

FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Ray Cousineau, Facilities Supervisor
Date of Meeting:	10 April 2018
Subject:	DEV 15-2018 Town Hall Auditorium Balcony Raking Renovation Plan

PURPOSE

The following report is to be presented as supplemental information for Council when deliberating the request from the St. Marys Community Players for funding to make upgrades to the Town Hall Auditorium balcony. The report is to help Council establish whether the Town should cost-share a balcony raking renovation as requested by St Marys Community Players and whether the project should proceed.

RECOMMENDATION

THAT DEV 15-2018 Town Hall Auditorium Balcony Raking Renovation Plan be received, and
THAT Council approves the proposed Town Hall Auditorium Balcony Raking Renovation Plan; and
THAT the Town pay 50% to a maximum of \$3,000 for the balcony renovation to be funded by an approved variance to the Facilities 2018 Operating Budget.

BACKGROUND

When the auditorium stage was renovated and extended towards the balcony, it resulted in the front 4 or 5 feet of the stage being blocked or obscured by the hand rail in the balcony. The installation of the new seating in 2016 did not take this into consideration and the blocked and obscured views still exist.

REPORT

Staff have had discussions with the St Marys Community Players on what they would like to see changed in the balcony area of the Auditorium. The current raking of the seats in the balcony offers poor sightlines as the seats are generally too low to get a proper view of the stage area.

The most practical solution is to increase the height of the raking by approximately seven (7) inches at each level. In this approach the 2nd top row needs to be raised an additional two (2) inches (for a total of nine (9) inches) and the top row needs to be raised an additional four (4) inches (for a total of eleven (11) inches) from the existing floor. This would raise patrons' sight lines to the point where the front of the stage would be visible.

After review, the Building Department determined that engineered drawings would be required to ensure the floor joists and structure would be able to hold the additional weight. An engineering firm was contacted and supplied a quote on performing the required work.

SUMMARY

Staff feels that this would make the viewing of a performance a better experience for patrons. This renovation would enhance the Auditorium's rent-ability for future groups wishing to have a performance.

Approving and cost-sharing this project is supported by tactics in Council's strategic plan to make investments in performance space and create a cultural experience in the downtown.

Staff recommends that the Town pay 50% to a maximum of \$3,000 for this project as there are benefits to both parties.

FINANCIAL IMPLICATIONS

Engineering Fees	\$1,980.00
Building Permit	\$138.00
Construction Costs	\$3,500.00
Contingency fund (10%)	\$560.00
Total Project Cost	<u>\$6,178.10</u>

This project was not planned in the regular maintenance plan for the Town Hall when preparing the 2018 budget. The Facilities department carries a \$90,000 annual allocation to fund unplanned repairs and maintenance. If approved, this annual reserve allocation can be used to fund the Town's share of the costs.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
- Pillar #4 Culture and Recreation and Pillar #5 Economic Development
 - Outcome: Downtown revitalization plan
 - Tactic(s):
 - Promote local theatre and arts in the core by making an investment in space and programming.
 - Create the winning conditions to attract cultural/commercial enterprises into the core.

OTHERS CONSULTED

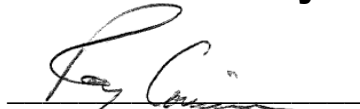
BM Ross Engineering
JSB Construction
Jason Silcox, Building Inspector
Brent Kittmer, CAO / Clerk

ATTACHMENTS

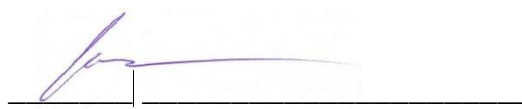
None. See St. Marys Community Players delegation material for further information.

REVIEWED BY

Recommended by the Department

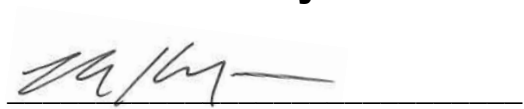


Ray Cousineau
Facilities Supervisor.



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
CAO / Clerk