



Oliver Community League Hall Status Info Session

Presented by Oliver Community League
Hall Redevelopment Director, Blaine Kovacic

Why this Hall Status Meeting?

- To inform our league and community members of the current hall status
- To answer any questions members may have
- To gain input from our league members
- To inform of long-term vision for league hall
- To inform of current plans for league hall

Background

- Hall Redevelopment Committee struck early 2016
- Tasked with assessing status of hall
- Fall 2016 - Hazardous Materials Assessment & Building Condition Assessments (BCA) completed
- October 2010 - BCA completed by the EFCL; the exterior was deemed marginal in 2010 and recommended repair/replacement of the stucco, windows and doors.

2016 Assessments Indicated:

- Hazardous Material Assessment
 - Asbestos-containing exterior stucco
 - Asbestos-containing interior drywall joint compound
 - Lead-containing exterior paint on window frames
- BCA
 - Exterior stucco and windows repair or replacement
 - Correct plumbing deficiencies
 - Update electrical components (Ext and Interior)

Construction 2017 Project:

- RFP process
- Awarded to Bould Construction
- Plan was to remove exterior stucco, abate asbestos, re-side building, replace windows and doors
- Removal of siding (along with asbestos abatement) completed
- Unforeseen problems with wood rot on all walls, most prominently on North, East, and West walls

Photos of Hall Exterior Walls

North wall



West Wall



Options Moving Forward

Repair Current Hall:

- Quickest solution.
- Hall would be accessible and useable again by Winter 2017.
- Costs around \$150,000, pending unknown foundation extra costs; total costs around \$350,000 (conservative)
- Costs could be higher than expected if more problems are discovered and the repair would have to satisfy current building code.

Options Moving Forward

Repair Current Hall:

- Other outstanding repairs of a back-flow valve, electrical fixes, and roof replacement required in the short term.
- Significant additional repairs could include: insulating walls (none present on east wall); repairing soffits and venting; possible foundation repairs.
- Keeping in mind the hall is about 80 years old, following the repair of the current issues, the hall is expected to gain approximately 10 years in life before another major maintenance item is to be expected.

Options Moving Forward

Demolish Current Hall & Build New:

- Funds would be spent on a new build
- Public engagement would assess the community's needs.
- A new build would be modern and possibly lead to partnerships and extra programming.
- A new build could lead to more recreation opportunities in Oliver.
- Given the current state of the hall, the structural engineer recommended demolition



Community Group Led Construction Projects: Roadmap

Are you a community group?

Are you trying to update, renovate or develop an amenity?

Is your project on City of Edmonton space; defined by a lease, license or agreement and requires City of Edmonton approval to make changes to the space?

USE THE COMMUNITY GROUP LED CONSTRUCTION PROJECTS GUIDE





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Questions?

Oliver

community league