



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Pat Newson, Director of Recreation and Facilities
DATE: 10/16/2017
SUBJECT: North Huron Museum Facility Condition Assessment
ATTACHMENTS: Preliminary Facility Review and Study – Allan Avis Architects

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report on the North Huron Museum Facility Condition Assessment from the Director of Recreation and Facilities for information purposes;

AND FURTHER THAT Council direct staff to review future options for the facility and bring a report back to North Huron Council.

EXECUTIVE SUMMARY

Council directed staff in engage professional services to prepare a Facility Condition Assessment for the North Huron Museum. This report summarizes the initial findings of that assessment.

DISCUSSION

The Township of North Huron engaged the services of Allan Avis Architects to perform a Facility Condition Assessment for the North Huron Museum building located at 273 Josephine Street in Wingham. The proposed work was broken into two parts. Part A was to have the Architect assess the building and general conditions and provide a brief discussion and budget construction costs for the recommendations in the report. Part B of the study would engage the review from Structural, Mechanical and Electrical Engineers to provide further detail on building conditions and more detailed costing. At this time, staff have only requested that Part A of the services be completed and that report is attached. Based on the outcome of Part A, the overall cost of the construction work estimate is significant. Staff did not feel it was necessary to further analyze the details of that cost estimate, without receiving direction from Council.

The cost estimates in the report are very conceptual and preliminary, and are not intended to be comprehensive. Budget estimates are intended to provide a generalized magnitude of costs associated with the described work items.

The consultant advises that the cost estimate of almost \$3.9M for a renovation project is significant, however, he suggests it is possible to rationalize this level of investment in an existing quality property that is highly utilized. This raises the question whether the required level of investment is justified. Questions to consider are whether attendance/visitors records indicate that there is sufficient traffic and funding to support a major renovation to the museum? Are there alternative uses that could provide stronger support for a renovation? What is North Huron's future vision for this building? In the absence of answers to these questions at this time, staff have held off on any further investigation of detailed costing for the renovation. It is suggested council needs to consider all options for this building before considering making a significant investment.

FINANCIAL IMPACT

The study concludes that a renovation budget of \$3,870,500 is required based on the current condition and use. This works out to an estimated budget of \$405/square foot, which is a high cost, but not outrageous in today's renovation construction market.

At the start of 2017 there was \$16,300 in North Huron Working Reserves Funds allocated to the North Huron Museum. In the 2017 budget \$15,000 of this was allocated toward the facility condition assessment. The expense to date for Part A of the study was \$7,892.15. This leaves approximately \$8,400 in museum reserves for further studies or for a renovation project.

FUTURE CONSIDERATIONS

To bring back options for Council to consider, staff would include data from a number of sources including museum operating expenses, usage, museum closure procedures and expenses, and options for the facility.

RELATIONSHIP TO STRATEGIC PLAN

Our administration is fiscally responsible and strives for operational excellence.
Our community is attractive and welcoming to new businesses and residents.



Pat Newson, Director of Recreation and
Facilities



Dwayne Evans, CAO