



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 9.1.3
Audit & Finance Standing Committee
October 15, 2014

TO: Chair and Members of Audit & Finance Standing Committee
Original Signed

SUBMITTED BY: Richard Butts, Chief Administrative Officer
Original Signed

Jane Fraser, Director, Planning & Infrastructure

DATE: August 18, 2014

SUBJECT: Project No. CB000043 - Hubbards Recreation Centre

ORIGIN

June 24, 2014, Motion of Regional Council: That Regional Council approve the attached Resolution to Approve Area Rates and Amend the Approved Operating & Project Budget for Fiscal 2014-15 (Appendix A), Schedule of Area Tax Rates (Appendix B), the area rates budgets (Appendix C), and the Final Budget Adjustments (Appendix E) as detailed in this report.

June 7, 2013, Structural Assessment report (Project 12010584071) and associated Municipal Compliance Order, which noted several National Building Code deficiencies.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Council approved, December 11, 2012, that all budget increases are to be presented to the Audit and Finance Standing Committee, prior to submission to Council.

Halifax Charter, section 93(1) - The Council shall make estimates of the sums that are required by the Municipality for the fiscal year; Halifax Charter, section 79(1) - Specifies areas that the Council may expend money required by the Municipality; Halifax Charter, section 35(2)(d)(i) - The CAO can only authorize budgeted expenditures or within the amount determined by Council by policy; Halifax Charter, section 120(6) - The Municipality may maintain other reserve funds for such purposes as the Council may determine; Halifax Regional Municipality policy on Changes to Cost Sharing for Capital Projects - Changes requiring Council approval; and the Halifax Regional Municipality Reserve Policy - No reserve funds will be expended without the CAO's recommendation and Council approval.

RECOMMENDATION

It is recommended that the Audit & Finance Standing Committee recommend to Halifax Regional Council a budget transfer of \$75,000 to Project No. CB000043 – Hubbards Recreation Centre, with funding from Area Rate Account C175 - Hubbards Recreation Centre.

BACKGROUND

Building: The Hubbards Recreation Centre, 9856 St Margarets Bay Road, is a 1960 square foot building valued with a replacement cost of \$295,392, built in the 1960's. The facility supports community programs by complementing the outdoor space located adjacent to the building: two baseball fields, playground, trails, tennis court, basketball, horseshoe pits and a new skatepark. The centre provides year round washrooms, storage, and indoor space for programs and meetings. The centre provides the community with program and meeting space on sight to support the sports, children and youth programs, and community special events, including: 4H Club Programming, Summer Day Camps, Youth Leadership, Holiday Camps, Drama, Winter Carnival, Craft Workshops, Senior Programming, Cooking, Scouts, Youth Programs and Events, Breakfast Program, Yoga, Snowshoeing, First Aid Classes, and Special Events.

Structural Assessment: On June 7, 2013, BMR Structural Engineering were contracted to assess the structure of the facility (Attachment One). Subsequent to the review, Municipal Compliance issued an Order to Comply.

Area Rate: The purpose of the Hubbards Recreation Centre Area Rate is "To support the upgrade, upkeep and maintenance of the Hubbard's recreation facilities". The rate is \$0.031 per \$100 of taxable assessment. There is an accumulated surplus to March 31, 2014, of \$48,467. The planned use of the surplus is to address either the repair or replacement of the facility.

Need: Staff have assessed the alternative locations in the community and have deemed them insufficient in quantity and inadequate for programming. Interim space has been located to other facilities in the community. Rental costs are high and space and access limited.

DISCUSSION

In April 2014, staff contracted BMR Structural Engineering to review the structural deficiencies and provide an engineered solution and construction estimate to address the compliance order. With a construction estimate of \$45,000 to address the structural deficiencies and an additional \$30,000 of recommended recapitalization including roofing and minor interior and exterior architectural works, to achieve an additional five to ten years of service from the facility, staff assessed options for the facility and community needs. This work will return the facility to a minimum standard of functionality meeting municipal standards.

Rationale: This investment will provide the community with a facility that is needed, with funding that has been largely captured with the specific Area Rate, until the Community Facility Master Plan determines long term needs for the area and a long term infrastructure investment may be considered.

Design criteria for renovation: The specification developed by the structural engineer is based on a roof for normal occupancy in National Building Code; wood structure to Wood Design Code, CSA 086 for structure; and the Floors for Assembly usage in National Building Code.

Alternative solutions have been reviewed and considered by staff:

- Portable toilets have been rented to support park activities in 2014 at an annual cost of \$2,170;
- The construction of a shed for the required storage needs is estimated at \$10,000;
- Programming has been relocated, with current annual rentals over \$3,000;
- Alternative locations have constraints with respect to indoor and outdoor space, amenities, proximity, and cost; and
- Some programming has been cancelled due to the closure.

FINANCIAL IMPLICATIONS

Budget Summary: Project No. CB000043 Hubbards Recreation Centre

Cumulative Unspent Budget	\$ 0.00
Add: Funds from Hubbards Recreation Centre C175	\$ <u>75,000.00</u>
Total	\$ 75,000.00

Funding for the project will be provided by the Hubbards Recreation Area Rate account C175. An amended Area Rate Business Plan for the Hubbards Recreation Centre will be submitted for Council's approval.

COMMUNITY ENGAGEMENT

None

ENVIRONMENTAL IMPLICATIONS

None identified

ALTERNATIVES

Audit and Finance Standing Committee may wish to not fund the recapitalization of the Hubbards Recreation Centre. This decision would abandon the facility and lead to demolition.

ATTACHMENTS

Attachment One: Structural Assessment

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/SCfinance/index.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Richard MacLellan, Acting Manager, Facility Development, 233-4846

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Report Reviewed by:

John Henry, Acting Manager, Community Recreation & Culture, 490-4734

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Financial Approval by:

Greg Keefe, Director of Finance & ICT/CFO, 490-6308



June 7, 2013

Halifax Regional Municipality
TPW Facilities Management
P.O. Box 1749
Halifax, Nova Scotia
B3J 5A3

ATTENTION: Mr. Mark Rayner

**RE: STRUCTURAL ASSESMENT
9856 ST. MARGARET'S BAY ROAD, HUBBARDS NOVA SCOTIA**

Dear Sir:

As requested personnel from our office visited the site on May 23 and 28, 2013. The purpose of the site visits was to obtain structural information so that the building's structural load carrying capacity could be determined. During the initial site review preliminary structural information was obtained and locations of exploratory holes were identified so that further information could be recorded. BMR personnel returned to the site on May 28, 2013 to record additional structural information once the exploratory holes had been made by a contractor.

The existing wood framed three storey building measuring approximately 24 feet wide by 34 feet long in plan was originally located in another location. The building was moved to its present location from local accounts and was converted from a residence to a Community Centre. See Photo #1.

The existing roof structure is constructed with wood decking supported by rough sawn roof rafters measuring 2" wide by 5" deep spaced at approximately 18" centres. A collar tie measuring 1 1/2" wide by 4 3/8" deep located approximately mid span of the rafter supports the attic ceiling and reduces the span of the rafter. The rafters are supported on the exterior by wood stud walls that project above the attic floor by approximately 42".

The existing roof structure has a noticeable sag along the ridge line. The sag is most prominent in the center of the building along the ridge. The sag is a result of the type of roof construction used and its end support along the exterior walls. The rafters have an outward thrust which causes the perimeter bearing walls to bow over time. This thrust will create a sag in the ridge if the walls are not strong enough to resist the outward thrust. The existing roof structure is approximately 30% overstressed in its current configuration.

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The existing attic floor structure is constructed of OSB wood sheathing and wood decking supported by 2" wide by 5¹/₂" deep wood joists at 19³/₄" centers spanning between a combination of load bearing wood studs walls and a 10" deep steel channel supported each end by posts.

The live load carrying capacity of the existing attic floor for use and occupancy is approximately 15 pounds per square foot (PSF). Minimum specified uniformly distributed live load for recreation areas not used as assembly areas is 75 PSF; storage areas are to be a minimum of 100 PSF. The existing floor is highly overstressed for the minimum specified load and is not suitable for human occupancy as currently constructed.

The existing main floor is constructed of wood decking supported by 2" wide by 5¹/₂" deep wood joists at 19³/₄" centers spanning between combinations of load bearing wood studs walls, and wood beams supported by steel jack posts.

The live load carrying capacity of the existing main floor for use and occupancy is approximately 25 PSF. Minimum specified uniformly distributed live load for recreation areas not used as assembly area is 75 PSF, storage areas or assembly areas are to be a minimum of 100 PSF. The existing floor is highly overstressed for the minimum specified load and is not suitable for human occupancy as currently constructed.

The existing foundation is constructed using cast in place concrete foundation walls. The bearing condition of these walls could not be verified during the site reviews as they were buried.

The existing building does not meet the structural requirements for use and occupancy under Part 4 of the 2010 National Building Code and should not be occupied until it can be reinforced to meet the requirements of the Building Code.

If we can be of further assistance please advise.

Yours truly,

BMR STRUCTURAL ENGINEERING
Original Signed

Scott M. Underhill, P. Eng.





PHOTO #1
FRONT ELEVATION