

Ministik School Facility**Report Purpose**

To update Council with the current status of discussions with the Community Committee for the future uses of the Ministik School Building.

Recommendation

THAT by the third quarter of 2020, Administration prepare a capital budget amendment for Council's consideration to approve the funds and source of funding required for the demolition of the Ministik School building.

Our Prioritized Strategic Goals

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 6 - Provide facilities and services that are available and accessible to residents

Goal 8 - Foster an environment for safe communities

Report

The Elk Island Public School decommissioned the Ministik School building and planned for its demolition in 2018/19. This raised a concern with several local community residents who formed a committee to try and find future uses for the facility.

Council requested Administration to purchase and assume responsibility for the school building to provide time for the community committee to develop a formal business case to support how they could assume responsibility for the facility and commence providing services from the building.

Committee representatives have met with the Strathcona County Administration to discuss their plans and have had further discussions with the area councillor on the viability of commencing operations from this facility.

To help inform the community group of the true costs to restore the school, Facility Services completed a formal property condition assessment with an independent consulting firm to confirm the property condition and estimate its restoration or demolition costs. From their findings the class "D" (+/- 25%) estimated costs are as follows;

- Restore and bring to current building code: \$2,050,000 to \$2,495,000
- To create "Like New" condition: \$2,560,000 to \$3,235,000
- To demolish the facility: \$380,000 to \$597,000

Once the facility has been restored to a safe and functional condition, the estimated annual operating costs for the maintenance, utilities and routine lifecycle renewal costs is estimated at \$75,000 - \$100,000 per year.

With review of the cost to renew and support the upkeep of the building, it is unlikely the community group will be able to operate the facility without significant support from the County.

The building continues to sit vacant and will continue to deteriorate as maintenance on the facility is kept to a minimum. Facility Services continues to pay for heat and power for this site while waiting for a decision to be made as to the future of the facility.

The building is experiencing other costs related to its age and current condition. In January 2020, the septic lines froze due to lack of use causing a sewage backup into the building created by the building sump pumps discharging ground water through the septic system. Other future failures of equipment are anticipated.

The facility is currently a security, reputational and risk to Occupier's Liability Act for the County. As a vacant facility it will attract vandals and create an increased risk of injuries occurring within the building.

Administration has not been able to identify any needs that this facility would be able support and therefore Administration has determined this facility is currently surplus to its needs.

Administration is recommending that the building be demolished. As part of the demolition, the parking area can be improved and would continue to support the use of the playground as it is today.

If approved by Council, Administration will bring back a capital budget amendment for the funds required to demolish the facility and restore the site for parking for the playground area.

Council and Committee History

Nov. 27, 2018	Council approved that Administration negotiate the purchase of Ministik School with Elk Island Public Schools, and that Administration prepare a report on the estimated maintenance and costs required and any resulting proposed budget amendments; and that the Ward Councillor meet with community representatives to discuss next steps.
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Other Impacts

Policy: Fin-001-027 Tangible Capital Assets

Legislative/Legal: n/a

Interdepartmental: Planning and Development Services, Recreation, Parks and Culture, Procurement Services, Legislative and Legal Services.