



# REPORT

To: Electoral Area Directors Committee

Report Number: CS-EADC-008

From: Trish Morgan, General Manager of Community Services

Date: April 22, 2021

**Subject: Osborn Hall Replacement Project Update**

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## **RECOMMENDATION:**

That the Electoral Area Directors Committee receive the report titled “Osborn Hall Replacement Project Update – CS-EADC-008”, which provides an update on the Osborn Hall Replacement Project, for information.

## **BACKGROUND/RATIONALE:**

Following the completion of a facility condition assessment in 2019, RBAC resolved that excess funds originally set aside for the facility condition assessment would be used to hire a qualified professional to help determine the feasibility of a new facility.

Following a request for proposals, Force Engineering has been hired to determine a probable cost estimate for the tendered removal of the existing facility, and develop concept plans (and resulting cost estimates) for a replacement facility for consideration.

Round 1 Engagement for the project was completed in mid-February 2021 and focused on identifying desired spaces for the new facility, determining whether there was interest in moving forward with the project, and considering how the construction of a replacement facility could be funded. An information package, including a survey, was distributed in advance of a virtual information session held on February 10<sup>th</sup>. At least 9 people connected to the virtual town hall. Results of the 11 completed surveys are as follows;

- The most used areas in the existing facility were the kitchen and open meeting area, followed by the playground and kids play room.
- Of the 11 respondents, 92.3% lived within a 10 minute drive from the hall.
- If a replacement facility were built;
  - 9 out of 11 respondents said that they would use the facility weekly.
- When asked about most preferred activities in a new hall, holding events and meetings were most selected, with training, fitness, and other kinds of classes also supported.
- The highest ranked new spaces to be included in a replacement hall were meeting space that could be divided and a kitchen.
- Of respondents, only 1 said that they did not want to pay for the capital construction of a new facility, with all other respondents stating that they would pay between \$1-100 per year.
- Of respondents, only 1 said that they did not want to pay for the operational expenses for a new facility, with all other respondents stating that they would pay between \$1-100 per year.

The result of this engagement was a general consensus to move forward and to consider funding options. A full engagement summary is attached to this report, and has been posted to the project Have Your Say Page.

Round 2 Engagement is set to run between April and June of 2021. This engagement will focus on reviewing the concepts developed by the engineering firm and narrowing down the choices to one final option that will move forward to have Class 'D' estimate developed, and a rendered elevation. The community will be asked to review the documentation and designs, fill out the survey, and attend a virtual town hall meeting to provide their input. A general consensus approach will be taken to determine the most desired option.

Round 3 Engagement will occur after the Class 'D' estimate and rendered elevation of the selected concept is completed by the engineering firm, and is anticipated to occur in the summer of 2021. When the replacement costs have been determined, and the design finalized, a third public meeting will be held that would discuss funding (a combination of requisition and grants, or grants only, or requisition only). A survey will be developed to further understand community priorities. Information will be distributed to Osborn Community members and Area 'B' Director for final recommendation on how to move forward.

**ALTERNATIVE OPTIONS:**

1. That the Electoral Area Directors Committee provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

On February 20, 2020 the Rural Budgets Administration Committee resolved that:

*That the Rural Budgets Administration Committee reallocate the remaining \$13,828, from the original commitment of \$25,000, from Electoral Area B Peace River Agreement Funds for the Osborn Community Hall Facility Assessment, to be used to conduct a feasibility study to identify options and costs to construct a new hall.*

A cost estimate for the construction of the proposed hall is forthcoming in summer 2021.

**COMMUNICATIONS CONSIDERATION(S):**

An information package is being prepared to mail to residents mid-April. A 'Have Your Say Page' has been set up for this project, and can be found at <https://haveyoursay.prrd.bc.ca/osborn-hall-join-in>. A virtual town hall will be set up for mid-May, with supporting information and a survey being mailed mid-to-late April.

**OTHER CONSIDERATION(S):**

Osborn Community Hall is located in an isolated and remote area of the Peace River Regional District on the Siphon Creek Road, and was an important community gathering place when in operation. The facility was built in the 1980s as the local school, and then transferred by the School District to the

Regional District in 2009. The hall is currently operated under agreement with the Osborn Community Hall Society, and has been sitting unused since 2019, due to uncertainty about the building's condition and future. In 2019, a comprehensive building condition assessment was completed and generally found that the hall needs significant structural and interior work, and that it would be impractical to repair.

Attachments:

1. Osborn Hall – Round 1 Engagement Summary, February 2021