

# 160 DUDLEY AVENUE CAPITAL IMPROVEMENT UPDATES



## CONTEXT MAP: GOOGLE VIEW





2.57 acre site is improved with a 20,000 square foot, single storey school constructed in 1955.





On October 16, 2012, Council approved the acquisition of the former YCDSB property known as St. Luke Catholic School. The transaction closed February 13, 2013.

## 160 DUDLEY AVENUE: REQUEST FOR PROPOSAL

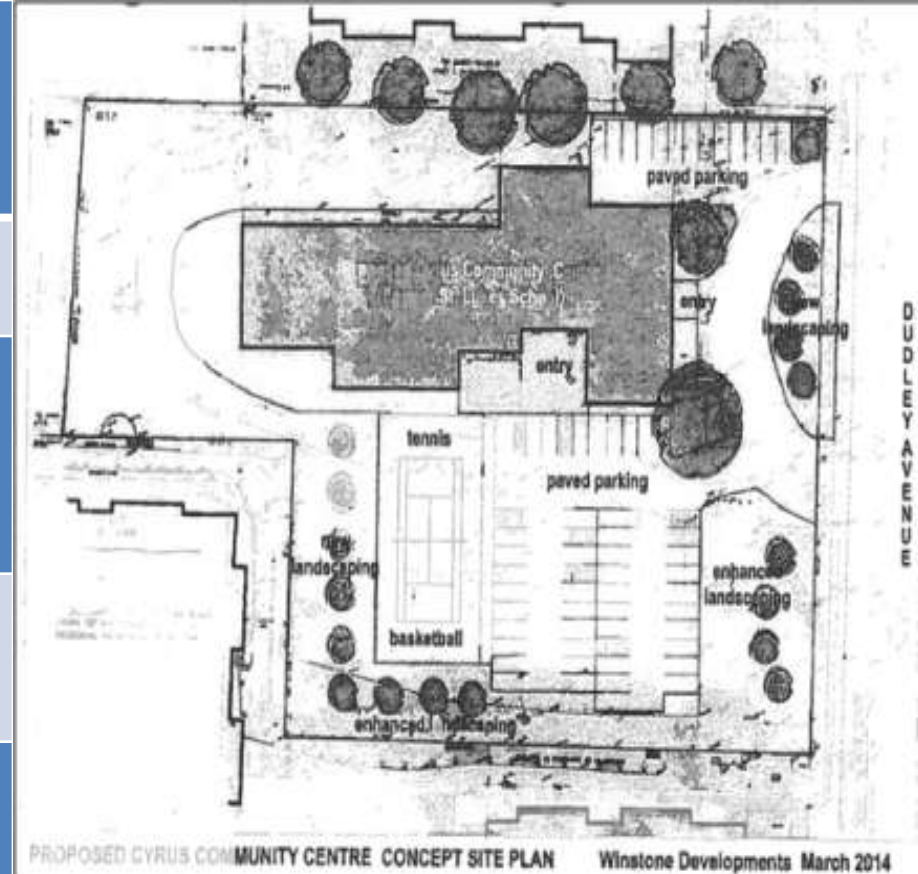
In 2013, the City acquired the property.  
RFP for a community facility closed Mar. 2015.  
City received two proposals to lease the building and  
land for a community centre use.

In May 2016, the City entered into a 10 year net lease  
with Cyrus Cultural Society (Tenant).

As part of the lease, the Tenant agreed to complete  
maintenance, repairs and replacements (Capital  
Improvements) to the building and land to  
accommodate the public access to this Centre.

Completion of Capital Improvements are based on an  
agreed upon schedule and subject to City inspection and  
approval.

The Tenant has submitted a partial **Scope of Work**,  
setting out details of the Capital Project, which the City  
has approved.



Item(s)	Status
Asbestos Removal	<ul style="list-style-type: none"> <li>• Completed well ahead of time</li> </ul>
HVAC & Building Envelope (Roof, Doors, Windows, Exterior Walls)	<ul style="list-style-type: none"> <li>• Building Condition Audit &amp; Scope of Work complete.</li> <li>• Roof repaired. Thermographic scan and test cuts will be complete in June, 2017.</li> <li>• Doors and Windows are operational. Some sealing works and graffiti removal will be completed before July ,2017.</li> <li>• HVAC works ongoing. New cooling system is being installed.</li> <li>• Repair /replacements are ongoing as required.</li> <li>• Next audit in 2 years.</li> </ul>
Interior Renovation	All complete, except for accessible washrooms. LED lighting upgrades and associated wiring upgrades completed.
Landscaping, Outdoor Tennis or Basketball Court	To be completed within 3 years of Lease (by Apr 2019)