

Fort Frances Senior Centre Board of Management

Re: Possible Relocation to the Fort Frances Daycare Building

Background

The Fort Frances Senior Centre, formerly named the Sister Kennedy Centre, was built in 1983 through funds from the Town, generous donations from the public, and on property donated by the Catholic Church. Since that time, the usage of the centre has grown significantly. So much so, that the Board has identified several issues with the current facility: 1) limited space means that it is difficult to run concurrent programming without disrupting another activity/group, 2) limited parking often requires a motion of council to waive calendar parking during large activities, and 3) the high ceiling in the main area is not conducive to good acoustics.

With the closure of the Fort Frances Daycare in the fall of 2019, and with the knowledge of the challenges at the current location, Town Council presented the Fort Frances Senior Centre Board of Management with the task of determining if the Daycare could better meet the needs of the growing senior population as well as the future needs of the organization.

The Board of Management then struck an Ad Hoc Building Committee for the purpose of gathering information and assessing the feasibility of relocating to the Daycare property. Also in attendance at the Building Committee Meetings, for informational purposes, were Travis Rob - Division Manager of Operations and Facilities, Ray Calder- Facilities Superintendent, and Aaron Bisson - Recreation and Culture Manager.

Methodology

The Building Committee eagerly took on the task, ensuring the following:

- that current and future participants, had input into the process;
- that an accurate estimate of any costs to renovate are obtained;
- that, when scoring/judging each location, that the same factors be considered and that each factor be scored based on it's level of importance;
- that the availability of grants for renovations were available; and
- that all options be considered in a manner that is open and transparent.

These tasks were accomplished by the following:

Current and Future Participants Have Input

- Survey - completed June 2019 at the Senior Fair
- Open House at Daycare - October 5, 2019
- Survey - completed by October 31st
- Open House at the Senior Centre - January 10, 2020

Multiple individual presentations during the Public Participation portion of our Board Agendas.

Accurate Costs Estimates are Obtained

Daycare Renovations:

Square Footage: 6184 sq. ft.

Estimate received from Ryan Mason Contracting: approximately ***\$500-\$600,000*** (interior only - no siding/windows/doors, expanding parking, or shop renovations)

Current Centre addition:

Square Footage: 5696 sq. ft.

Estimate from Travis Rob: 24x60 addition = ***\$280-360,000*** (total sq. ft. = 7136)
 30x60 addition = ***\$360-450,000*** (total sq. ft. = 7496)
 (does not include expanding parking lot or acoustic solution)

Selection and Weighting of Factors

Once the public input and cost estimates were gathered, the Building Committee of the Board met to determine Factors which were important to the process. They included:

- ✓ Location
- ✓ Operating Affordability
- ✓ Renovation Costs
- ✓ Indoor Space
- ✓ Outdoor Space
- ✓ Parking Space
- ✓ Structure Condition

Once the Factors were determined, each Building Committee member was asked to prioritize the factors (give them a weight) out of 100. The combined scores were then averaged and divided by 10 to produce a weighted score for each factor.

FACTOR	WEIGHT
Location	0.614
Operating Affordability	1.243
Renovation Costs	1.929
Indoor Space	2.500
Outdoor Space	0.714
Parking Space	1.286
Structure (incl. exterior finishes, roof and windows)	1.643

The final step in the Scoring process required each member of the Building Committee to score each factor for each location out of 10. The Daycare was scored, taking into consideration the proposed renovations. The Senior Centre was scored once in it's current state, and a second time taking into consideration a proposed addition/renovation.

BUILDING SELECTION TOOL

DAYCARE (with Renovations)

FACTOR	SCORE/10
Location	
Operating Affordability	
Renovation Costs	
Indoor Space	
Outdoor Space	
Parking Space	
Structure Condition	

SENIOR CENTRE (Current State)

FACTOR	SCORE/10
Location	
Operating Affordability	
Renovation Costs	
Indoor Space	
Outdoor Space	
Parking Space	
Structure Condition	

SENIOR CENTRE (With Renovations)

FACTOR	SCORE/10
Location	
Operating Affordability	
Renovation Costs	
Indoor Space	
Outdoor Space	
Parking Space	
Structure Condition	

Once again, the total scores were added together and then averaged. The total average score was then multiplied by the weighted amount for each factor. The final, total weighted scores revealed which location was chosen.

Results

FF SENIOR CENTRE (Current State)		SKC Curr	SKC Curr
FACTOR	WEIGHT	AVG TOTAL	WEIGHTED
Location	0.614	7.13	4.38
Operating Affordability	1.243	6.75	8.39
Renovation Costs	1.929	5.00	9.64
Indoor Space	2.500	4.25	10.63
Outdoor Space	0.714	3.88	2.77
Parking Space	1.286	4.00	5.14
Structure (incl. exterior finishes, roof and windows)	1.643	7.75	12.73
TOTAL WEIGHTED SCORE			53.68

FF SENIOR CENTRE (with Renovations)		SKC Ren	SKC Ren
FACTOR	WEIGHT	AVG TOTAL	WEIGHTED
Location	0.614	7.13	4.38
Operating Affordability	1.243	6.63	8.23
Renovation Costs	1.929	6.88	13.26
Indoor Space	2.500	8.63	21.56
Outdoor Space	0.714	2.88	2.05
Parking Space	1.286	5.13	6.59
Structure (incl. exterior finishes, roof and windows)	1.643	7.88	12.94
TOTAL WEIGHTED SCORE			69.01

DAYCARE BUILDING (with Renovations)	DAYCARE	DAYCARE
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FACTOR	WEIGHT	AVG TOTAL	WEIGHTED
Location	0.614	6.25	3.84
Operating Affordability	1.243	6.75	8.39
Renovation Costs	1.929	4.13	7.96
Indoor Space	2.500	8.75	21.88
Outdoor Space	0.714	7.88	5.63
Parking Space	1.286	8.25	10.61
Structure (incl. exterior finishes, roof and windows)	1.643	4.75	7.80
TOTAL WEIGHTED SCORE			66.09

As you can see, the Senior Centre, with the additional space beat out the renovated Daycare. The scores also reveal that the Senior Centre in its current state is definitively last.

Another major factor in our deliberations included the fact that even if we were to move to the Daycare, the renovation costs did not include expanding the parking lot, shop renovations, or other needed structural repairs.

Recommendation

The Fort Frances Senior Centre Board of Management, after careful consideration, is recommending that the Senior Centre NOT be relocated to the former Daycare building and further that this recommendation is made with the understanding that Council will support the pursuit of funding to construct an addition to the current Fort Frances Senior Centre building.

Acknowledgements

The Board of Management of the Fort Frances Senior Centre would like to extend their appreciation to the Council of the Town of Fort Frances for their willingness to offer the former Daycare building as an alternative location for its operations. We would also like to thank members of the public and administration who offered their input into this process. The Fort Frances Seniors Centre Board of Management looks forward to working with Council in the pursuit of funding to expand our Centre and our programs so that Seniors can have a thriving and welcoming social space for all.