

Date: April 1, 2021

To: Chair and Members of General Committee

From: Shari Lichterman, CPA, CMA, Commissioner of
Community Services

Originator's files:

Meeting date:
May 12, 2021

Subject

Additional Funding Request for Meadowvale Theatre Renovation – Ward 9

Recommendation

1. That the Corporate Report entitled “Additional Funding Request for Meadowvale Theatre Renovation (Ward 9)” dated April 1, 2021 from the Commissioner of Community Services be approved.
2. That funding of \$915,000 be transferred from the Federal Gas Tax Reserve Fund (35183) and \$35,000 from the Tax Capital Reserve Fund (33121) for a total of \$950,000 to PN 20496 Meadowvale Theatre Renovation; resulting in a revised net budget of \$6,382,700.
3. That all necessary by-law(s) be enacted.

Executive Summary

- Meadowvale Theatre is more than 30 years old and is due for a major refresh and renewal to ensure it continues to function as a modern and efficient community space and theatre venue.
- The renovation plan includes the refinishing of the exterior fly tower and exterior façade, new exterior marquee and building signage, layout changes to the interior spaces for better functionality, lifecycle building improvements, improved accessibility and energy upgrades to the interior and exterior spaces.
- Through the detailed design phase and as a result of material increases in the market due to COVID-19 impacts, staff are seeking additional funding of \$950,000 to proceed with the construction phase of the project.

Background

Meadowvale Theatre, located at 6315 Montevideo Road in Mississauga opened in 1989 and is connected to the West Credit Secondary School. This community theatre is a 395 seat, 22,130 sq. ft. performing arts facility that is home to many thriving community theatre organizations and offers performances in music, dance, drama, comedy and musical theatre. The venue caters not only to theatre going audiences, but also to corporate and professional events as well as various community programs including summer camps.

Since the Theatre was built in 1989, there have not been any major upgrades to the facility and as such, a major refresh and renewal is well overdue. As part of the overall renovation, the scope of work addresses deferred maintenance and life cycle upgrades. The programmatic and aesthetic enhancements to the buildings interior addresses functional requirements of the spaces to be more flexible and usable for many different events. The renovation will also improve accessibility and improve energy efficiencies in the facility. The exterior space enhancements include the front plaza, roundabout and back patio and will include addressing the entrance to give it more of an identity. The refinished exterior cladding and signage will provide the facility with greater street presence and a unique identity to the community.

Current project schedule forecasts construction start in Spring 2021 with substantial completion in Spring 2022 and building opening to the public in Summer 2022.

Comments

Through the detailed design process, additional interior and exterior elements associated with building programming and operational requirements were added to the project scope. The primary drivers for the \$950,000 increase to the project budget are as follows:

- Building façade enhancements to the fly tower and signage improvements are essential to create a modern yet timeless design that highlights the building. This improvement will provide the theatre with a unique and updated look and set it apart from the adjoining school building.
- The removal and redesign of the large encroaching control booth stair will provide operational advantages to city staff and external stakeholders renting out the theatre for productions.
- Providing additional exterior lighting and power will allow more flexibility.
- Additional lifecycle replacements of the roof assembly and mechanical air system units are required to ensure proper environmental controls.
- Material increases due to COVID-19 impacts on the construction market have resulted in higher than expected costs.

Financial Impact

Current project budget is \$5,432,700 and an additional \$950,000.00 is required to proceed with the construction phase of the project.

The funding of \$915,000 be transferred from the Federal Gas Tax Reserve Fund (35183) and \$35,000 from the Tax Capital Reserve Fund (33121) (labour chargeback) for a total amount of \$950,000 to PN 20496 Meadowvale Theatre Renovation, for a revised net project budget of \$6,382,700.

Conclusion

This report recommends that Council approve \$950,000 in additional funds in order to proceed with the construction of the Meadowvale Theatre renovation project.



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: Melissa Agius, Manager, Celebration Square, Meadowvale Theatre & Culture
Technical Services