

The Corporation of the City of Kawartha Lakes

Council Report

Report Number CS2018-010

Date: June 5, 2018

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: Wards 7 & 13

Subject: Emergency Repairs to Murphy Barn (Settler's Village, Bobcaygeon)

Author Name and Title: Craig Shanks, Director of Community Services

Recommendation(s):

RESOLVED THAT Report CS2018-010 **Emergency Repairs to Murphy Barn (Settler's Village, Bobcaygeon)**, be received; and,

THAT the emergency repairs to the Murphy Barn at Kawartha's Settler's Village be funded to a maximum amount of \$156,200.00 from the Contingency Reserve Fund; and,

THAT a Change Order to the current Purchasing Orders to Terraspec Engineering and Woodrow Contracting to perform design of Phase 1 repair and construction work at the Murphy Barn be approved to an upset limit of \$156,200. entered into for this amount.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The Kawartha Arts and Heritage Society leases and manages the Settler's Village property in Bobcaygeon as a Museum, Cultural and Heritage site within the City of Kawartha Lakes (Appendix A). The property itself is owned by the City of Kawartha Lakes, as is the Murphy Barn. All other buildings on the site are owned by the Kawartha Arts and Heritage Society. This is one of the major attractions in the Kawartha Lakes and draws thousands of visitors per year while also hosting numerous local events. The property has been highlighted in many successful larger scale events such as Doors Open and Communities in Blooms. The use of the Murphy Barn, a 1900's era barn facility, as a museum display area and special events assembly area for the Society acts as their largest revenue generator. Such special events are, but not limited to; weddings, Jack and Jill's, Festivals, etc. The largest event and biggest fundraiser for the Society is the annual Festival of Trees held every Christmas season. The Society has invested funds (external grant funds and their own funds) previously in the Murphy Barn to enhance the facility for use. Without the use of the facility for these events and the funds they raise the Society would not be able to continue to operate the Settler's Village property.

In late 2016 a concern was raised regarding the use of the facility for various events and whether or not the Murphy Barn was zoned accordingly and met with the respective Building and Fire Codes. A review was undertaken with the Society and the various required City Departments and it was determined that the Murphy Barn did in fact meet zoning requirements but some work was required from a structural and fire standpoint to bring the facility to code for current use. At the time of discovery (post 2017 City Budget approval) the anticipated repairs were relatively minor and the plan was to address and complete the required work through the 2018 Community Services Special Projects Operating Fund. This work began in late April of 2018, however upon initiation of the work, a larger structural concern was found which the current budget would not allow for and to a level which required a report to Council and approval of funds.

This report addresses the emergency structural integrity concerns of the Murphy Barn to allow for the scheduled events to continue for the 2018 season and to allow for the facility to be repaired for future years and seasons.

Rationale:

The original proposed work was minor in scope and dealt with fire exit and signage items as well as minor structural concerns with support beams, posts and lintels. As stated the concept was to conduct the work through approved Special Projects funding. This work was to be conducted in the Spring of 2018 prior to the Settler's Village 2018 season beginning to allow for no impact on their ability to host events. Work to the lintels and beams were completed in May of 2018. However, when the work on the support posts was set to initiate a larger

structural concern was raised, highlighting an immediate need for work as the facility was deemed to have lost its structural integrity. This is due to post rot and deterioration, floor stabilization, ground water levels, rooftop stabilization and foundation concerns.

The completed work consists of \$63,000.00 for administrative work (meetings, inspections and plans), lintel work, beam work and initial construction operations for foundations. As stated this was funded through the 2018 Community Services Operations Budget funded by Council.

The new required work will be phased into 2 parts and listed as follows;

Phase 1 - 2018 Murphy Barn Emergency Work

Work	Cost
Terraspec Engineering - Re-Design/On-site Engineering	\$22,000
Woodrow Contracting – Foundation up-grades, sub-surface drainage system, support columns, main floor structural improvements, stairway closure, rafter cabling	\$120,000
Contingency - 10%	\$14,200
Total	\$156,200

Phase 2 - 2019 Murphy Barn Capital Budget Estimate Request (to be considered as part of the 2019 Budget)

Work	Cost
Terraspec Engineering/ Woodrow Contracting – Structural Design/On-site Engineering, structural improvements for main floor and roof to ensure assembly usages are permitted based on load, snow load, freezing, etc.	\$273,000

Work	Cost
Contingency - 10%	\$27,300
Total	\$300,300

The work has been phased as the Phase 2 component cannot be completed prior to the 2018 season. This phasing will allow for the facility to be brought to code for the 2018 summer season and structural needs while allowing for the winter requirements to be budgeted for and scheduled through the 2019 Budget cycle and completed prior to the Settler's Village 2019 season. It also allows the City better budget for required works and not have to fund through contingency for the entire requirements. It should also be noted that the completed work and the Phase 1 work are items that must be completed for overall code needs. There is no funding spent or being proposed to be spent that will not be used in the final project or have a need for changing/removal. Finally, Terraspec and Woodrow have committed to achieving the intended target dates that if approved at this time the work can be completed to allow for the 2018 season to take place uninterrupted.

Other Alternatives Considered:

The City has reviewed various options with the Kawartha Arts and Heritage Society. This included use of other City facilities (Bobcaygeon/Verulam Community Centre) and the rental of an outdoor tent structure to host their 2018 summer season events.

While the current rental schedule of the Community Centre would allow for some of the scheduled Settler's Village events to re-locate, it would not allow for the re-location of all scheduled events. As well, for those dates which are open for re-location, the actual facility does not meet the intent of the scheduled event (ie. Farm theme, country theme, etc.).

The Society has also investigated the use and rental of an outdoor tent facility for their summer season events. The cost of such a rental (approximately \$3,000/event), the size of the tent and location on the Settler's Village grounds that it would need to be placed on again make it not a sufficient alternative. The cost for renting such a tent would be extreme and would not solve the long-term structural concerns of the Murphy Barn which need to be addressed for future use. The Society has rented a tent for some on the events scheduled at the beginning of the season so that they can continue with little impact while allowing the required work to take place to bring the Murphy Barn to code.

Council could choose not to fund this project but staff are recommending against such action. This is due to the inadequacies of the other alternatives which would cause the 2018 events to be cancelled and all future such events not to be able to be booked. As this is the Kawartha Arts and Heritage Society's greatest and primary source of revenue for operating and managing Settler's Village, the Society would not be able to function moving forward and would cease operations thereby putting an end to an extremely valuable and important cultural asset within the City of Kawartha Lakes.

Financial/Operation Impacts:

The proposed work will have a 2018 budget impact of \$156,400.00 to be funded from the Contingency Reserve. The Contingency Reserve will have a remaining balance of \$1,524,566.22 after this transfer.

It should be noted that this will be considered Phase 1 of this work and will allow the scheduled 2018 events to take place in the Murphy Barn this summer. Staff will propose a Phase 2 budget of approximately \$300,000.00 for deliberation in the 2019 Capital Budget. This Phase would complete the necessary work to bring the Murphy Barn completely up to code for the style of uses it hosts and make the facility safe for public assemblies and events.

Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:

This report meets with the City's Strategic Plan in a number of ways. Specifically Goals 1 and 2 to allow for the support of community volunteer agencies, efficient use of City facilities and strategic investment in our assets to ensure their long-term viability:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life

Link to Strategic Plan

<https://www.kawarthalakes.ca/en/municipal-services/resources/Documents/City-of-Kawartha-Lakes-2016-2019-Strategic-Plan.pdf>

Review of Accessibility Implications of Any Development or Policy:

The current and proposed work will allow the facility to meet code (Building and Fire) to allow it to continue to be used for both museum display style functions and assembly area special event functions.

Consultations:

Terraspec Engineering
Woodrow Contracting
Mayor
Councillors Seymour-Fagan and Junkin
Corporate Services Department
Fire Department
Building Division
CAO
Kawartha Arts and Heritage Society (Kawartha Settler's Village)

Attachments:

Appendix A – Kawartha Region Arts and Heritage Society Agreement



CS2018-010
Appendix A.pdf

Department Head E-Mail: cshanks@kawarthalakes.ca

Department Head: Craig Shanks, Director

Department File: