



To: Council
From: Kevin Amelotte – Director of Parks and Recreation
Date of Meeting: June 28, 2023
Subject: Expression of Interest Assessment and Future Options for the Raisin River Heritage Centre.

Recommendation:

That Council accepts the Final Assessment Report for the Expression of Interest issued for the Raisin River Heritage Centre, prepared by TCI Management Consultants, and further, directs staff to research and prepare tender documents for the future demolition of the facility.

Executive Summary:

As part of the 2023 budget, Council directed staff to work with consultants to prepare and issue a Request for Expression of Interest (EOI) tender. The EOI was an opportunity for any/all interested proponents to submit a business plan for the possible re-use or relocation of the facility from April 11, 2023, to May 19, 2023. The EOI was advertised locally, nationally (Globe and Mail), on Township social media platforms, and posted on the public tender advertisement site Biddingo. The tender specifically outlined that the Township was prepared to negotiate with any reasonable proponent, including potential proposals that might request financial assistance from the Municipality to complete part of construction or relocation costs.

Following the deadline for submissions of the EOI, TCI Management Consultants provided the Township with the Raisin River Heritage Centre Final Assessment report (see attached). The report indicated that a total of five (5) proponents were provided the tender documents, unfortunately this only resulted in one incomplete submission which failed to meet the specifications outlined in the tender document, nor did the submission show any clear proposal for the re-use or relocation of the facility.

The extensive effort to attract a viable solution from a private or public proponent has resulted in unfavorable results. It is now the recommendation of TCI Management Consultants and staff that the Township move forward with the research and development of tender specification for the future demolition of the Raisin River Heritage Centre.

Background:

The Raisin River Heritage Centre, currently owned by the Township, is an approximately 12,000 sq. ft. structure located adjacent to the St. Andrews Catholic School in St. Andrews West. A 2017 Building Condition Assessment highlighted a significant amount of health and safety concerns, as a result the

facility has been closed to the public since this time and has been part of an extensive research project that has included.

- 2016 - Designated Substance Report
- 2017 – Building Condition Assessment
- 2018 – Meetings with the School Board (CDSBEO)
- 2018 – Demolition Quotes
- 2019 – Public Consultation Meeting and Survey
- 2020 – Sale of the Property Options (Environmental Assessment)
- 2020 – Architectural Analysis Report for Renovating the Facility
- 2020 – Updated Demolition Quote
- 2021 – Notice of Intention to Repeal Heritage Designation By-Law
- 2022 – Ontario Land Tribunal and Report
- 2022 – Council Repeals Heritage Designation By-Law
- 2023 – Request for Expression of Interest

More details background information, timelines, and past Council reports are part of a dedicated page on the Township website and is available for public viewing by clicking the following link;

www.southstormont.ca/heritagecentre

The Township has created a reserve fund for this project and a budget was previously started to contribute towards the assistance of a renovation project or demolition.

Alignment with Community Strategic Plan:

Goal 1: Corporate Capacity

Objective 5.5: Health and Education

Risk and Asset Management Considerations:

The building is landlocked by the property owned by the CDSBEO and Township only owns 5’ around the perimeter of the building with access by way of an easement.

The condition of the facility has continued to diminish and health and safety of Township staff, along with the staff and children who attend the school remain the primary concern. With no identified re-use or relocation of the facility, it is the opinion of staff that continuing to maintain this asset is no longer a viable solution.

Options:

1. That Council accepts the Final Assessment Report for the Expression of Interest issued for the Raisin River Heritage Centre by TCI Management Consultants, furthermore, directs staff to research and prepare tender documents for the future demolition of the facility.

2. Council accepts the Final Assessment Report for the Expression of Interest issued for the Raisin River Heritage Centre by TCI Management Consultants, furthermore, directs staff to issue an extension on the Expression of Interest with hope of finding a proponent with a proper business plan.
3. Other.

Financial Impact:

At this time the cost to research and produce tender documents for the future demolition of the facility are unknown, however it is likely that professional engineering services will be required.

Others Consulted:

- TCI Management Consultants
- Township Staff