

4/24/2024

Garry Hagerman  
Barrie/Simcoe Community Woodshop



City of Barrie  
70 Collier Street  
Barrie, Ontario  
L4M 4T5

**To Whom It May Concern**

I would like to request this letter be added to the circulation list

I am writing with both an update on progress we may be making with regard to establishing a new community woodshop in Barrie and with a request for assistance from the City. The Barrie/Simcoe Community Woodshop is an incorporated not for profit organization that sprung from the former Barrie Community Woodshop, operating out of Victoria Village in conjunction with Recreation Services. For a variety of reasons this shop was closed by Recreation in 2016 and since that time a dedicated group of former members have been working towards getting a new shop open. Our biggest obstacle has always been finding a landlord willing to give the club a significant discount in rent. Our justification for this request has always been that the woodshop is more than just a spot for members to come together to practice their woodworking hobby and engage with other likeminded people but we also performed a variety of activities that supported other community organizations such as Scouts and Guides, Cancer Camp for Kids, as well as several programs with Barrie Public Library. Once a new shop is open, our plan would be to continue and expand these types of community projects. We have even discussed making our services available to Barrie Operations and Recreation Departments for repair and/or replacement of things like picnic tables, benches and even more raised planters for community gardens. In addition we feel there may be an opportunity for us to support activities of Redwood Homes for furniture repair and Community Builders to offer shop time for their training programs.

At this point after conversations with several developers and real estate agents we feel we have exhausted all leads with local landlord's and have decided to look in another direction. To this end I have been communicating with Nathan Westendorp, Director of Planning, County of Simcoe and Bradley Spiewak, Director Social Housing, County of Simcoe, both of whom were very receptive to the possibility of incorporating a woodshop into space in the 20 Rose Street

development. They referred me to Rachelle Hamelin, Program Supervisor – Housing Development. I have exchanged several emails with Ms Hamelin, providing her with an equipment list with power requirements and in turn she is having the design team do a layout for review and discussion. In my initial communication with Mr Westendorp I mentioned our biggest hurdle has been finding space we could afford while keeping annual membership fees close to the cost of a Barrie Recreation pass for seniors. Our proposal is ideally to seek space being donated to the club rent free, at least for several years as we rebuild the membership and build a reserve for equipment repair and replacement. The club would pay all the operating expenses such as hydro, gas, water and would handle all supervision and maintenance within the shop, however, based on our projected membership on day one, our revenue will fall short in years 1 through 4 to cover all of these expenses depending on how much sponsorship the Club can generate. While no commitment has been made with regard to rental costs, Mr Westendorp and Mr Spiewak were interested enough to take steps to examine the possibility further so we are cautiously hopeful.

Now for what we are asking of the City. It would be most helpful if the Mayor or council members could discuss our needs and proposal with the county representatives, given the many benefits to Barrie residents and organizations. Option 1 and the ideal arrangement would be for the County to donate the space in return for the club to provide support to both County and City organizations. While the club would look to cover all its operating costs, in early years our revenue would likely fall short as the membership grows. This would likely require some financial support from the City for 1-4 years. Option 2 would be for the County to offer the space at a significantly reduced rate and City of Barrie providing the club a subsidy to help offset the rent indefinitely and operating expenses for 1-4 years.

**OPTION 1:**

Zero net rent

Club revenue shortfall in year one \$6,400

Club revenue shortfall in year two \$1,000

Club revenue profit in year three \$4,400

Club revenue profit in year four \$7,700

Club revenue profit in year five \$11,100

**Option 2:**

This option is the same as option 1 with the addition of a rent subsidy yet to be determined based on the County's proposal.

As for capital costs to get the space operational, we have had several meetings with OTF and our advisor feels we would easily qualify for a grant for this purpose. We would also be seeking sponsorships from woodworking related businesses in the area. The actual capital requirement from the club will be based on the extent of the buildout by the County. Regardless, there will be capital required for acquisition and installation of dust collection equipment, move and install existing equipment currently stored at East Bayfield Centre and the purchase of a new table saw with stopsaw technology for improved safety. These costs would be approximately \$50,000.

As a reference I have attached a preliminary operating budget as well as a preliminary capital budget that is the basis of the above numbers.

On behalf of the Barrie Simcoe Community Woodshop, thank you for your time and consideration.

Regards,



Garry Hagerman  
Chairman  
Barrie/Simcoe Community Woodshop

BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET

Year	Area/ Sq Ft	Cost/Sq Ft	Members	Member fees
Year 1	3000	\$19.25	40	Member fees

3000

**\$19.25** Members

\$300.00

EXPENSES		REVENUE
Mandatory		Assured
Rent/Utilities		Memberships
Insurance	\$57,750.00	\$12,000.00
Telephone	\$3,000.00	Other
Equip Mntnce	\$1,200.00	Other
Consumables	\$800.00	Sub-total
	\$900.00	
		\$12,000.00

Facilities	\$1,200.00
Utilities	\$10,000.00
Admin costs	\$500.00
Bank Charges	\$60.00
Optional	
Locker rental	
Training Fees	
Public Training	
	\$0.00 WW101

Trans-Reserves	\$0.00
1st aid	\$0.00
Sub-total	\$75,410.00
Projects	\$0.00
Shop Sales	\$0.00
Other	\$0.00
Subsidy	\$0.00

Other	New purchases	\$0.00
Other	Sub Total	\$12,000.00
Sub Total	TOTAL	\$1,560.00
Total Expenses	HST collected	\$0.00
HST	HST Rebate	\$0.00
Grand Total	Total Revenue	\$13,560.00
	Profit/Loss	-\$6,395.80

Partner Expense direct	\$65,257.50
Club Expense direct	\$19,955.80
Reimbursement to partner	\$0.00
Club Total Expense	\$19,955.80
Partner cost after reimbursement	\$65,257.50
Cumulative Reserve	
	-\$6,395.80

## BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET

Year Area/ Sq Ft	Year 2 3000	Cost/Sq Ft	\$19.25	Members	55	Member fees	\$300.00
<b>EXPENSES</b>				<b>REVENUE</b>			
<b>Mandatory</b>				<b>Assured</b>			
Rent	\$57,750.00			Memberships			
Insurance	\$3,000.00			Other			
Telephone	\$1,200.00			Other			
Equip Mntnce	\$800.00			<b>Sub-total</b>	\$16,500.00		
Consumables	\$900.00						
Facilities	\$1,200.00						
Utilities	\$10,000.00			<b>Optional</b>			
Admin costs	\$500.00			Locker rental			
Bank Charges	\$60.00			Training Fees			
Trans-Reserves	\$0.00			Public Training			
1st aid	0			Projects			
Sub-total				Shop Sales			
<b>Optional</b>				Other			
New purchases				Subsidy			
Other				Trans/Reserves			
Other					\$0.00		
Sub Total							
Total Expenses	\$75,410.00						
HST	\$9,803.30						
<b>Grand Total</b>	\$85,213.30						
Partner Expense direct	\$65,257.50						
Club Expense direct	\$19,955.80						
Reimbursement to partner	\$0.00						
Club Total Expense	\$19,955.80						
Partner cost after reimbursement	\$65,257.50						
				<b>Profit/Loss</b>	\$949.20		
				<b>Cumulative Reserve</b>	-\$5,446.60		

BARRIE SIMCOE COMMUNITY WOODSHOP WORKING BUDGET					
Year	Year 3	3000	Cost/Sq Ft	\$19.25	Members
<b>EXPENSES</b>					
<b>Mandatory</b>					
Rent		\$57,750.00			
Insurance		\$3,000.00			
Telephone		\$1,200.00			
Equip Mntnce		\$800.00			
Consumables		\$900.00			
Facilities		\$1,200.00			
Utilities		\$10,000.00			
Admin costs		\$500.00			
Bank Charges		\$60.00			
Trans-Reserves		\$0.00			
1st aid		0			
Sub-total		\$75,410.00			
<b>Optional</b>					
New purchases					
Other					
Other					
Sub Total		\$0.00			
Total Expenses		\$75,410.00			
HST		\$9,803.30			
Grand Total		\$85,213.30			
Partner Expense direct		\$65,257.50			
Club Expense direct		\$19,955.80			
Reimbursement to partner		\$0.00			
Club Total Expense		\$19,955.80			
Partner cost after reimbursement		\$65,257.50			
<b>REVENUE</b>					
<b>Assured</b>					
Memberships		\$19,500.00			
Other					
Other					
<b>Sub-total</b>		\$19,500.00			
<b>Optional</b>					
Locker rental					
Training Fees					
Public Training					
Projects					
Shop Sales					
Other					
Subsidy					
Trans/Reserves					
<b>TOTAL</b>		\$21,500.00			
HST collected		\$2,795.00			
Total Revenue		\$24,295.00			
Profit/Loss		\$4,339.20			
Cumulative Reserve		-\$1,107.40			

Call: A10

Comment: Replacement of damaged tools, blades, switches, belts misc repairs etc  
-Wes Prosser

Call: A21

Comment: New tools and equipment (does not include replacement of damaged tools  
-Wes Prosser

## BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET

Year  
Area/ Sq Ft

Year 4

**\$19.25** Members

75 Member fee \$300.00

EXPENSES		REVENUE	
<b>Mandatory</b>			
Rent	\$57,750.00		
Insurance	\$3,000.00		
Telephone	\$1,200.00		
Equip Mntnce	\$800.00		
Consumables	\$900.00		
Facilities	\$1,200.00		
Utilities	\$10,000.00		
Admin costs	\$500.00		
Bank Charges	\$60.00		
Trans-Reserves	\$0.00		
1st aid	0		
<b>Sub-total</b>	<b>\$75,410.00</b>		
<b>Optional</b>			
Locker rental			
Training Fees			
Public Training			
Projects			
Shop Sales			
Other			
Subsidy			
Trans/Reserves			
<b>TOTAL</b>	<b>\$24,500.00</b>		
HST collected	\$3,185.00		
<b>Total Revenue</b>	<b>\$27,685.00</b>		
Profit/loss	\$7,729.20		
<b>Other</b>			
Sub Total	\$0.00		
Grand Total	\$85,213.30		
<b>Sub Total</b>	<b>\$75,410.00</b>		
HST	\$9,803.30		
<b>Total Expenses</b>	<b>\$65,257.50</b>		
Other			
Club Expense direct	\$19,955.80		
Reimbursement to partner	\$0.00		
<b>Club Total Expense</b>	<b>\$19,955.80</b>		
Partner cost after reimbursement	\$65,257.50		
<b>Cumulative Reserve</b>	<b>\$6,621.80</b>		

BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET

## BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING CAPITAL BUDGET

Shop Size (SF)	Assumptions
3000	
Demolition	self performed - budget for bins
Mechanical - ductwork	2 per SF
Mechanical - exhaust	Space has existing HVAC, sprinkler and lighting
Sprinkler - relocation	Space is already 2hr fire rated
Sprinkler - new	Electrical service is sufficient in size
Lighting - relocate	Space is existing open warehouse layout
Lighting - new	
Electrical - service upgrade	
Electrical - distribution	
Plumbing	12000
Partitions - drywall	2000
Partitions - plywood	7600
Misc carpentry	4 per SF
Misc hardware	allowance for kitchen sink
Paint	190/LF
Dust collection - individual	allowance for 2 pre-hung doors, install self performed
Dust collection - central	allowance for material and self performed
Engineering fee	allowance for material and self performed
Architectural fee	4 Gyro Air G800 rated 800 CFM each so meets 975CFM limit for indoor use.
Associated with permit application	
Associated with permit application	
Security cameras	Associated with permit application
Move equipment from storage	Associated with permit application
Sub Total	80700
10% Contingency	8070
Total	88770
Minimum capital requirement	44300