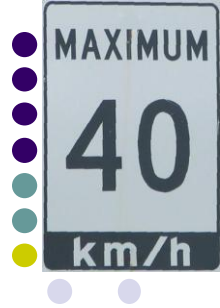


# 25 Esquimault

- Rest In Peace
- Move out date Nov 1<sup>st</sup>

Review:

- Last Years Position
- This years Positon





**Qualicum Graham Park  
25 Esquimault Avenue**

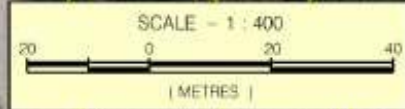
Unstructured  
Play

Soccer  
Field

Parking  
Building

Active  
Play Area

Residential  
Development  
Potential



**Ottawa** INFRASTRUCTURE SERVICES  
DEPARTMENT  
SURVEYS & MAPPING UNIT

PROJECT : GRAHAM PARK	
PHOTOGRAPHY : SPRING, 2007	COMPUTER NO. 12261
C.A.D. BY : M.P. GALLAGHER	MS NO. 12261-BE.DGH
CHECKED BY : B. LYNCH	DRAWING NO.
PEN TABLE : NONE	DATE : 2009/07/29



# REQUEST FOR PROPOSALS



RFP must include following components:

1. Commitment to Construct New Community Centre (completion in 2010)
2. Demolition of existing building and Site Remediation (occurs post construction of new community centre)
3. Redevelopment of remnant parcel subject to submission of concept plan and building elevation sketches demonstrating proposed use, location and massing of buildings and site access. Proposal should reflect redevelopment criteria established through community consultation process. (occurs post demolition and site remediation)
4. Compliance with timelines for above-noted tasks including planning approvals

# NEXT STEPS...

- Consolidate comments from tonight's meeting
- Report to Council in December 2009 with recommendations to solicit Request for Proposal (RFP) that reflects redevelopment criteria established through community consultation process
- Issue RFP January 2010
- Report to Council by April 2010 for approval of preferred proposal



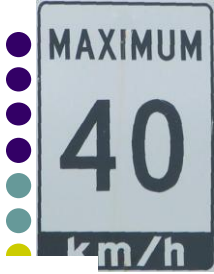




# The proposal

- Design, Tendering and construction of 3200 sq ft CC to take 9 to 12 months .. Move in date Sept 2011
- Removal of designated substances and demolishing of existing building 4-6 months
- Remediation will take 2-4 months
- Monitoring will take place 3 months after remediation for 6 months.
- On-site sorting of material before disposal

# Financial constraints



<b>Table 1</b>	<b>Acquisition &amp; Redevelopment</b>
Acquisition Cost (3.5 acres)	\$ 2,500,000.00
Demolition Cost (bldg is 30,900 sq.ft.)	\$ 650,000.00
Remediation Costs	\$ 600,000.00
Temporary relocation of community building facilities	\$ 55,000.00
*Construction of New Community Building (3,000 sq.ft.)	\$ 1,000,000.00
Restore property tax base	(\$ 575,000.00)
**Potential Resale Value (3.0 acres)	(\$2,000,000.00)
Outstanding payment of rent	\$ 126,000.00
<b>TOTAL NET COST</b>	<b>\$2,356,000.00</b>

1 Million dollar New CC to be debt financed and not dependent on resale of residual land



# Timeline

- Public meeting held Aug 5<sup>th</sup>
- Council approval Aug 25<sup>th</sup>
- Relocated community activities by Nov 1
- Design of new CC by Nov 30<sup>th</sup>
- Tender for new building construction Feb 1 2011
- Commence construction of new building April 2011
- Demolition of existing building complete by May 1 2011



# Timeline

- Environmental Remediation by Aug 1<sup>st</sup> 2011
- CC occupy Sept 1 2011
- Environmental Monitoring Nov through May 2012
- Record of Site Condition submission June 2012
- Sale process of 3 acre parcel Sept 2012



# Risks

- New council terminates debt financed community centre utilizes all resale money to recoup costs of 25 Esquimault acquisition.
- Mayoral Candidate Jim Watson “My priority if I am fortunate enough to be elected Mayor will be to ensure that tax increases do not exceed 2.5%. All projects must be considered in light of this commitment. The Graham Park Community Building is certainly an excellent project, and is something that I would be happy to assist you with once it can be determined where the money to support it will come from.”
- Input from other candidates still waiting feedback



# Programs: who goes where?

- Nov 1 programs moved to Nepean Visual Arts Centre
- After school which moves to Grant Alternative school, School buses to be re-routed (to be confirmed by Nancy)
- Playgroup target to move to St. John's Church on baseline.