

**TO:** Electoral Area G' Parks and Open Space Committee    **MEETING:** June 13, 2018

**FROM:** Renée Lussier  
Parks Planner

**FILE:**

**SUBJECT:** Little Qualicum Hall – Building Considerations and Public Consultation Report

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## **RECOMMENDATIONS**

In the event that the Board wishes to retain the Little Qualicum Hall, that \$170,000 of Community Works Funds be provided to undertake safety and accessibility upgrades and that \$50,000 is budgeted over 2 years to complete the repairs.

## **SUMMARY**

The Little Qualicum Hall requires substantial repair to correct structural and safety deficiencies and to meet minimum safety code requirements. Several structural issues were identified by an Engineering Assessment and by staff. After a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board in March 2017, subsequent Board Motions requested that staff seek more information on the structure of the Hall and carry out community consultation.

During 2017, a Building Conditions Assessment Report (Attachment 1) was carried out by Herold Engineering and identified 3 options and costing considerations for the Hall. The costs were generalized and graded on a most expensive to least expensive range. The options ranged from two higher cost options of a new build or complete renovation to a lower cost option upgrading the immediate life safety and accessibility issues.

Dashwood community members consider the Hall as an important amenity in their community. The public consultation process included two meetings with the Little Qualicum Hall Community Group and an online survey, targeted to the Dashwood community but available to all of Electoral Area 'G'. At the meetings the Hall's history, current conditions, and upgrade options were discussed. The community group was in support of Option 2: Life Safety and Accessibility upgrades to the Hall as outlined in the Building Condition Assessment Report. This support was reflected in the online survey results (Attachment 2) from the Dashwood community.

Based on the Herold Engineering Report, staff identified urgent repairs and then estimated costs using a unit cost estimating process. The costs to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen, providing a second entry, removing asbestos flooring, replacing the roof and providing accessibility is estimated between \$140,000 - \$170,000. While repairs will address urgent safety issues and allow the Hall to be opened for use, there is more work needed in future years estimated at \$50,000. The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Community Works Funds can be used to cover the work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds.

## **BACKGROUND**

The 1,350 square foot hall was built in the 1940s and operated as the Little Qualicum Women's Institute until acquired by the RDN in 1995 along with the community park it is situated on. Over the 5 years, deterioration of the structure has become apparent and studies have been undertaken to review the building's condition.

In December 2013, a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board with the following recommendation.

*That the repairs to the Little Qualicum Hall be undertaken over a three year period starting in 2014.*

The recommendation was not supported and no direction to staff was given. Over the next two years, the future of the Hall was discussed at various POSAC meetings and delegations from the local community were received. In the meantime, the building continued to deteriorate.

In March 2017, a staff report was presented to the POSAC and the following motion forwarded to the Board and approved at the March 28, 2017 regular Board Meeting.

*That the Little Qualicum Hall be closed and the building site be incorporated into Dashwood Community Park.*

At the June 7, 2017 POSAC a delegation presented information and asked the Committee to reconsider closing the Hall. The following motion was forwarded to the Board and approved at the July 25, 2017 regular board meeting.

*That the demolition of the Dashwood Community Park Hall be postponed until a review and consultation with the community can be done.*

During the fall of 2017, staff began community consultations and hired Herold Engineering to undertake an assessment of the Hall. At the November 1, 2017 POSAC meeting, the Hall was discussed and as a result the following Board motion was passed at the regular Board meeting held December 12, 2017.

*That repairs to Little Qualicum Hall be considered following the completion and review of the engineering study on the facility that is being conducted by Herold Engineering, the integrity of the structure is confirmed and consultation with the local community has been conducted.*

## **Building Considerations**

An engineering report in 2013 (Bayview Engineering) and inspections by Parks staff, identified several issues relating to structural, health, and occupant safety.

A summary of the key issues is as follows:

- The floor structure in the kitchen and washrooms has reached the point of structural failure.
- Emergency exiting does not comply with Building Code requirements. The Hall requires a second compliant exit that includes an exterior landing and ramp to grade.

- New plumbing and septic systems are required.
- The building is not accessible to persons with disabilities. Minimum corrective measures would require the construction of an access ramp, and accessible washrooms.
- The flooring contains asbestos.
- The roof needs to be replaced.

Due to the condition of the Hall, and on recommendation from the Municipal Insurance Agency, the building was closed in January 2018.

A Building Condition Assessment Report carried out by Herold Engineering in 2017 provides 3 options addressing the current state of the building. The costs were generalized and costed as higher or least expensive.

1. Option 1 (New Build) includes demolition and replacement of the building. The cost is estimated to be between \$225-275/sq.ft and the report identifies this as the most expensive option. It is recommended that design drawings are completed and priced to acquire accurate costing.
2. Option 2 (Life Safety and Accessibility) addresses the safety items only of the building including the deteriorated flooring, the septic field and incorporating a code compliant second exit. The report identified this as the least expensive option. The renovation costs are variable depending on size and location of features. It is recommended that plans are completed and priced to acquire accurate costing.
3. Option 3 (Complete Renovation) includes complete renovation addressing the recommendations in Option 2 and bringing the building up to current BC Building Code standards. For economic feasibility reasons, this option is not recommended by the Consultant. Costs for a complete renovation are estimated to be \$250,000 – \$300,000. The renovation costs may have significant variances depending on size and location of features. It is recommended to have design drawings completed and priced to acquire accurate costing.

### Public Consultation

The Hall provides rental space for community-oriented events, meetings, and private functions. It is regarded as an important community facility by Dashwood residents, who have expressed their opinions to the POSAC. RDN Emergency Planning confirms the building has no emergency designation; it is not intended to function as an Emergency Operations Centre or Reception Centre in the event of an emergency.

Meetings were held with the Little Qualicum Hall Community Group in January and February 2018 and provided the Dashwood neighbourhood the opportunity to share and discuss the history of Little Qualicum Hall, the current building conditions as outlined in the Building Condition Assessment Report, and the public consultation process.

An online survey was included in the public consultation process. A total of 1,470 invitations to participate in an online survey were mailed to all property types within the boundary established through consultation with the community group. The online survey was also available to all of Electoral Area 'G' during the period of April 23 to May 13, 2018. One hundred and seventeen (117) responses were received (Attachment 2).

The survey confirmed that the Dashwood community supports Option 2: Life Safety and Accessibility upgrades to the Hall. The majority of survey respondents are from the Dashwood community and use the Hall five or more times per year. The majority of respondents indicated that their use of the Hall would increase if the building was upgraded.

## **ALTERNATIVES**

1. That the Little Qualicum Hall be removed and the building site incorporated into the Dashwood Community Park.
2. That \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
3. That \$80,000 in Community Works Funds and \$90,000 in Area 'G' Community Parks Reserve funds be provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
4. That an alternative direction be provided.

## **FINANCIAL IMPLICATIONS**

The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Based on the 2017 Herold Engineering Report, staff did a costing estimate and plan to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen area; providing a second entry; removing asbestos flooring; replacing the roof; and providing accessibility. The cost is estimated at \$140,000 - \$170,000 including contingency. The numbers are generated on current costs for similar works estimated at a Class D level. While the Hall will have urgent safety issues addressed and can be opened for use, there is more work that will be needed in future years. These repairs are estimated at \$50,000 and the funding can be considered yearly through the 5-year planning and budgeting process.

Community Works Funds can be used to cover any work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds. A combination of \$80,000 in Community Works Funds and \$90,000 from reserves is also possible if the Hall is repaired. Currently, the reserve funds are slated for River's Edge Community Park development in 2021 and this project may be delayed if the reserve funds are used for the Hall.

The Electoral Area 'G' Community Parks Budget includes \$2,000 for electricity, water and maintenance. There could be an increase of 15% once the building is renovated. The Little Qualicum Hall Community Group has provided volunteer time to clean the Hall and to carry out small repairs. Revenues have averaged \$1,500 per year.

## **STRATEGIC PLAN IMPLICATIONS**

The strategic priority is Service and Organizational Excellence and this report has focused on the following values:

- Considered the asset management perspective of the existing building.

- Looked at both cost and benefit of the expenditure.
- Recognized the need to plan for the impact of our aging population.



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Renée Lussier  
rlussier@rdn.bc.ca  
29 May 2018

Reviewed by:

- W. Marshall, Manager, Parks Services
- D. Banman, Acting General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Building Condition Assessment Report
2. Get Involved RDN - Survey Report