



## SIoux LOOKOUT Hub of the North

# REPORT

**MEETING TYPE:** Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>From:</b>	Jody Brinkman, Manager of Development Services/Chief Building Official
<b>Date:</b>	August 14, 2024
<b>Subject:</b>	Lost Lake Centre
<b>Report No.:</b>	2024-258

**TITLE:** Lost Lake Centre

### **RECOMMENDATION:**

THAT Council directs Staff to complete an invasive asbestos audit of the existing Lost Lake Centre; and further,

THAT Council directs Staff to host an open house in Hudson to request feedback on the updated design; and further,

THAT Council directs Staff to complete construction-ready drawings based on the updated building design and additional feedback received.

### **PURPOSE:**

The purpose of this report is to receive direction from Council in regards to the next steps for the replacement of the Lost Lake Centre in Hudson.

### **BACKGROUND:**

Appended to the report is the staff report that was brought to and discussed at the December 13, 2023 Council meeting. This report provides a breakdown of past reports on this subject, a general history of the Lost Lake Centre and different options for the replacement of the Lost Lake Centre. Staff provided three re-build options based on feedback from the Hudson residents that attended an open house in February of 2023. All options were meant to be similar in size and use of the existing building and to include leasable space. Unfortunately the cost to do so has increased dramatically in the past few years and funding opportunities are limited. Mayor and Council further directed that staff confirm funding eligibility and to investigate further options that are more cost effective.

### **DISCUSSION:**

Staff have updated the design, the building footprint is smaller and will have a concrete slab foundation. The updated design is included as an attachment to this report. Staff have also updated the anticipated demolition/construction costs:

### **Lost Lake Centre Project Budget (1740 sqft, slab on grade)**

Design/Engineering/Permitting -	\$20,000
Sewer and Water Services -	\$10,000
Power Connection -	\$10,000
Site Prep/Concrete Slab -	\$50,000
Building Package -	\$200,000
Construction -	\$130,000
HVAC -	\$40,000
Plumbing Distribution/Washrooms -	\$40,000
Kitchen Cabinets/Appliances -	\$20,000
Electrical -	\$30,000
Fire Safety -	\$10,000
Subtotal -	\$560,000
Contingency 25% -	\$140,000

**Total - \$700,000**

### **Demolition of existing building and parking lot construction**

Invasive Asbestos Audit -	\$15,000
Asbestos Removal -	\$0 to \$100,000
Demolition -	\$80,000
Fill/Compact Basement/Asphalt Prep -	\$60,000
Paving -	\$80,000
Subtotal -	\$235,000 (Does not include potential asbestos removal)
Contingency 25% -	\$58,750 (not including potential asbestos removal)

**Total - \$293,750**

**Demolition/Site Prep/Asphalt - \$293,750**  
**Building Construction and Finishing - \$700,000**  
**Project Total - \$993,750**

**The anticipated costs for the stick framed structure similar in size to the existing Lost Lake Centre was \$1,450,000, it is expected that we will see a reduction in overall cost to build of approximately \$750,000 based on the new design.**

At this time funding opportunities are limited to the Rural Enhancement Funding Stream, this program will fund capital construction when it can be shown that the project will contribute to a healthy and vibrant community. Staff feel this project will meet the funding eligibility requirements. The funding for this stream is 75% of total eligible costs to a maximum of \$500,000. Based on the numbers above for the construction of the new Lost Lake Centre and the parking lot we could be eligible for the maximum \$500,000. The Municipal portion would be approximately \$320,000, this does not include the demolition of the existing building since these costs are not eligible under this funding stream. Overall the cost to the Municipality would be \$493,750, if all of the 25% contingency is used.

In an effort to finalize accurate costs for the project, staff is requesting that we utilize money from the \$300,000 reserve designated for this project to complete the invasive asbestos audit and to have the building drawings completed and ready for construction. It is anticipated that the costs to perform these two tasks will range from \$30,000 to \$40,000. We would start with the asbestos audit and the plan would be to host another open house in Hudson to review the updated design and gather feedback before completing the construction ready drawings. Then staff can obtain accurate quotes for materials and labour. SLAAMB still has a desire to work with the Municipality on this project, we will keep them informed of the progress and if the project moves ahead we can further engage them and get pricing for their services.

If Mayor and Council is supportive of this initial phase staff proposes the following timelines:

- Issue Request for Quote (RFQ)- Invasive Asbestos Audit - August 16, 2024
- Host an Open House in Hudson to review the updated drawings - August 28, 2024
- Issue RFQ for Building/HVAC/Plumbing/Life Safety Design - September 5, 2024
- Award the Asbestos Audit project - September 6, 2024
- Bring proposals for design to the October 16, 2024 Council meeting for award
- Prepare and issue a Request for Proposal (RFP) for demolition and asbestos remediation (if required) - November 14, 2024
- Finalize design and issue an RFP for construction - November 28, 2024
- Bring proposals for Council review - February 19, 2024

It will be made clear in the RFP that the project is dependent on funding and that there is no guarantee the build will take place.

The existing Lost Lake Centre is deteriorating and it is recommended that regardless of Council's decision to build or not to build that the demolition still commence in 2025.

#### **RELATIONSHIP TO THE STRATEGIC PLAN:**

Community Development

#### **FINANCIAL IMPLICATIONS:**

\$30,000 to \$40,000 for the invasive asbestos audit and building design, coming from Building Reserve.

#### **ATTACHMENTS:**

1. [Dec 2023 Report.pdf](#)
2. [Revised design 06-24-24.pdf](#)

*Written By:*  
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Manager

*Approved By:*  
Brian P. MacKinnon, CAO/Municipal Clerk