



# REPORT

To: Chair and Directors

Report Number: CS-BRD-373

From: Community Services

Date: January 9, 2025

**Subject: Kelly Lake Community Centre - Authorization for Upgrades**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board authorize that the following essential maintenance and capital projects be completed at the Kelly Lake Community Centre to ensure that the building remains in good condition and continues to serve its intended purpose as a community gathering space;

- Repair fencing and gate;
- Replace wood under bay windows;
- Dismantle outdoor rink;
- Refinish gym floor / paint lines;
- Replace vinyl flooring;
- Replace gym double doors;
- Replace roof with added insulation;
- Improve roof access;
- Repair roof top exhaust fans;
- Remove fume hood;
- Remodel all bathrooms/changerooms, including accessibility upgrades;
- Replace hot water circulating pump;
- Replace hot water tank in gym storage room; and
- Replace 3 furnaces;

Further, that future capital projects be completed on a case-by-case basis upon Society request and staff review.

## **BACKGROUND/RATIONALE:**

The Kelly Lake Community Centre (the KLCC) is owned by the Peace River Regional District (PRRD) and is operated by the Kelly Lake Community Centre Society (the Society) through a Use, Occupancy, and Funding Agreement. A service area was established in 2006 to provide an annual financial contribution to assist with the maintenance and operational expenses of the facility.

In 2024, a Property Condition Assessment (PCA) was completed on the KLCC. The assessment evaluated the existing building and identified priority repairs over the next 1-10 years. In general, the facility/grounds are in fair to good condition, with the above identified repairs and general maintenance items suggested. These repairs will see the facility maintained to its current standard.

Other items that were identified in this PCA that are not being pursued at this juncture include the removal of the old septic tank, evaluation of the cisterns, and the purchase of new propane tanks. Repair or replacement of these items may be revisited at a future time.

Funding has been allocated to this project from Area D Peace River Agreement Funds in the amount of \$310,619.05 and Area D Gas Tax (Community Works) for \$446,000 in total commitment of \$756,619.05 to complete renovations to the Centre.

The cost for the repairs and capital upgrades to the KLCC is estimated at \$356,500, leaving approximately \$300,000 plus contingency to put into any future identified priority upgrades to the facility.

### **ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

### **STRATEGIC PLAN RELEVANCE:**

- Asset and Infrastructure Management
- Undertake Condition Assessments for all PRRD Owned Assets

### **FINANCIAL CONSIDERATION(S):**

The total amount of funding allocated was \$765,000, of which there is \$756,619.05 remaining. Of this amount, \$319,000 was allotted from Area D Peace River Agreement and a further \$446,000 was committed from Gas Tax (Community Works).

<b>Funding Source</b>	<b>Amount Allocated</b>	<b>Amount Spent</b>	<b>Amount Remaining</b>
Peace River Agreement - Area D	\$319,000	\$8,380.95 (PCA 2024)	\$310,619.05
Gas Tax (Community Works)	\$446,000	\$0	\$446,000

### **COMMUNICATIONS CONSIDERATION(S):**

The Community Centre Society will be informed of the maintenance and capital repair project and timeline to complete these works. Staff will provide the Community advance notification of the closure of the facility.

### **OTHER CONSIDERATION(S):**

In 2010, the Province transferred title of the property to the PRRD with the stipulation that it be used for "community recreation purposes."

In 2019, the PRRD completed a comprehensive Facility Condition Assessment, which outlined the current condition of the facility, and provided a prioritized list/costs of necessary repairs, upgrades, and studies. At the same time, a design study was undertaken, which resulted in two options for upgrading the Centre to better suit the current and anticipated uses of the facility. Both studies were completed with the intention of applying for grant funding for upgrades. In 2020, a hazardous materials assessment was completed at the KLCC with the intention of understanding the potential costs of remediation of any hazardous materials during the proposed renovation.