

HCL AGM 2018

Highlands Facilities Renewal Committee (HFRC) UPDATE to the Community

Submitted by: Susan Petrina, HFRC Chair

First, an **enormous** THANK YOU to all community members who currently serve on the HFRC and have contributed to the project as subcommittee members over this past year. All committee members are volunteers, and have contributed countless hours and ideas to making this long-time community vision a reality.

Current HFRC membership team: **Audrey Hayward, Allan Mayer, Ann Parker, Nykie Starr, Bruce Moffatt, Debbie Trinier, Ron Marko, Marilyn Wood, Barb Spencer (Highlands Lawn Bowling Club)**

Outgoing contributors: **Jerad Cox, Ann Coffin, Nichole Quiring, Dwayne Wilson**

HFRC Accomplishments: What's been done this past year

- Spring 2017, HFRC issued a public call for Expressions of Interest from local architects and designers.
- Recruitment Selection Subcommittee (RSS) was formed and comprised of 5 members which included representatives from the HFRC and community subject matter experts with experience in project management, engineering and construction.
- Out of 7 responses received, RSS members evaluated and shortlisted 4 candidates who were then invited to respond to a Request for Proposals (RFP) competition.
- RSS and HFRC reviewed proposals and interviewed each team and Dub Architects Ltd was ultimately recommended to work with on the Highlands new building and site revitalization project.
- September 2017, HCL board accepted HFRC's recommendation and awarded the contract to Dub Architects and approved the expenditure of up to \$99,500 to complete key elements of Phase 1 of the project.
- **Phase 1 included:** engagement session between architect and facility users/groups to discuss functional use of space and the needs of users; 2 community open houses (Nov 21 and Feb 20); 2 on-line surveys to collect additional feedback; and several revised concept drawings.
- Key design and project goals include: a one-level building that seniors and persons with physical mobility challenges can navigate easily, high energy efficiency with passive and active solar systems, and a facility and site that serve as a welcoming, active community hub that is easily maintained.
- High-level concept drawings were an important outcome and project milestone to begin to capture community vision and nurture inspiration
- Drawings also assist the community and HCL board to further refine project details, and are necessary to include with grant applications.

- In spring 2018, initial technical work was undertaken and included a site survey, preliminary conversation with EPCOR (re: existing service and transformer size) and geotechnical tests.
- **Site Survey** (completed by Hamilton & Olsen Surveys): The site survey occurred after Feb 20 open house and warranted revisions to the master site plan. Notably, the site is smaller and the shape more square than rectangular.
- **Geotechnical tests** (completed by Shelby Engineering):
 - o Some long-time community residents have expressed concern re: an alleged 'sinkhole' that appeared on the site in the tennis court area circa 1980s. City of Edmonton has no record of this occurring, nor any site remediation being done.
 - o In short: The report shows no major concerns that would negatively impact current building and site design drawings
 - o Shelby Engineering conducted site tests in March. Seven (7) test holes were drilled extending to depths ranging from 2.3m to 8.85m below existing grade. Due to restricted access, tests were not done directly on tennis courts but adjacent to.
 - o Shelby made specific recommendations re: the design of building foundations, grade supported concrete floor slabs and asphalt pavement areas.
 - o Dub evaluated the report and concluded the findings are sufficient and no additional tests are required at this point in time.
 - o City of Edmonton (M. Kuntz) also reviewed the report and confirmed there was "nothing surprising or alarming" in the findings; results are similar to much of what is found on other Edmonton sites:

- “In the locations tested, there is no indication that a sink hole is imminent or likely - no voids and no unusual groundwater conditions. Like Dub, I'm not concerned that the tennis court location wasn't sampled since you're not proposing to put a structure (building) in that location (where the anecdotal reports of a former sinkhole were pointing at).”
- “This report serves you well to mitigate the risk surrounding that alleged sink hole (“alleged” as there doesn't seem to be a record of the location, dimensions, depth, possible cause, or repair/remediation conducted on said sink hole).”
- Shelby has advised that given the test results and the size of the site, another hole would not affect their recommendations.
- It is Dub's position the additional hole is not needed and the report findings are sufficient. Their structural engineer also reviewed the report and noted no further geotechnical information is required at this time.
- Per routine, additional assessment of the site soils will be done during construction.

Next Steps: Project Goals and Fundraising - We need your help!

- HFRC will continue to consult with the community to refine site and facility designs and to assess ways to reduce project scope to meet the proposed project budget of \$1.7-2.5M.
- In March, we submitted 2 grant proposals to the City of Edmonton totalling \$425,000
- Later this fall we will submit one to the Province of Alberta for \$1M.
- It is anticipated HCL will be able to contribute \$240,000+ to the project based on casino funds (current and projected future earnings).
- Over the next year, HFRC will apply for grant opportunities that will address specific project needs/elements, such as: programming for seniors/children, accessibility, sustainability/energy conservation initiatives, local food growing etc.

The City of Edmonton mandates that all dollars for community league building projects must be accounted for before any construction or demolition can take place. Therefore, HFRC continues to explore other grant opportunities and fundraising initiatives to meet the required project budget.

While it may seem daunting, in order to build the best facility possible we aim to raise \$300,000+ in private, corporate and in-kind donations. Other communities have done this—it's been a challenge, but they persisted.

Highlanders can help by identifying potential sponsors and fundraising activities -- we welcome your ideas and input! We will also work with HCL's groups and clubs to find ways they can support the project through their own fundraising activities.

The committee will also continue to work closely with the City of Edmonton and explore partnerships with other community groups to strengthen project viability, including coordination with Highlands School modernization and the City of Edmonton's Neighbourhood Renewal project. Building strong community support over the next year will be critical to ensuring the project moves forward to the next phase that includes having a new community centre built in 2021, when HCL celebrates its 100th anniversary.