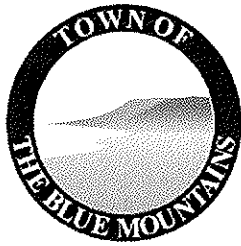


STAFF REPORT: Planning & Building Services



REPORT TO: Planning & Building Committee
MEETING DATE: July 6, 2009
REPORT NO.: PL.09.75
SUBJECT: Ravenna Community Hall Addition
PREPARED BY: Sharon Long, Administrative Assistant, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.09.75 with respect to the Ravenna Community Hall Addition.

B. Background

In October of 2008, Council approved a total construction budget of \$160,000.00 for the subject addition to the building. The Certificate of Substantial Performance of the Contract was issued on June 18, 2009 and subsequently advertised in the Daily Commercial News with no Construction Liens being placed/received.

With respect to budget, below is a summary of the budgeted amount, actual and recoverable GST.

DESCRIPTION	BUDGET (GST INCL)	ACTUAL (GST INCL)	GST AMOUNT
Construction & Contingency	\$144,848.20	\$147,390.35	\$9,795.58
Architectural Design, Construction & Committee of Adjustment Minor Variance	\$4,725.00	\$4,392.24	\$187.74
On-site Sewage	\$10,426.80	\$11,069.74	\$521.34
Miscellaneous		\$61.64	2.73
TOTALS	\$160,000.00	\$162,913.97	\$10,507.39

As Council will note, the project was completed \$2,913.97 over budget. This overage is attributable to additional unexpected costs related to the restoration of the front elevation of the building.

C. The Blue Mountains' Strategic Plan

Providing a strong well-managed municipal government.

D. Environmental Impacts

N/A

E. Budget Impact

The \$2,913.97 over budget is unfinanced and will be addressed by Financial Services as part of our yearend process.

F. Attached

1. Copy of Staff Report – SRB.08.60.
2. Finished picture of Ravenna Hall.

Prepared by:

Respectfully submitted:

Sharon Long
Administrative Assistant
Planning & Building Services

David Finbow
Director
Planning & Building Services

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Administration
Committee
MEETING DATE: September 23, 2008
REPORT NO.: SRB.08.60
SUBJECT: Ravenna Hall Addition & Septic
PREPARED BY: D. Finbow, Director, Bldg & B/L

A. Recommendations

THAT Council hereby receive Staff Report SRB.08.60 "Ravenna Hall Addition and Septic"; and,

THAT Council hereby approve a revised budget of \$160,000 for a one storey and crawl space addition to Ravenna Hall; and,

THAT Council hereby authorize the Mayor and Clerk to execute a contract with Shertine Construction Ltd. for the construction of a one storey and crawl space addition upon the written recommendation of the Director, Building & By-law.

B. Background

1. The Town has entered into a Letter of Agreement with the Ontario Trillium Foundation with respect to a grant in the amount of \$55,000.00 to make the main entrance and washrooms in Ravenna Community Hall fully accessible, increasing comfort and community usage.
2. The 2007 and 2008 Budgets identify \$25,000.00 for the "Installation of Septic System for Ravenna Hall and upgrades".
3. Through community consultation, needs analysis and review of the Leisure Services Master Plan, it has been identified that additional space and amenities are required.
4. The Town has tendered and awarded the installation of a new septic system to Harvey Fulford Haulage in the amount of \$10,426.80.
5. The Town tendered for the construction of a one-storey and crawl space addition having dimensions of 16' x 32'. This tender has now closed with the responses noted below:

Name	Amount (inclusive of GST and PST)
Shertine Construction Ltd.	\$133,875.00
W. E. Marshall Construction	\$136,290.00

6. Town Staff have reviewed the tenders and are recommending the award of this contract to Shertine Construction Ltd.
7. With respect to the project, Town Staff have determined that changes to the scope of project are necessary largely due to growth in the community.
8. As to budget, the original approved budget was:

ORIGINAL BUDGET

Project	Engineering	Construction	Contingencies	Total
Septic System (From Taxation)	5,000.00	\$10,000.00	\$5,000.00	\$25,000.00
Trillium Foundation Funding				\$55,000.00
Total				\$80,000.00

9. With respect to the revised budget, Town Staff are projecting:

REVISED BUDGET

Scope	Budget
Septic Design and Installation	\$10,426.80 (Awarded)
Architectural Design and Engineering	\$4,725.00 (Awarded)
Construction	\$133,875.00
Construction Contingency	\$10,973.20
Total	\$160,000.00

10. As to funding, the Director, Financial Services has identified the following sources:

REVISED FUNDING

Funding Source	Amount
Taxation	\$25,000.00
Trillium Foundation Funding	\$55,000.00
Development Charges (Recreation)	\$80,000.00
Total	\$160,000.00

C. The Blue Mountains' Strategic Plan

1. Addressing the Town's municipal infrastructure needs.
2. Preserving and enhancing natural and environmental features, and cultural heritage of the community.
3. Supporting the development of social and recreational programs to meet the broad range of needs in the community.

D. Environmental Impacts

The installation of a new on-site sewage is necessary so as to preserve and enhance the environment.

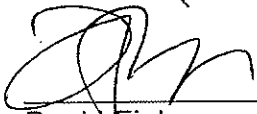
E. Budget Impact

See summary contained within the report.

F. Attached

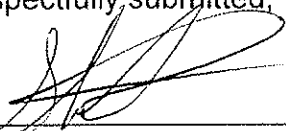
Architectural Drawing Nos. A1, A2 and A3

Respectfully submitted,



David Finbow
Director, Building & By-law/CBO

Respectfully submitted,



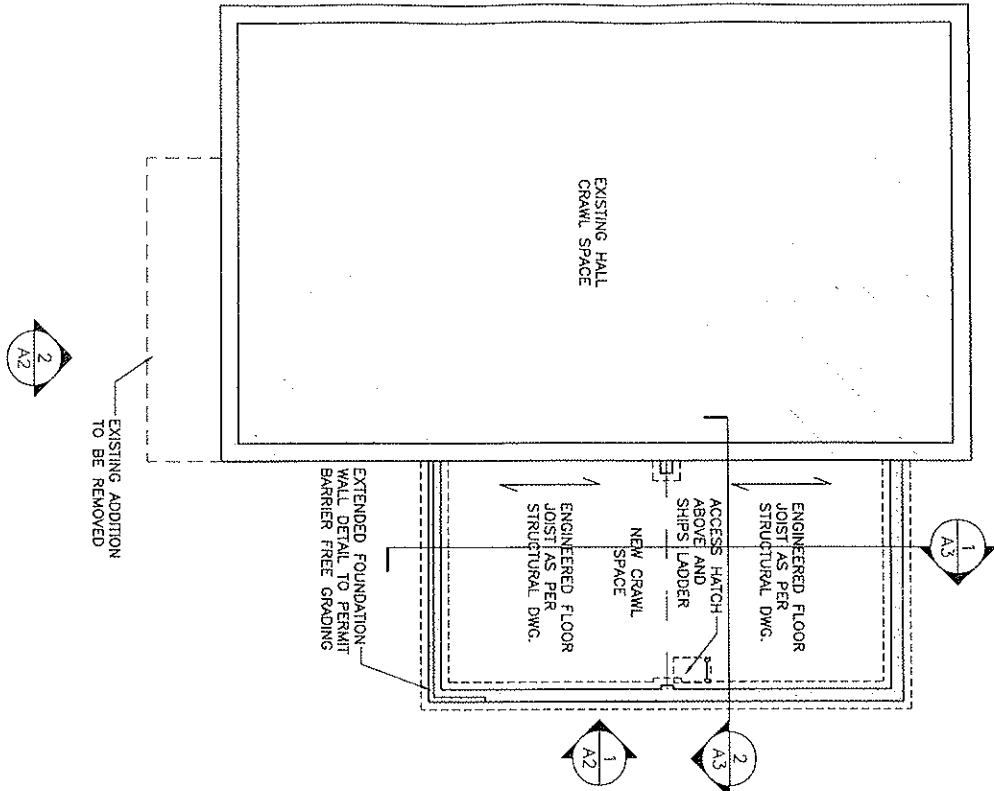
Shawn Everitt
Director of Recreation

Respectfully submitted,

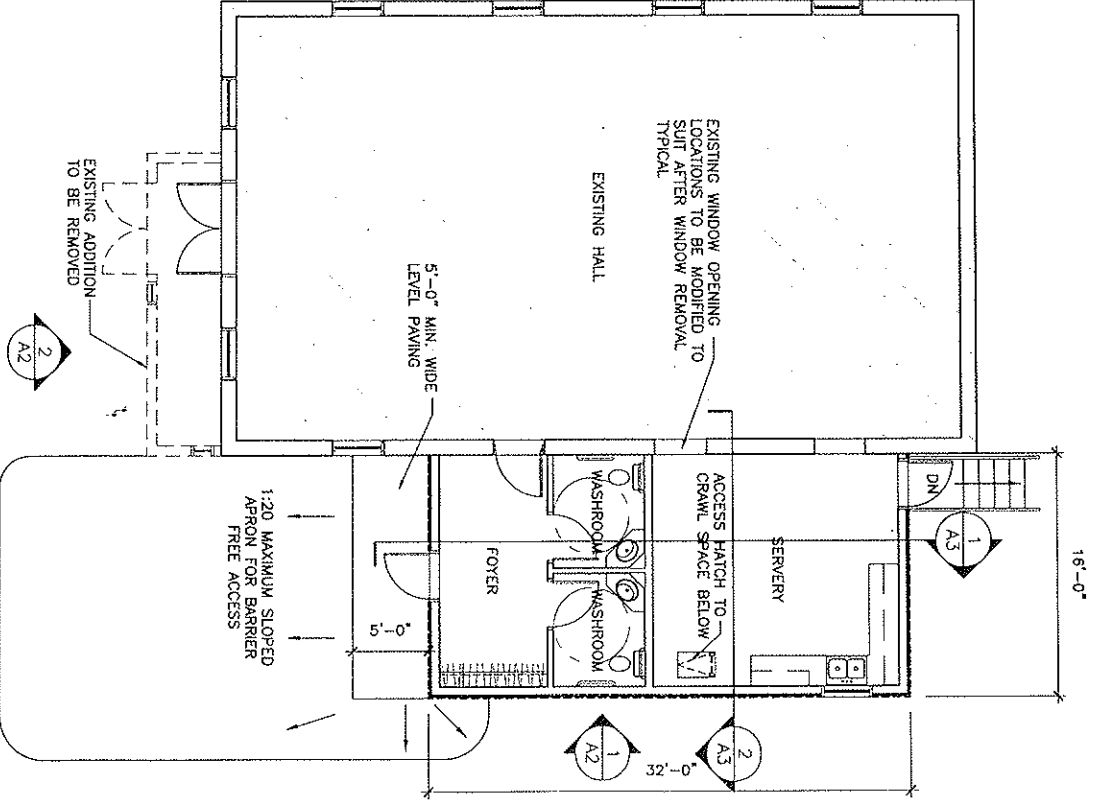


Robert Cummings
Director of Financial Services

2 FOUNDATION PLAN
SCALE: 1/8"=1'-0"



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



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email@srnvrchd.com

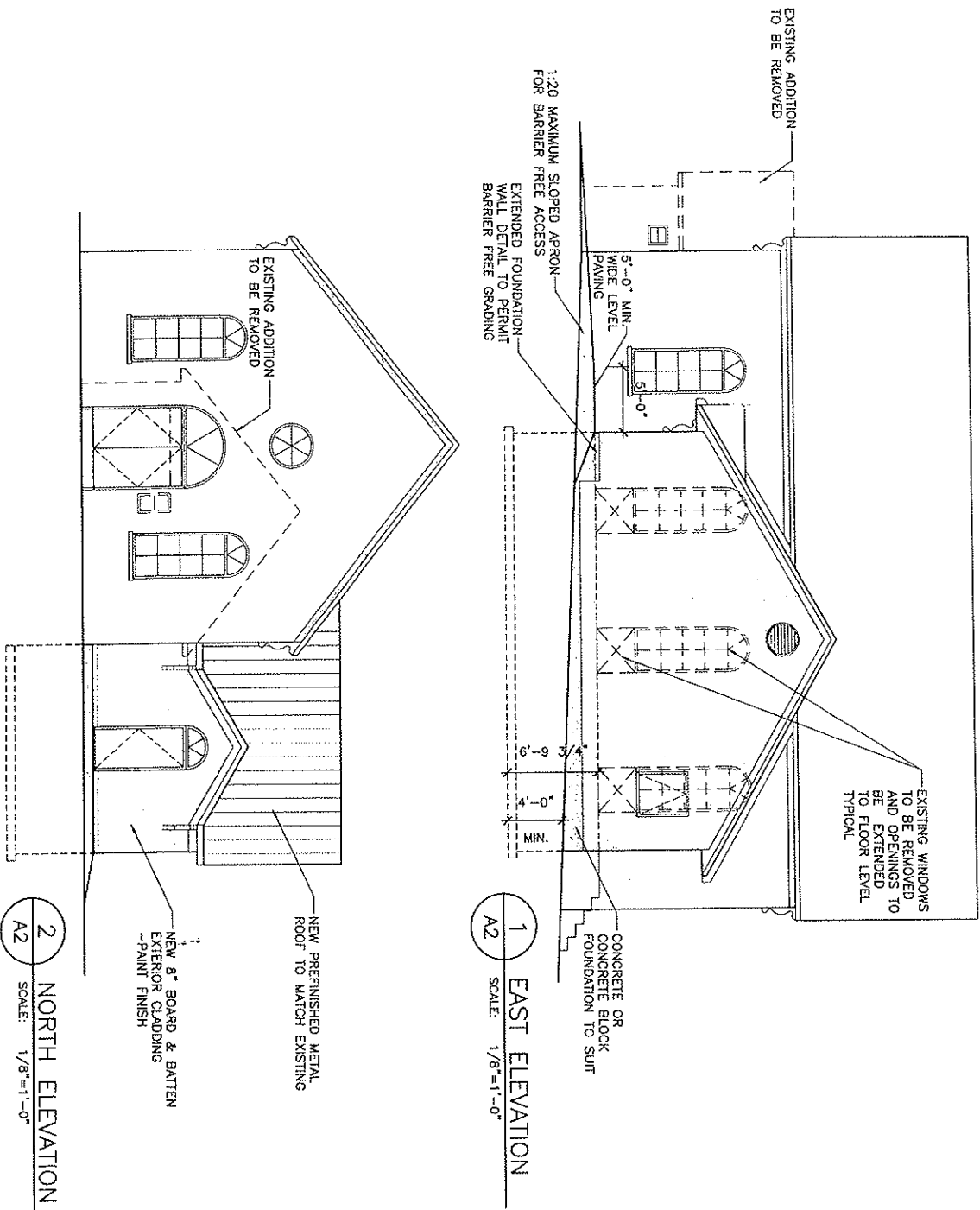


Project Name: **RAVENNA COMMUNITY HALL**
Client: **TOWN OF BLUE MOUNTAINS**
Location: **RAVENNA, ONTARIO**

Drawn By: **FLOOR PLAN AND FOUNDATION PLAN**

Drawn By	Checked By	Date Checked	Project No.
RH	CS		

Date Printed: **SEP 08, 2008 - 10:31am**
Scale: **1/8"=1'-0"**
Drawing No.: **A1**



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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email@amvordh.com

Stone McQuinn Vogt
ARCHITECTS

Project:
RAVENNA COMMUNITY HALL
TOWN OF BLUE MOUNTAINS
RAVENNA, ONTARIO

Drawing Title: NORTH ELEVATION AND EAST ELEVATION		Scale: 1/8" = 1'-0"
Client No. RH	Contract No. CB	Revision No.
Drawn By: Sep 08, 2008 - 10:31am	Checked By:	
A2		

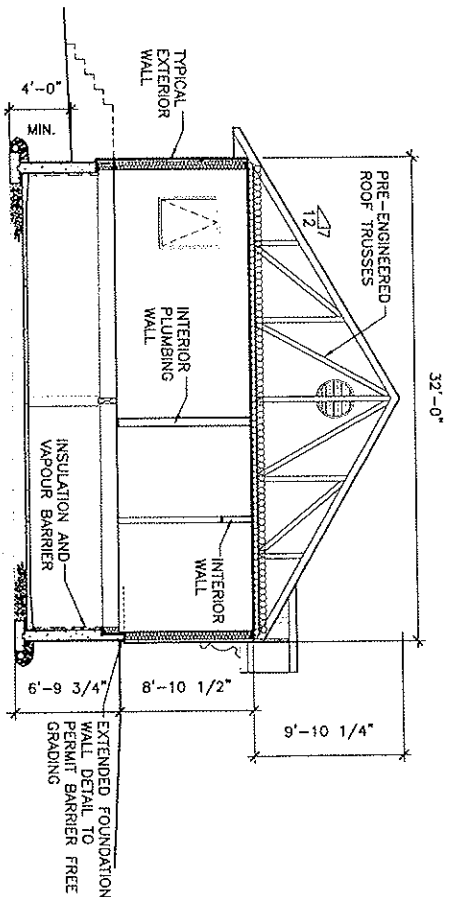
FOUNDATION WALL WALL
 BACKFILL
 FREE DRAINAGE FILL
 DAMP PROFFING
 POURED IN PLACE CONCRETE
 OR CONCRETE BLOCK

TYPICAL EXTERIOR WALL

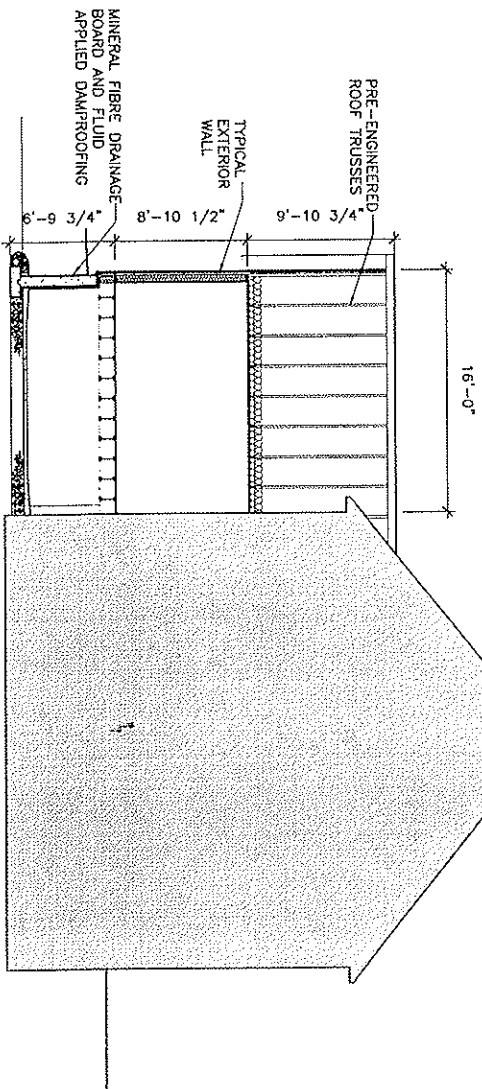
NEW "8" BOARD AND "2" BATTEN EXTERIOR CLADDING - PAINT FINISH
 1x3 HORIZONTAL KILN DRIED WOOD STAPPING AT 16" c/c WITH 3/4"
 SPACE AT 32" c/c FOR DRAINAGE PURPOSES
 AIR BARRIER SHEETING WITH SEALED JOINTS
 7/16" MINIMUM OSB SHEATHING
 2x6 WOOD STUDS AT 16" c/c WITH BLOCKING AT 4'-0" c/c
 5 1/2" FIBERGLASS INSULATION R20 MIN.
 CONTINUOUS VAPOUR BARRIER POLYETHYLENE 0.006" WITH TAPED
 JOINTS 1/2" STANDARD - PAINT FINISH

TYPICAL INTERIOR WALL

PAINT FINISH
 1 LAYER 5/8" GYPSUM BD.
 2x4 OR 2x6 WOOD STUDS AS NOTED FOR
 PLUMBING WALL AT 16" c/c WITH BLOCKING
 1 LAYER 5/8" GYPSUM BD.
 PAINT FINISH



1 CROSS SECTION A
 SCALE: 1/8" = 1'-0"



2 CROSS SECTION B
 SCALE: 1/8" = 1'-0"

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 THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SPACING
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 F 416.506.0956
 email@gsenarch.com

Stone McQuire Yeip ARCHITECTS

Project:
 RAVENNA COMMUNITY HALL
 TOWN OF BLUE MOUNTAINS
 RAVENNA, ONTARIO

Drawn By:
 CROSS SECTIONS

Drawn by	Checked by	Date Checked	Project No.
RH	CB		

Date Issued:
 Sep 08, 2008 - 10:27am

Scale:
 1/8" = 1'-0"

Drawing No.:
 A3

2.

