

# Lansdowne Community Centre Redevelopment



## Council Presentation

On February 1st 2017, Council directed staff to complete the following for the Lansdowne Community Centre:

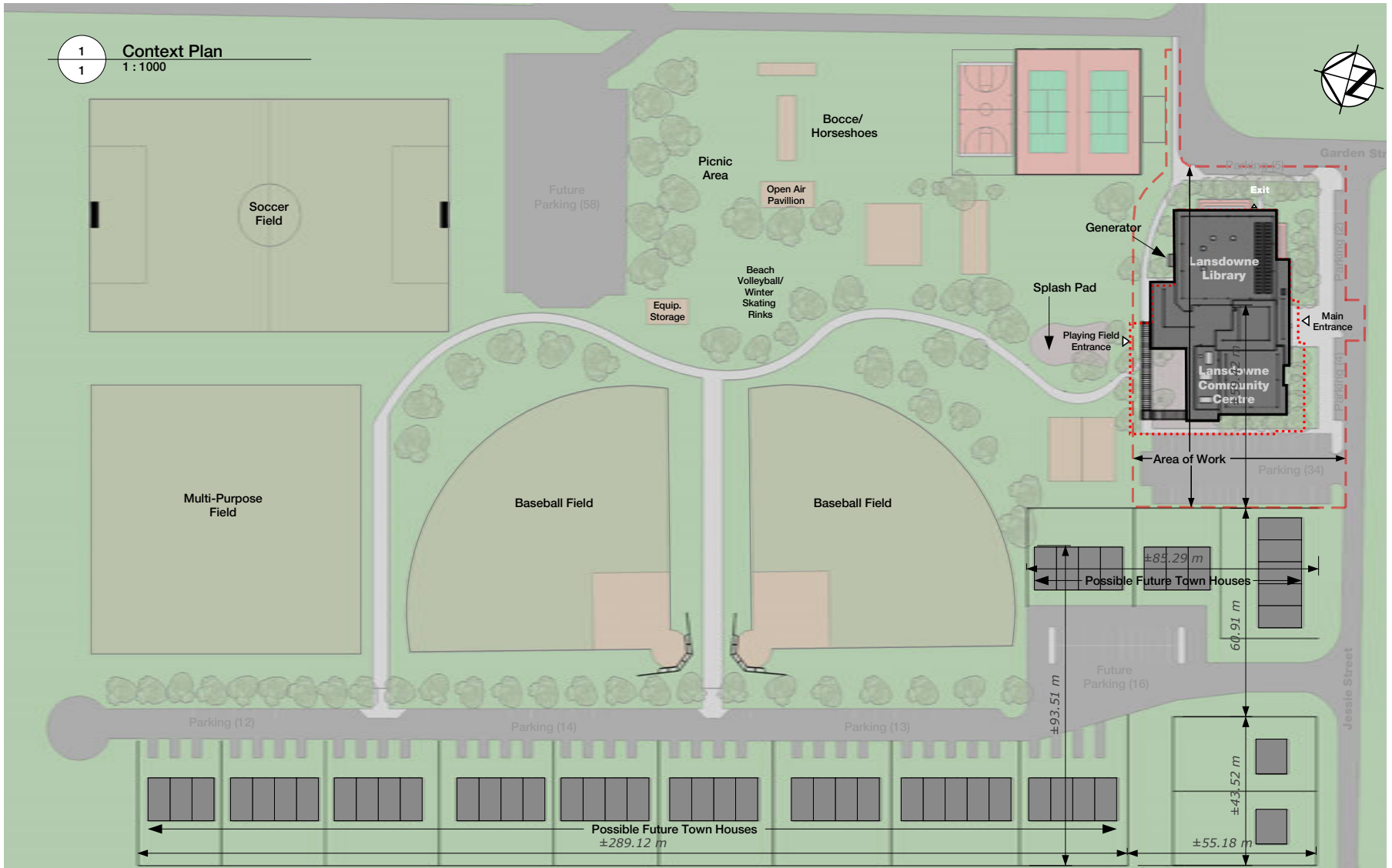
- Consult with services, library, archives, youth and community groups
- Prepare preliminary Architectural Drawings, costs and programs for the redevelopment of the community centre.

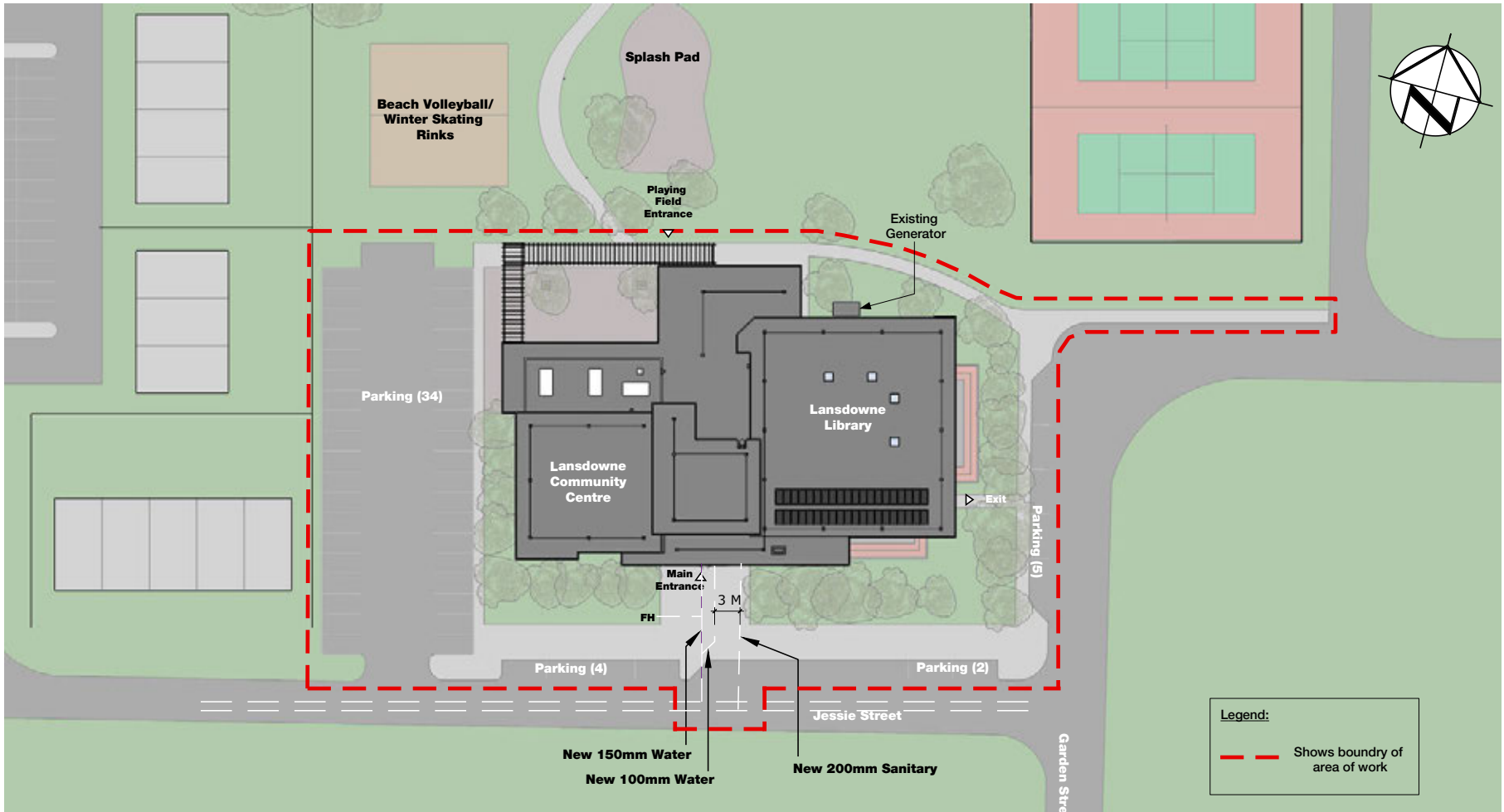
This Presentation summarizes this work which has now been completed.

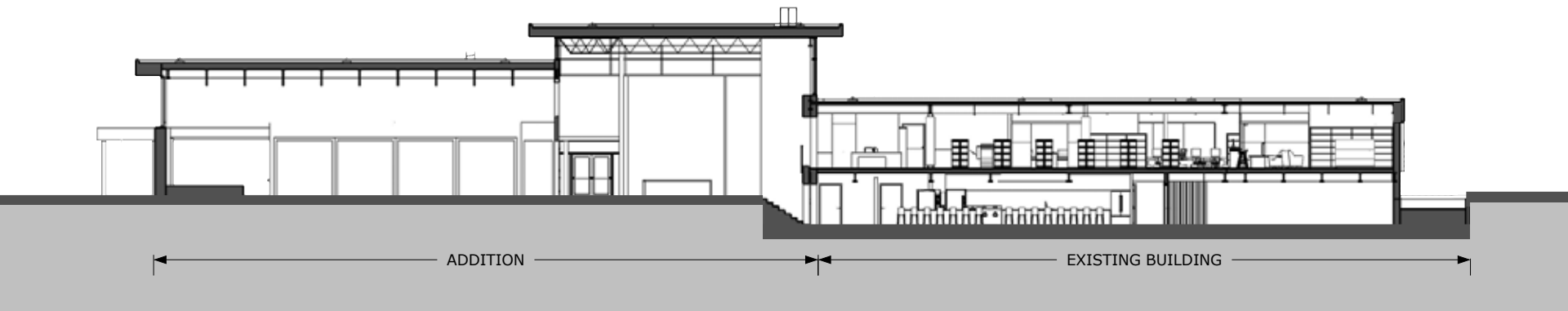
This Project is shaped by extensive consultation including with;

- Leeds and the Thousand Islands Public Library
- Township staff (Planning and Development, Recreation)
- Township Committee of Council (Economic Development) and Advisory Committee (Youth Advisory Committee)
- Township Archives
- Lansdowne Association for Revitalization
- Historical Society
- Women's Institute and St. Lawrence Medical Centre (specifically to speak to events and kitchen)
- Fitness Instructors and Pickle Ball club
- Lansdowne Seniors Club
- Others (Community Members who were part of the original project)

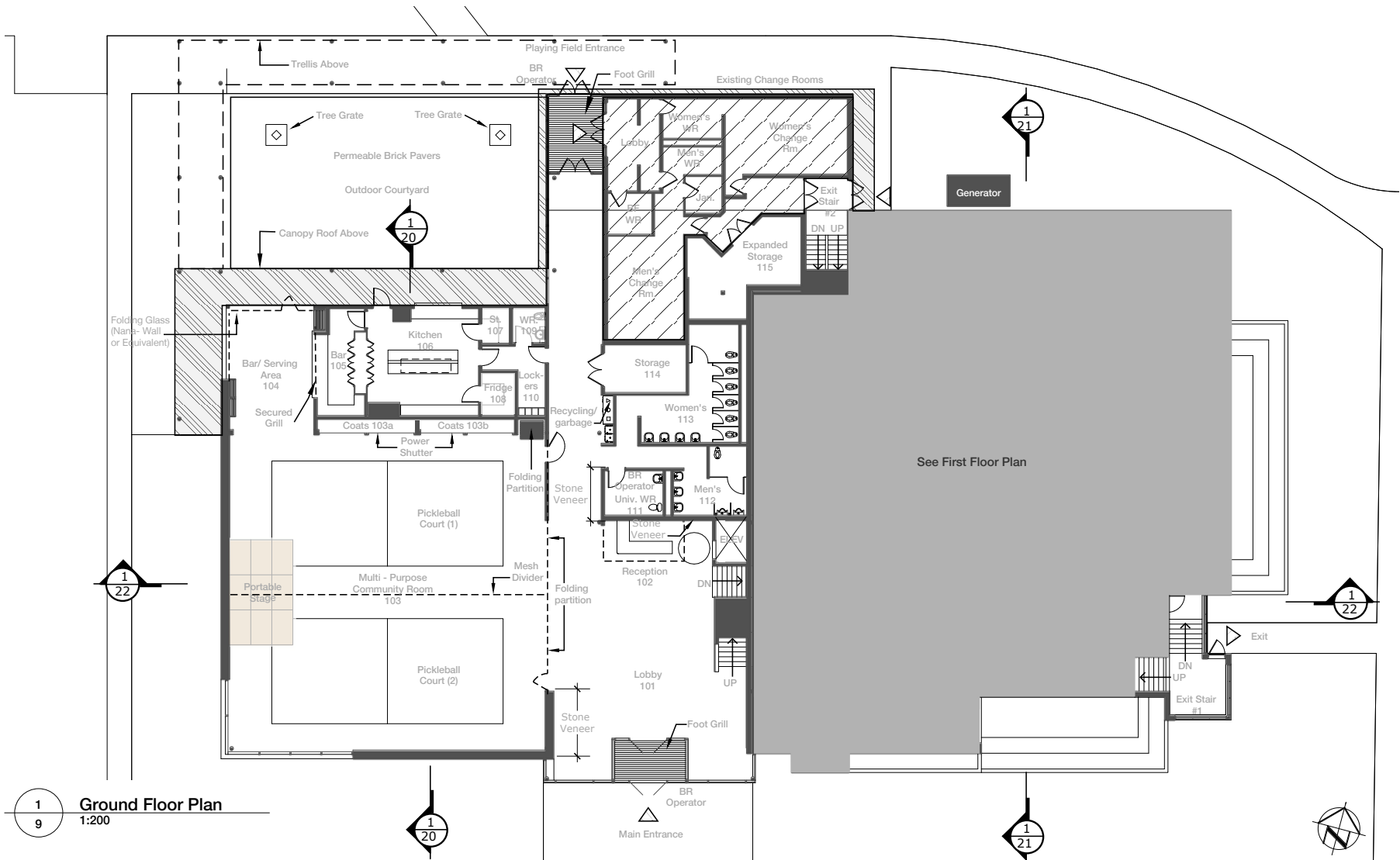
There is a consensus among these groups that the proposed project will meet the needs and aspirations of the community.



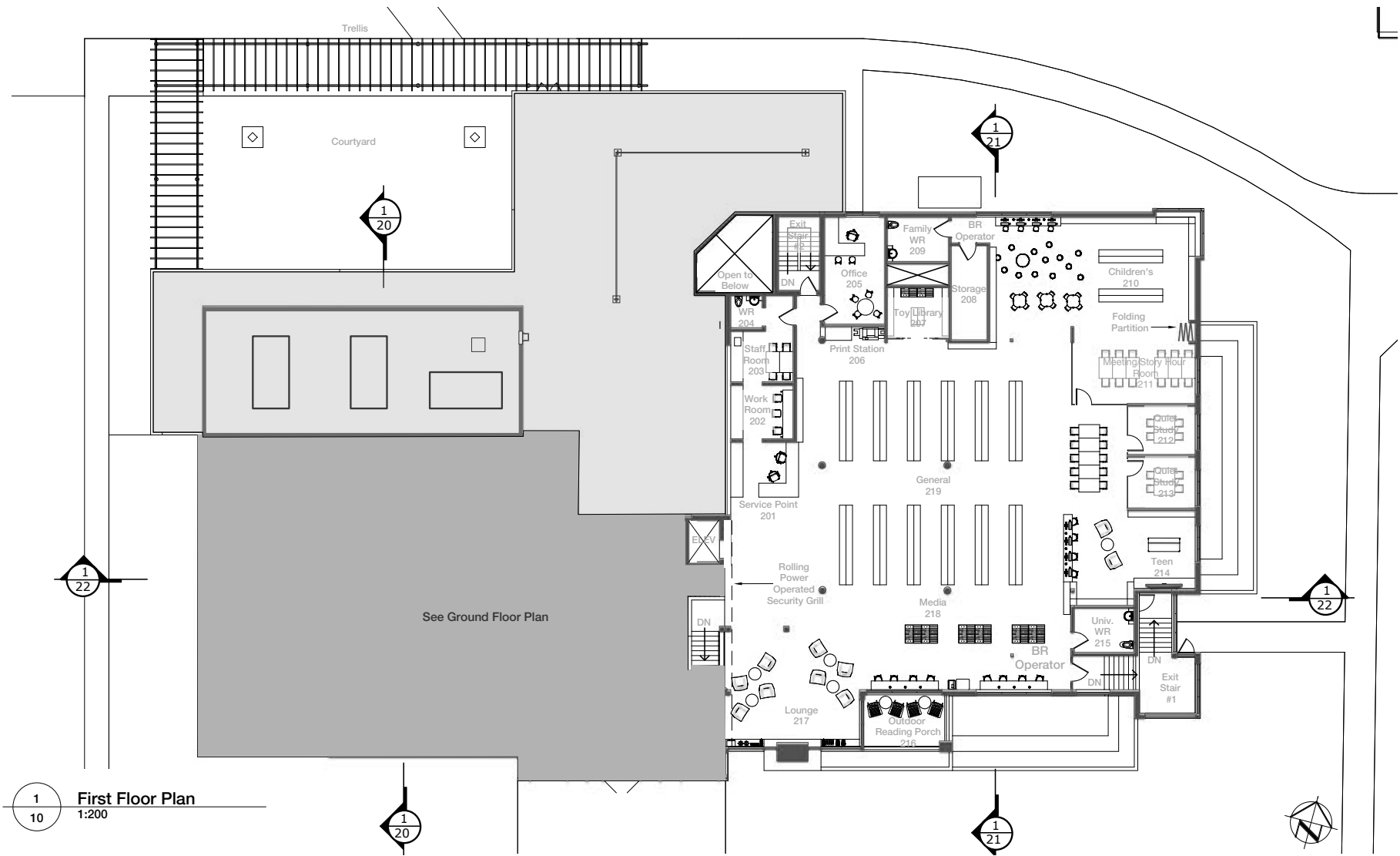












1  
10  
First Floor Plan  
1:200



View from South West on Jessie Street - Base Option  
Master Plan for Lansdowne Community Centre



View from South on Jessie Street - Base Option  
Master Plan for Lansdowne Community Centre



View from South East on Jessie Street - Base Option  
Master Plan for Lansdowne Community Centre



View from North West in Parking Lot - Base Option  
Master Plan for Lansdowne Community Centre



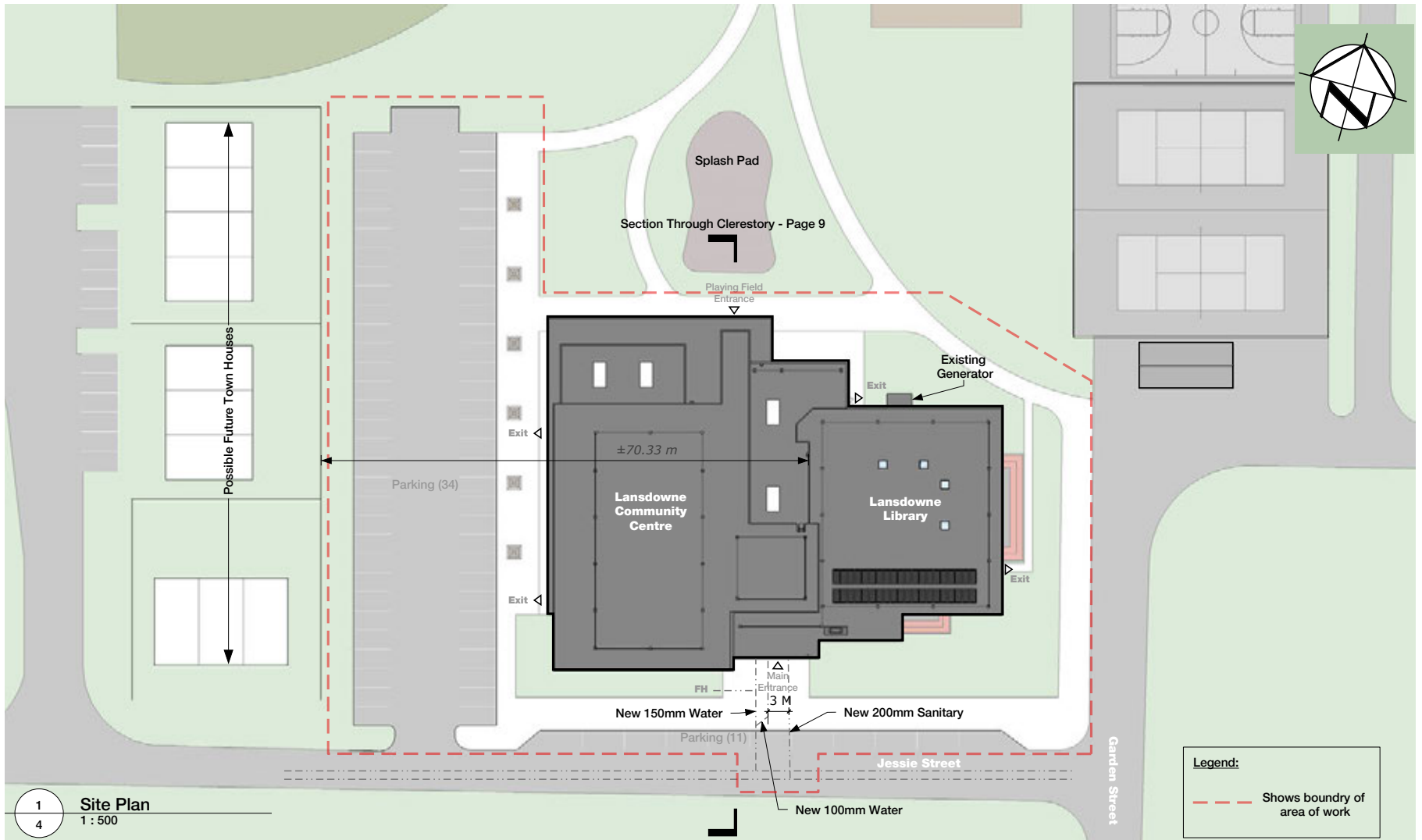
Following Consultation and review of the Base Option an Expanded Option was requested with the following additional spaces:

- Expand the Community Multi-Purpose Room to accommodate a full size gymnasium.

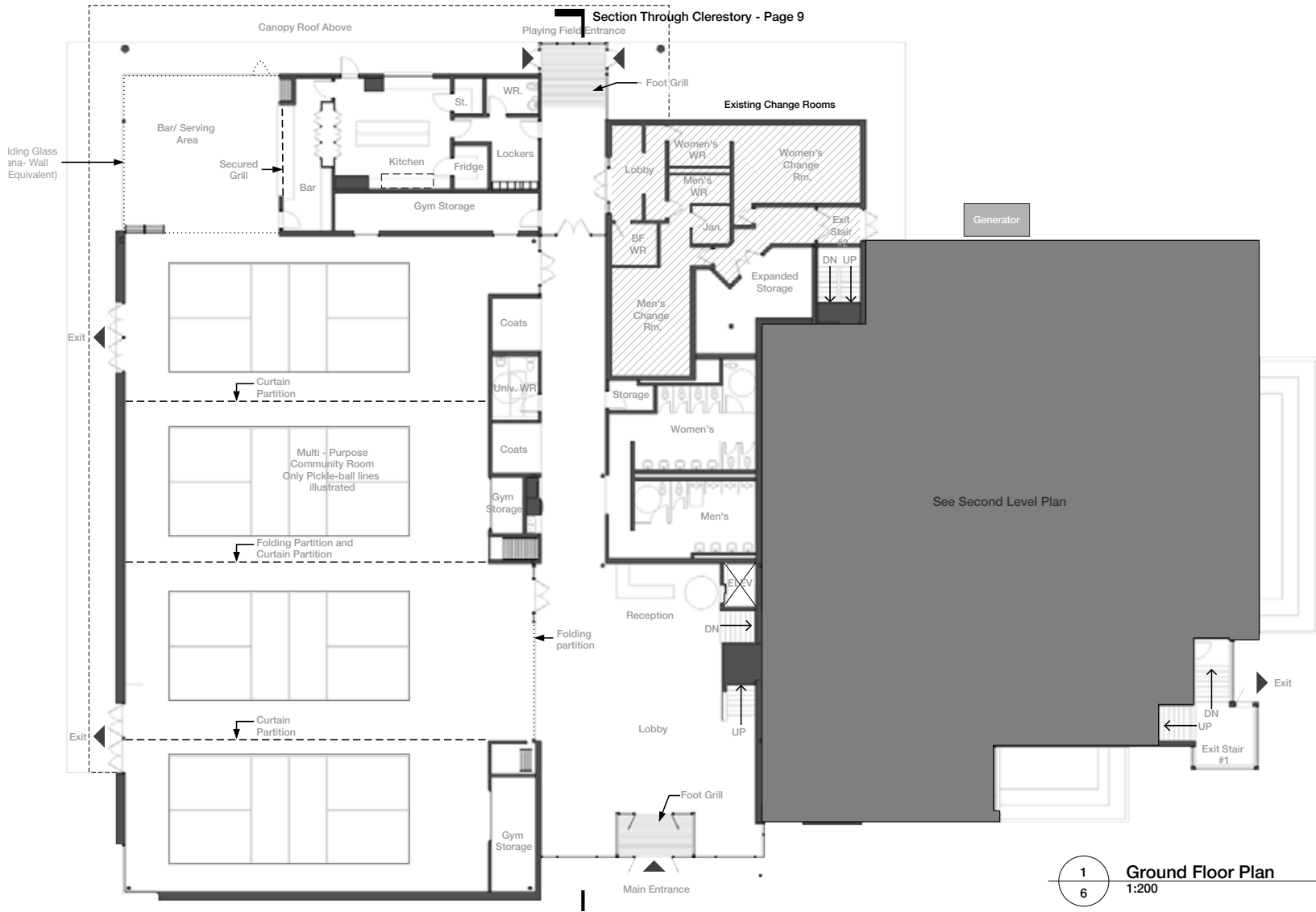
This would allow:

- 4 pickle ball courts (instead of 2)
- a Full gymnasium (or two half gymnasiums)
- Expanded capacity of the Community Hall (or holding of two events simultaneously)

The associated spaces such as washrooms are expanded proportionally.

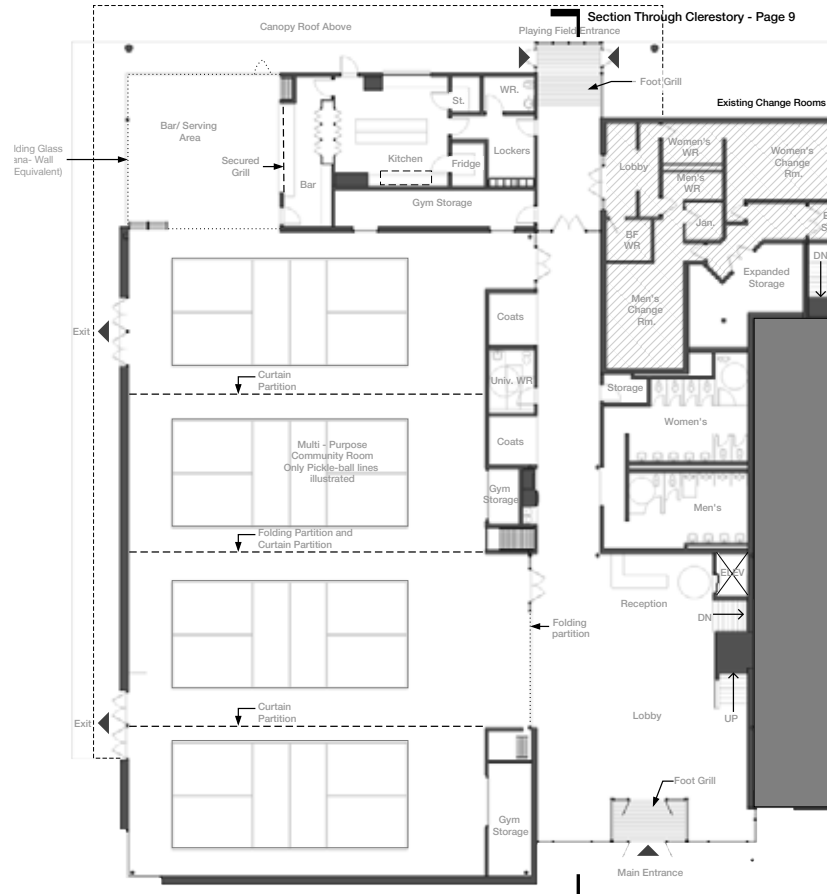
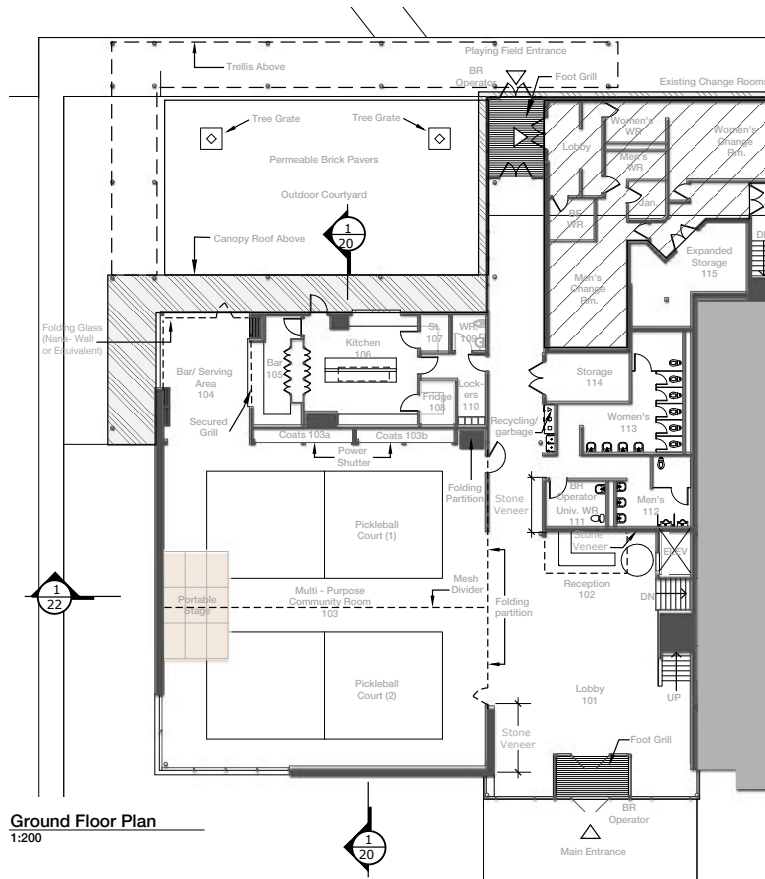






1  
6  
Ground Floor Plan  
1:200







View from South on Jessie Street - Expanded Option  
Master Plan for Lansdowne Community Centre

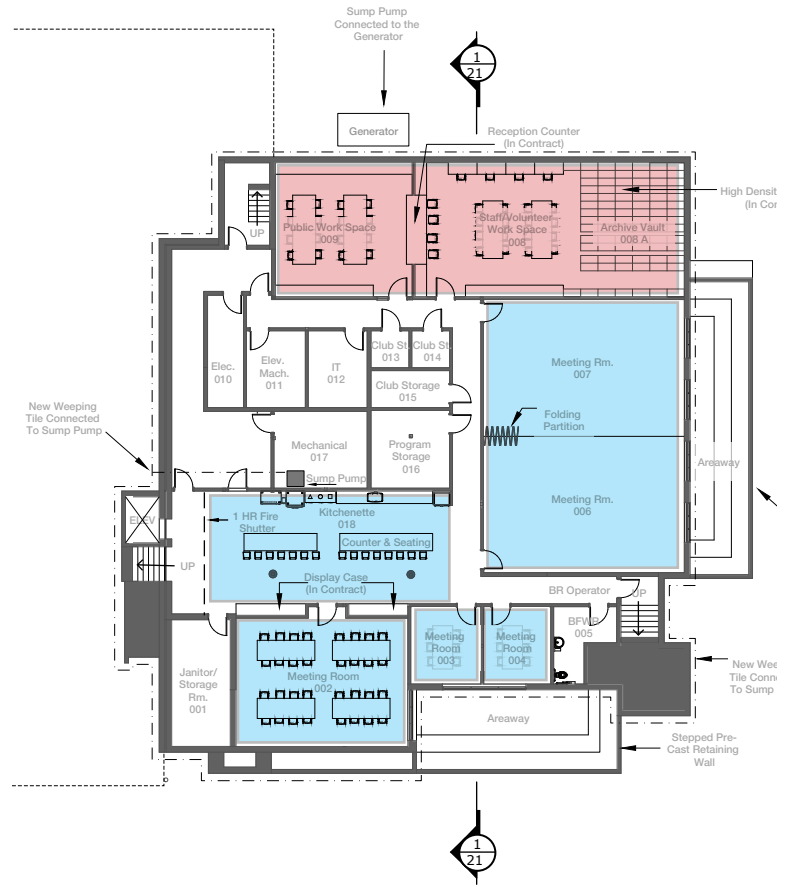
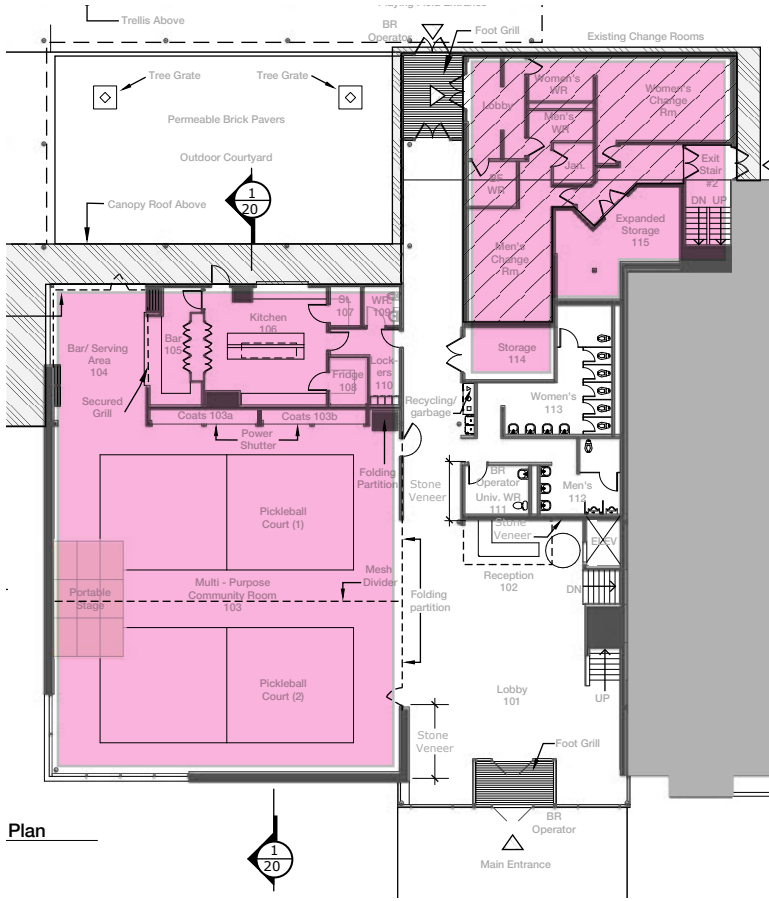


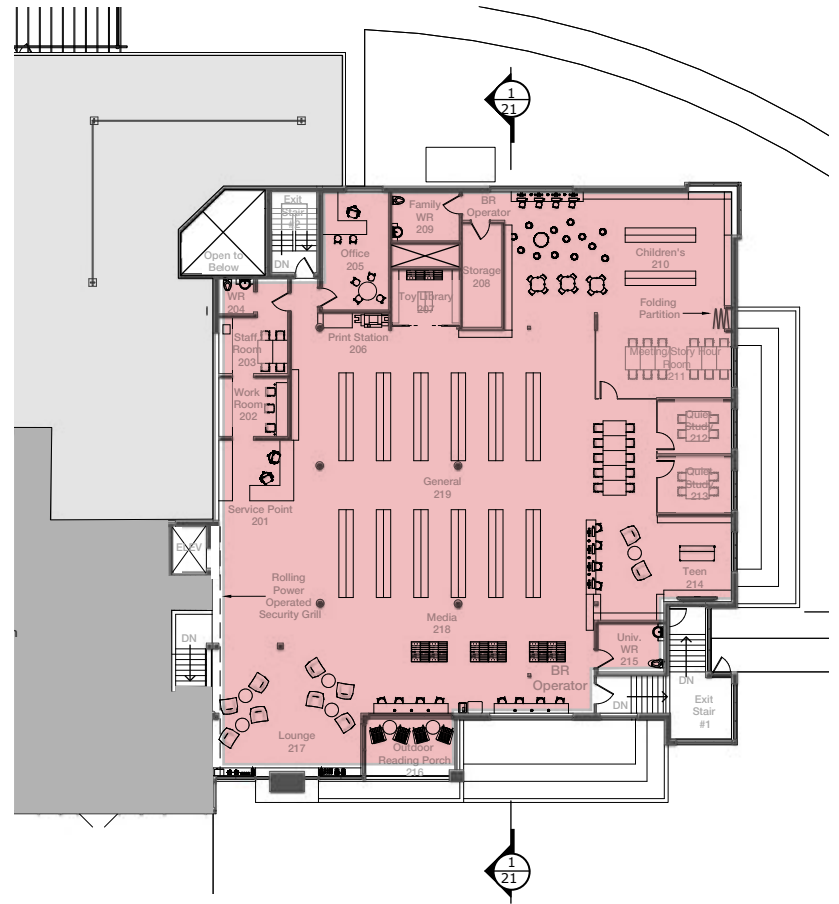
View from North West in Parking Lot - Expanded Option  
Master Plan for Lansdowne Community Centre

## Sustainable + Energy Saving Design

This project proposes a LEED Silver Building, design features include:

- Replace Electric Heat with (Infloor Heating for Addition) and a high efficiency propane HVAC with heat recovery.
- Well insulated building envelope and high performance windows (new and existing)
- Energy efficient LED lighting
- Zoning and Controls for HVAC to service the different patterns of use.
- Low-flow plumbing fixtures
- At Completion the Renovated and New parts of the building are built to the same standards





## By Construction Type

	Base	Expanded
New Construction	10,554 sq ft	17,415 sq ft
Renovation	18,338.6 sq ft	18,338.7 sq ft
<b>Total</b>	<b>28,892.6 sq ft</b>	<b>35,753.7 sq ft</b>

## By Component

	Base	Expanded
Recreation	6,607.8 sq ft	11,267.9 sq ft
Meeting	2,785.3 sq ft	2655.3 sq ft
Library	8,679 sq ft	8,679 sq ft
Archives	1,640 sq ft	1,640 sq ft
Shared	9310.5 sq ft	11,381.5 sq ft
<b>Total</b>	<b>28,892.6 sq ft</b>	<b>35, 753.7 sq ft</b>



# Summary Comparison of Project Budgets

## Base Design

Construction	\$7,014,000.00
Permit	\$84,000.00
Fees + LEED	\$840,000.00
Fittings, Equipment and Furniture	\$607,750.00
<b>Subtotal</b>	<b>\$8,745,750.00</b>
HST (net amount payable .0176%)	\$153,925.20
<b>Total</b>	<b>\$8,899,675.20</b>

## Expanded Option

Construction	\$8,533,300.00
Permit	\$103,000.00
Fees + LEED	\$992,500.00
Fittings, Equipment and Furniture	\$807,950.00
<b>Subtotal</b>	<b>\$10,436,750.00</b>
HST (net amount payable .0176%)	\$187,646.80
<b>Total</b>	<b>\$10,849,396.80</b>

# Summary Comparison of Project Budgets

## Replace Community Centre with New Building of the Same Size

Construction	\$12,513,000.00
Permit	\$150,522.00
Fees + LEED	\$1,259,000.00
Fittings, Equipment and Furniture	\$800,000.00
<b>Subtotal</b>	<b>\$14,723,072.00</b>
HST (net amount payable .0176%)	\$259,126.00
<b>Total</b>	<b>\$14,982,198.00</b>

## By Accommodation Type - Base Option

Library	\$2,283,000
Archives	\$437,000
Meeting	\$728,000
Shared	1,409,000
<b>Renovation</b>	<b>\$4,859,000</b>

Recreation	\$2,504,000
Shared	\$1,536,675
<b>Addition</b>	<b>\$4,040,675</b>

Total Project Budget: \$8,899,675

## By Accommodation Type - Expanded Option

Library	\$2,283,000
Archives	\$437,000
Meeting	\$728,000
Shared	1,409,000
<b>Renovation</b>	<b>\$4,859,000</b>

Recreation	\$3,833,000
Shared	\$2,157,396
<b>Addition</b>	<b>\$5,990,396</b>

Total Project Budget:            \$10,849,396

# Projected Operating Costs - Assumptions - Hours of Operation

<ul style="list-style-type: none"> <li>Recreation Facilities</li> </ul>	8 am to 9pm 2 events per Month	Monday to Friday Saturdays	±25%
<ul style="list-style-type: none"> <li>Community Meeting Rooms</li> </ul>	Noon to 9pm	Mondays to Saturday	±50%
<ul style="list-style-type: none"> <li>Washrooms for Playing Fields</li> </ul>	6am to 9am 8am to 7pm	Monday to Friday(May to Mid Oct.) Winter	
<ul style="list-style-type: none"> <li>Library</li> </ul>	9am to 8pm 12pm to 4pm 10am to 2pm	Monday - Thursday Friday Saturday	±50%
<ul style="list-style-type: none"> <li>Archives</li> </ul>	1pm to 8pm	Thursday	

This represents a significant increase in both programming and hours of operation

# Existing Operating Costs

Energy	\$29,000
Maintenance	\$14,000
Cleaning and Janitorial	\$14,000
Subtotal	\$57,000
Less Microfit Revenue	\$11,000
<b>Total</b>	<b>\$46,000</b>

## Notes:

1. The above excludes capital repairs and equipment.
2. The above excludes staff costs.
3. The above excludes the library and Archives staff costs and capital repairs and equipment costs.

# Project Operating Costs for Renovation Expanded Building

Energy	\$48,937.50
Maintenance	\$21,000.00
Cleaning and Janitorial	\$24,000.00
Subtotal	\$93,937.50
Less Microfit Revenue	\$11,000
<b>Total</b>	<b>\$82,937.00</b>

## Notes:

1. The above excludes capital repairs and equipment.
2. The above excludes staff costs.
3. The above excludes the library and Archives staff costs and capital repairs and equipment costs.
4. The existing building has electric Heat. New propane high efficiency HVAC will be more efficient.
5. The building is approximately 50% larger in area.
6. The hours of operation are increased by approximately 50%.







# Counsel Presentation Questions + Discussion