

Riondel Community Centre Renovation Plan

Special Meeting Minutes

COMMISSION MEMBERS PRESENT

Chair G. Panio	Riondel
Commissioner N. Anderson	Riondel
Commissioner J. Donald	Riondel
Commissioner D. Lavigne	Riondel
Commissioner A. Cop	Riondel

ABSENT

Commissioner T. Wilkinson	Riondel
Director G. Jackman	Director Area A

STAFF

Teresa Johnson	Meeting coordinator
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6 members of the public were present.

Tuesday, April 9, 2024

Meeting start time: 10:00 a.m.

Chair Panio reviewed the Riondel Community Centre Development Plan, prepared by Studio 9 Architecture + Planning Ltd., dated February 27, 2024. Additional reports available include:

- Building Condition Assessment Report, prepared by Roth Integrated Asset Management Strategies, dated November 1, 2023
- RCC Building Assessment Draft, prepared by Fairbanks Architects, dated January 25, 2023
- Riondel Community Centre Energy Modelling Report, prepared by Harmony Engineering, dated August 24, 2022

Discussion points:

- Cosmetic upgrades, which can be done by maintenance staff, are largely excluded in the report.
- A central goal of the renovation plan is to realize 30+ years of building longevity.
- Cost estimates provided by the report are estimates from the architect and may require significant adjustments upwards or downwards.
- Actual contractor cost estimates for renovations have not been obtained.
- A collective focus of the Commission and user groups is to retain a healthy, safe, useful and inclusive building.
- Creating a commercial kitchen is a high priority for the Community Association and may provide more rental income.
- Fixing the most daunting issues first may help to keep the momentum going on the project.
- Public concern regarding air quality in the building is high.
- A separate air system for the East Shore Shed along with fire separation between 1st and 2nd floor may be necessary to prevent particulates from entering the main air circulation system in

the Community Centre. A grant may be available to the Shed for the implementation of a separate fresh air system if long-term rental status can be obtained.

- Current ceiling insulation is R12 in some places and R24 in others. Further investigation is needed to determine overall insulation value of the roof system.
- An alternative plan for the ceiling may be to cover the existing acoustic tile with gyprock (perhaps over a layer of solid insulation), or blow in insulation to achieve desired insulation values. Building wiring may not need to be replaced/updated.
- It was suggested that some ceiling work might be done on a room-by-room basis over an extended period of time.
- The immediate goals are increasing fire safety, accessibility and energy efficiency.
- Accessibility grants may be available to assist with improving user accessibility upgrades.
- The Green Municipal Fund may be an additional resource if building efficiency can be increased by 30%. Replacing existing larger windows, removing upper & lower rows of smaller windows and adding insulation to walls, and installing a heat recovery ventilation (HRV) unit may adequately satisfy that 30% requirement.
- Residents may offer to write grants (e.g., for Green Municipal Fund) if administrative assistance is needed.
- Explore the feasibility of selling RDCK assets in Riondel (e.g. Old Medical Clinic) to generate additional funds for Community Centre renovation.
- Possibility of requesting Harmony Engineering to revise Energy Modelling Report based on the prioritized work below and a second look at windows and ceiling insulation.

The agreed upon priority items are as follows (cost estimates are from Studio 9, unless otherwise indicated):

- Completion of a structural engineering report on the foundation, if not already completed (the question was raised as to whether a foundation assessment had been done as part of the 2013 Fairbanks Architects study of the Community Centre). [\$10,000]
- Repair stucco on north & east auditorium walls. [\$86,400 – architect’s estimate; \$17,000 contractor’s quote 2023]
- Add an accessible family washroom with a change table. [\$50,000]
- Replace current main entry doors with accessible automatic doors. [\$10,000 – contractor quote 2023]
- Installation of a Fire Alarm System. [\$135,500]
- Create a 45-minute fire separation between the basement and upper floor. [\$30,000]
- Demolition of the clerestory roof, and repair of the affected roof area. [\$300,000]
- Engineering study of Air Distribution System. [\$10,000]
- Installation of a whole building HRV unit per 2022 Energy Modelling Report. [\$200,000]
- Reduce the number of windows, insulate & seal the affected walls to R16 effective. [\$200,000?? – similar to, but not the same procedure as in Development Report]
- Upgrade remaining windows to double-glazed windows with minimum U-value per Aug. 2022 Energy Modelling Report. [\$209,000]
- Replace exterior doors with higher efficiency doors. [\$67,200]

Total Cost: \$1,308,100

Meeting adjourned at 11:28 a.m.

