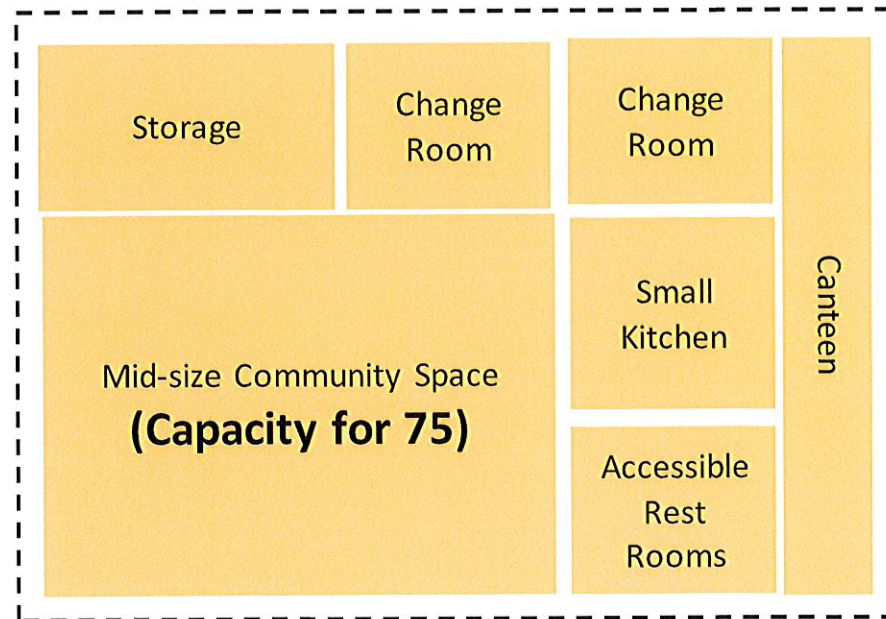




Option #2: Mid-Size Local Recreation Facilities

Option #2 features two mid-size recreation facilities located in either end of the Township with no indoor recreation facilities located centrally.

Mid-size Recreation Centre Concept Drawing



Note: Current capacity of the Braeside RA Centre is approx. 75 people, seated.



Question #3: Building Size in Local Communities



Which option do you prefer?

- Small community space in Braeside and White Lake with a larger recreation space located centrally in the Township
- Mid-size community space in both Braeside and White Lake
- None of the above: Explain.





Follow Up Question: Location of Local Community Centres

- The Township owns vacant land surrounding the current Braeside RA centre. A new RA centre could easily be located next to the current one.
- In White Lake Park (WLP), space is limited, however, the Township also owns/operates the Waba Cottage Museum and Gardens. A community centre could be built on Museum property with the existing canteen building at WLP renovated/upgraded.



Do you have any feedback on the future location of community space within your local community/hamlet?





Question #4: Services to Residents

- The location of a future Township office may alter how services are delivered to residents.



**CUSTOMER
SERVICE**

How important is it to you to have all Township services/departments located next to or under the same roof allowing a one-stop-shop service for residents?



**Time for
Feedback**

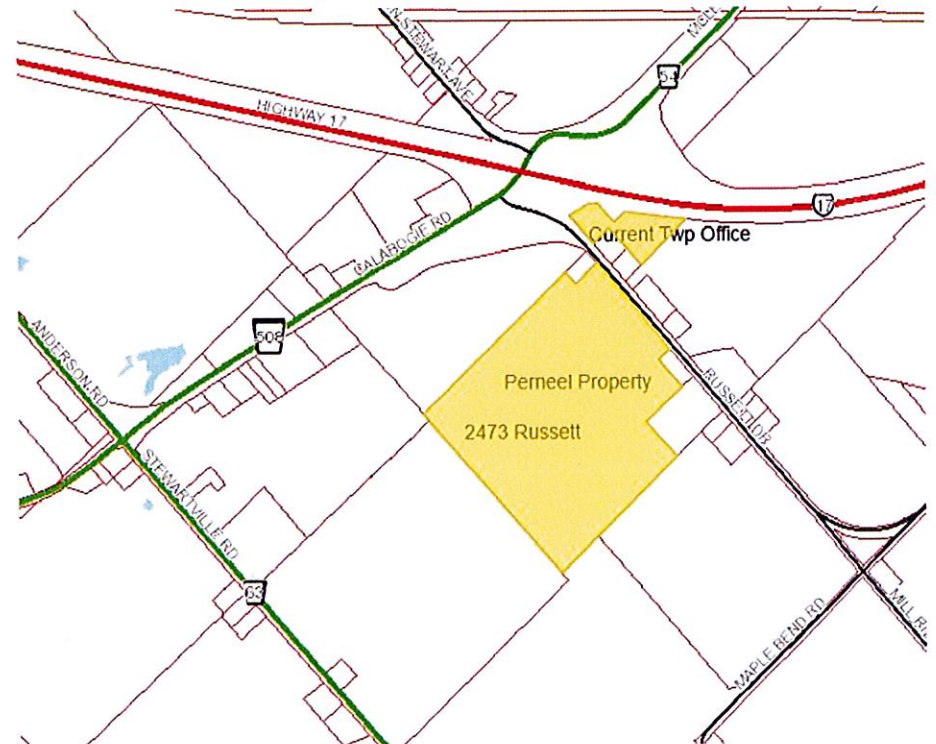


Question #5: Location of Future Township Office

- The current Township Office needs to be replaced. To move this project forward, Council needs input from the public on the possible LOCATION of a new Township Office. Township Council is currently considering two possible options:

Option #1: Perneel property located at 2473 Russett Dr.

- Across the street from the current Township Office, Public Works Garage and Fire Station #1.
- 90 acres of land available
- Located within the Glasgow settlement area, an area flagged for future growth.
- Situated on a side road in the Township.

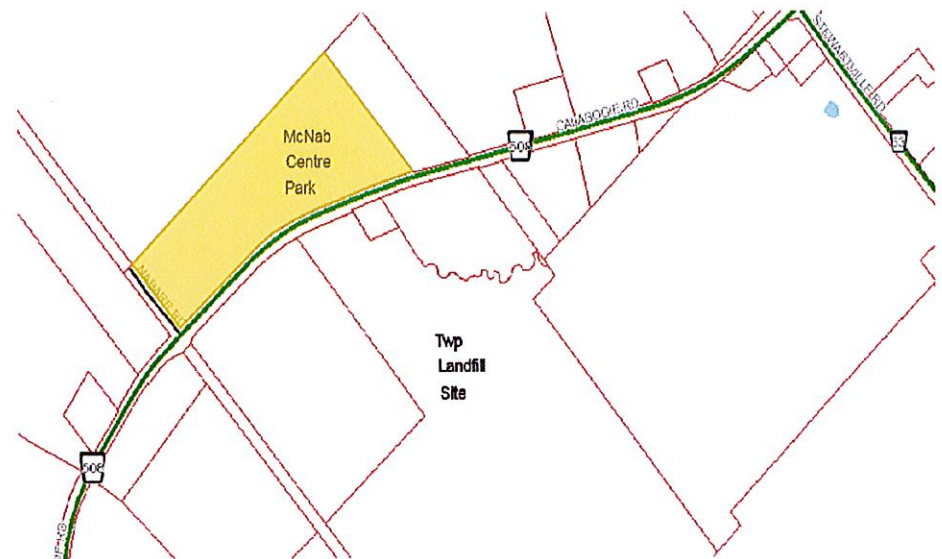




Question #5: Location of Future Township Office

Option #2: McNab Centre Park located at 486 Calabogie Rd.

- Currently houses 3 (soon to be 4) ball diamonds.
- 10 acres of land available in the wooded area south of the ball diamonds.
- Situated on a main artery.
- Located outside an area designed for future growth.





Question #5: Location of Future Township Office



Which option do you prefer?

- Perneel: 2473 Russett Drive
- McNab Centre Park: 486 Calabogie Road
- None of the above: Renovate existing location





Question #6: Archives

- The Arnprior & McNab/Braeside Archives is a group whose mandate is to acquire, preserve and make accessible important historical documents relating to our region. This group currently operates out of the basement of the Arnprior Public Library and is running out of space.



Should the Township support the Archives by providing archival space open to the public in a new Township Office?





Next Steps

Thank you for your input tonight!

1. VISIT OUR BUILDING STATIONS LOCATED AROUND THE ROOM!

- Ask questions and leave your comments!

2. TAKE OUR SURVEY!

- Two computer stations will be open in a few minutes if you would like to take the survey now OR go to the main page of the Township website at: www.mcnabbraeside.com
- This survey takes approximately 5 minutes to complete and will be used to understand your public space and recreation needs in the Township to move our building agenda forward. The survey will be open until September 7, 2015.



The results of this survey and future direction from Council will be presented at a future Town Hall meeting.

CONFIRMATORY BY-LAW



Annexes



Annex A: 2014 Stantec Report: As reviewed by Staff

Asset Description	FCI	FCI Rating	Yr. Built	Age	10-year Spend	Replacement Cost (RC) (CV)	Repairs as % of RC
Municipal Office	5.2	Fair	1965	50	170,800	1,013,800	17%
Roads Garage	25.3	Poor	1980	35	339,600	856,700	40%
Sand/Salt Shed	2.9	Good	1994	21	32,100	812,500	4%
Fire Station 1	8.9	Fair	1990	25	106,000	470,300	23%
Fire Station 2	8.8	Fair	1988	27	181,200	386,400	47%
Fire Station 3	2.9	Good	1998	17	31,600	390,600	8%
Fire Training Offices	18.3	Poor	1967	48	76,800	257,800	30%
Landfill Equipment Shed	0	Good	2003	12	-	226,800	0%
Landfill Scale House	N/A	N/A	2010	5	3,000	134,200	2%
White Lake Park	25	Poor	1980	35	25,100	138,000	18%
Rowing Club Storage Building	4	Good	1989	26	21,700	95,000	23%
McNab Centre Park	14.3	Poor	1976	39	29,600	231,800	13%
Braeside RA Centre	17.6	Poor	1970	45	321,900	442,100	73%
Perneel Building	6.6	Fair	1990	25	52,500	138,100	38%
Braeside Sand/Salt Shed	67.5	Critical	1985	30	40,500	118,250	34%
Total					1,432,400		



Annex B: Braeside Sand/Salt Shed

Building Statistics	
Year Built	1985
Square Footage	2,100
Current Condition	CRITICAL

10-Year Maintenance	\$40,500
Structure (Structural Frame)	21,000
Envelope (Exterior Doors)	9,900
Electrical (Distribution)	9,600



Annex C: Braeside RA Centre

Building Statistics	
Year Built	1970
Square Footage	4,466
Current Condition	Poor
Accessible?	No

10-Year Maintenance	\$321,900
Site (Septic, Paving, Fencing, Seating)	121,200
Structure (Stairs, Chimney)	6,000
Envelope (Roofing, Cladding)	77,600
Interior Finishes (Doors, Flooring, Bathroom Partitions)	33,100
Plumbing (Water heater, piping, fixtures)	45,700
Mechanical (Furnace, Fans)	11,600
Electrical (Distribution, Wiring, Interior Lighting)	26,700



Annex D: Township Office

Building Statistics	
Year Built	1965, with 2 major renovations
Square Footage	3,420
Current Condition	Fair
Accessible?	No

10-Year Maintenance	\$170,800
Site (Septic, Paving)	83,000
Envelope (Exterior Doors)	5,000
Interior Finishes (Carpeting, Interior Doors)	35,800
Plumbing (Water heater, fixtures)	19,000
Mechanical (DX Split System, Fans)	15,000
Electrical (Wiring, Interior Lighting)	13,000