



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: 06/02/2017
SUBJECT: Belgrave Community Centre Doors Capital Improvements
ATTACHMENTS: IMG_3156.jpg

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby approve the door replacement project for the main doors of the Belgrave Community Centre with the provision that the new doors comply with the Ontario Accessibility Act;

AND FURTHER THAT the project is funded in full by the Belgrave Community Centre Board and includes all expenses associated with door replacement, hardware installation, automatic door opener installations, electrical requirements, and connection to the current building security system;

AND FURTHER THAT the Council of the Township of North Huron send correspondence to the Belgrave Community Centre Board as a reminder to comply with the lease agreement, and that all Capital improvements be approved by Council prior to execution.

EXECUTIVE SUMMARY

The Township of North Huron leases the Belgrave Community Centre to the Belgrave Community Centre Board. As per the lease agreement, any building capital improvements require prior written consent from the Township of North Huron.

DISCUSSION

The Belgrave Community Centre Board have identified the replacement of the main entrance doors as a priority project to improve building accessibility, and to allow for doors without a vertical centre bar/post. This will allow for users to move larger items in and out of the building on this floor.

The plan is to purchase new exterior main doors and install an automatic door opener on the exterior main doors, and the interior entrance door. The North Huron Chief Building Official has visited the site and provided Ontario Building Code information to ensure the doors and openers comply with the Ontario Accessibility Act. The Board has made other improvements to accessibility in the washrooms by installing automatic door openers, annunciator sounder assistance, and emergency assistance button/alarm.

The doors have been ordered by the board from McDonald Home Hardware in Brussels, and there have been several meetings between the Board's project leader, and North Huron staff. Staff have provided clear direction to the Belgrave Board on the requirement that the doors comply with the Ontario Accessibility Act.

The Board had initiated the project prior to receiving Council approval and North Huron staff were consulted after the main doors had been ordered but not delivered. Staff have expertise on the building code and requirements for public buildings, and can provide direction and information for groups like the Belgrave Board. The doors that were ordered have been examined, and do comply with the Ontario Accessibility Act, however the project was delayed because staff were consulted after the fact. The lease agreement requires Council approval for capital building improvement. It is suggested that Council send correspondence to remind the Board of this condition in the lease.

FINANCIAL IMPACT

As per the lease agreement, the Township of North Huron donates capital funding for the facility to the Board. The amount increases annually with COLA. In 2016 the donated amount for Capital improvements was \$11,081.63.

Project Breakdown of Costs:

Alumicor Exterior Main entrance doors, with panic bar and power opener hardware	\$6,300.00
Power Operator system for inside entrance	\$2,260.00
Closer fusible link at entrance interior door	\$780.00
Electrical and security installation costs	(estimate) \$2,900.00
Project estimated Total	\$12,240.00

FUTURE CONSIDERATIONS

The timing for installation is to have the doors operable in time for the Belgrave 150th Reunion.

RELATIONSHIP TO STRATEGIC PLAN

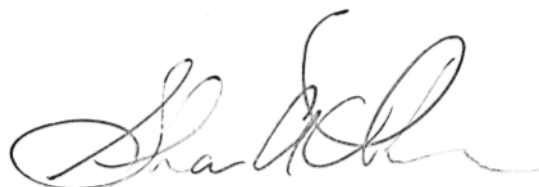
Our community is attractive and welcoming to new businesses and residents.

Our residents are engaged and well informed.

Our administration is fiscally responsible and strives for operational excellence.



Pat Newson, Director of Recreation and Facilities



Sharon Chambers, CAO