

LCA Hall Building Committee

Current members: Bruce Grant, Jenny Vester, Daniel Jacobs, Jodi Ayers,
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The Hall Building Committee (HBC) was formed to assess the current condition of the existing community hall and aggregate proposed upgrades and changes, based on information gathered from user groups, and the community at large.

The HBC has drafted the following as a guide for how to proceed with any changes/upgrades made to the hall.

The HBC is seeking support from the membership (vote) for endorsement of this strategic plan template.

If endorsement is given, the HBC would be intact throughout the (likely) multi year endeavor, helping to coordinate and facilitate the process.

Strategic Plan

Phase 1

Establish baseline

Creation of professionally drafted illustration of existing hall and structural skirting upgrades (bolting the hall to the foundations) that meet code requirements.

Identify and document a comprehensive list of areas of concern throughout the entire existing structure. Eg. back porch, surrounding decks, leaking roof, kitchen electrical etc. (already in progress)

Phase 2

Upgrade Proposals

The main proposals include;

1. **Structural skirting** (anchoring hall floor girders to the concrete foundations)
2. **upgrading or moving the existing kitchen** (to the northwest corner)
3. **expanding/improving the stage** (in current location)
4. **expanding/improving meeting room** (in current location)

Design

Design resources – Ayrie Cunliffe (retired architect and engineer), Ian Rusconi (acoustics), HBC, professional engineer and draftsman, recommendations from Hall Kitchen Committee, input from hall user groups, local builders/contractors and community at large.

Existing documentation from community meetings and working groups are included in this process.

Create a **priorities game-plan** (beginning with the structural skirting then the Kitchen) and addressing existing concerns within the hall.

Phase 3

Estimate

With a comprehensive and completed proposed design, we can enlist multiple experienced local builders/contractors to provide/collaborate on an informed estimate. Estimate will include breakdown of construction phases, materials, labour, and service costs.

This phase will also include; gauging public support and feedback for the proposed plan, pledges of money, materials, services, and grant opportunities.

Pledges

Pledges are vital component of any substantial modifications/renovations to the existing hall.

Documented community support and committed pledges of time, money, materials, labour and services are essential for:

- establishing a **community project support network**
(a list of community members who have expressed interest in being an active/invested part in the hall projects)
- deciding whether or not a project/modification is viable to undergo with the proposed timeline and plan.
- hedging our probability for success in the grant application process

Grants

With a total cost estimate and documented community support, we can then identify and explore appropriate qualifying grant opportunities.

We recommend that in collaboration with the HBC, a qualified and experienced community member or members write the grant applications. These grant opportunities may include but are not limited to; gaming funds, infrastructure grants, community works, rural and northern community grants etc.

Other Contributions

Encouraging islander ingenuity; sourcing of used and re-purposed/up-cycled equipment and supplies is welcomed.

A percentage or portion of funds can be allocated towards aesthetic/artistic enhancement of the hall. We have so many skilled and artistic people in our community and the hall can be a place where that is reflected more.

Communication

Transparent, pro active and ongoing communication with LCA members, user groups, contractors and community at large during the hall upgrade process.

Specific communication with user groups/event organizers that may be affected by the renovation timeline will be consulted and accommodated as much as possible

Phase 4

Implementation of proposed hall upgrades

Structural skirting would be the first stage prior to any other additions or modifications to the main structure of the hall.

Next stage would be the kitchen, followed by the stage or meeting room.

Priorities game-plan is subject to change based on findings from the HBC process which include but are not limited to; community support, design and estimate results, user group feedback and secured funding.

Summary

The HBC's primary motive is to see that any upgrades/modification that happen at the hall are designed, planned and managed well. That the multi phase separate projects are within our realistic scope, based on needs/wants from the community, and are realistically achievable in an open, documented, accountable and inclusive process.

Basically if we're going to make changes to the hall, lets do it the best we can and not get in over our heads resulting in community burnout.

That is the core purpose of this strategic plan.

Additional Notes

Since last year's AGM, where a vote was taken to endorse a structural skirting of the main hall, we have had an independent report produced by a retired building inspector, Dick Stubbs, who now works as a consultant for architects, homeowners and commercial projects. He did this free of charge. The report helped us clarify the scope of some of the proposed changes ie. structural integrity issues that could have led to costly engineering, whether or not the building could be used as a muster station, and what the liability issues are for a public building. Many of the issues in the report addressed concerns that had been brought up during public viewing of the proposed plans that had been brought forward by a previous hall committee. Another recommendation of Dick Stubbs was to have a drafted plan of the Hall that could be used in coming years to guide planning and design.

As recommended, we have engaged a draftsman, Gord Waters, and are in the process of supplying him with detailed measurements of the entire existing building. We also discovered, when measuring the foundation, that the building is not attached to the foundation. The next step will be to get an engineered plan for attaching the building to its foundation and applying for grant funding.

This year the committee and executive are looking for support for the addition of a new kitchen. Ayrie Cunliffe has agreed to be our architect, free of charge, and will work with a couple of community members who have had commercial kitchen experience. Ayrie confirmed that the drafted plan would be an asset.

Two years ago the Hall building committee, piggybacking on a committee that had originated three years previously and had generated a list of desired upgrades and designs, was asked to do a pros and cons of the provided plans and seek public support. We started to meet with the community to discuss the pros and cons of the designs and discovered at our third meeting, with Ayrie's help, that this process is too subjective. There were also large questions concerning structural issues that would have needed professional engineering. We did however continue with public meetings, six in all, and talks with Hall users. This generated a list of concerns. (Separate list) It was at these meetings that it was determined that the first and most needed upgrade is a new kitchen.

The committee, taking into account everything that was heard, has come up with the Strategic Plan that was detailed above.

User Groups

Fall fair, Craft fair, Arts fest, Rock Show, social, volleyball, Marimba, juggling, meetings, bread and jam, Tsk Tsk, Costume Ball, Contact Improv , kids, library, yoga tai chi, boot camp, archive room, comedy show, lip sync, everyone else doing anything else they do at the hall.