

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

Year 1  
3000

Cost/Sq Ft

\$19.25

Members

40 Member fees

\$300.00

## EXPENSES

Mandatory  
Rent/Utilities  
Insurance  
Telephone  
Equip Mntnce  
Consumables  
Facilities  
Utilities  
Admin costs  
Bank Charges  
Trans-Reserves  
1st aid  
Sub-total  
Optional  
New purchases

\$57,750.00  
\$3,000.00  
\$1,200.00  
\$800.00  
\$900.00  
\$1,200.00  
\$10,000.00  
\$500.00  
\$60.00  
\$0.00  
0  
\$0.00  
\$75,410.00

Other  
Other  
Sub Total  
Total Expenses  
HST  
Grand Total

\$0.00  
\$0.00  
\$75,410.00  
\$9,803.30  
\$85,213.30

Partner Expense direct  
Club Expense direct  
Reimbursement to partner  
Club Total Expense  
Partner cost after reimbursement

\$65,257.50  
\$19,955.80  
\$0.00  
\$19,955.80  
\$65,257.50

## REVENUE

Assured  
Memberships  
Other  
Sub-total

\$12,000.00  
\$12,000.00

## Optional

Locker rental  
Training Fees  
Public Training  
Projects  
Shop Sales  
Other  
Subsidy  
Trans/Reserves  
Sub Total  
TOTAL  
HST collected  
HST Rebate  
Total Revenue  
Profit/loss

\$0.00 WW101  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$12,000.00  
\$1,560.00  
\$0.00  
\$13,560.00  
-\$6,395.80

Cumulative Reserve

-\$6,395.80

Rate  
0  
Number  
0



BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET									
Year	Year 3								
Area/ Sq Ft	3000	Cost/Sq Ft	\$19.25	Members	65	Member fees	\$300.00		
<b>EXPENSES</b>				<b>REVENUE</b>					
<b>Mandatory</b>				<b>Assured</b>					
Rent	\$57,750.00			Memberships			\$19,500.00		
Insurance	\$3,000.00			Other					
Telephone	\$1,200.00			<b>Sub-total</b>			\$19,500.00		
Equip Mntnce	\$800.00								
Consumables	\$900.00								
Facilities	\$1,200.00			<b>Optional</b>					
Utilities	\$10,000.00			Locker rental					
Admin costs	\$500.00			Training Fees					
Bank Charges	\$60.00			Public Training		\$2,000.00	WW101	Rate	Number
Trans-Reserves	\$0.00			Projects				100	20
1st aid	0			Shop Sales					
				Other					
Sub-total	\$75,410.00			Subsidy		\$0.00			
<b>Optional</b>				Trans/Reserves					
New purchases									
Other				<b>TOTAL</b>		\$21,500.00			
				HST collected		\$2,795.00			
Other									
Sub Total	\$0.00								
Total Expenses	\$75,410.00			Total Revenue		\$24,295.00			
HST	\$9,803.30								
Grand Total	\$85,213.30			Profit/loss		\$4,339.20			
Partner Expense direct	\$65,257.50								
Club Expense direct	\$19,955.80								
Reimbursement to partner	\$0.00			Cumulative Reserve		-\$1,107.40			
Club Total Expense	\$19,955.80								
Partner cost after reimbursement	\$65,257.50								



Cell: A10

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

Cell: 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

3000 Cost/Sq Ft

\$19.25 Members

75 Member fe \$300.00

## EXPENSES

### Mandatory

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

### Optional

#### New purchases

Other	
Other	\$0.00
Sub Total	\$75,410.00
Total Expenses	\$9,803.30
HST	
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 reimbursen	\$65,257.50

## REVENUE

### Assured

Memberships \$22,500.00

Other

Other

Sub-total \$22,500.00

### Optional

Locker rental

Training Fees

Public Training

Projects

Shop Sales

Other

Subsidy

Trans/Reserves

\$0.00

TOTAL

HST collected

\$24,500.00

\$3,185.00

Total Revenue

\$27,685.00

Profit/loss

\$7,729.20

Cumulative Reserve

\$6,621.80

Rate \$2,000.00 WW101 100 Number 20



# BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING BUDGET

Year  
Area/ Sq Ft

Year 5

3000

Cost/Sq Ft

\$19.25

Members

85

Member fees

\$300.00

## EXPENSES

### Mandatory

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

\$75,410.00

Sub-total

Optional  
New purchases

Other	\$0.00
Other	\$0.00
Sub Total	\$75,410.00
Total Expenses	\$9,803.30
HST	
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 reimburs	\$65,257.50

## REVENUE

### Assured

Memberships	\$25,500.00
Other	
Other	
Sub-total	\$25,500.00

### Optional

Locker rental	
Training Fees	
Public Training	
Projects	
Shop Sales	
Other	
Subsidy	
Trans/Reserves	\$0.00

### TOTAL

HST collected

TOTAL	\$27,500.00
HST collected	\$3,575.00
Total Revenue	\$31,075.00
Profit/loss	\$11,119.20

Cumulative Reserve

\$10,011.80

Rate  
100  
Number  
20

\$2,000.00 WW101

# **BARRIE/SIMCOE COMMUNITY WOODSHOP WORKING CAPITAL BUDGET**

Shop Size (SF)	3000	Assumptions
Demolition	1000	Space already has washroom facilities Space has existing HVAC, sprinkler and lighting Space is already 2hr fire rated Electrical service is sufficient in size Space is existing open warehouse layout
Mechanical - ductwork	6000	
Mechanical - exhaust		
Sprinkler - relocation	4500	
Sprinkler - new		
Lighting - relocate	6000	
Lighting - new		
Electrical - service upgrade		
Electrical - distribution	12000	
Plumbing	2000	
Partitions - drywall	7600	4 per SF allowance for kitchen sink 190/LF
Partitions - plywood		
Misc carpentry	500	allowance for 2 pre-hung doors, install self performed
Misc hardware	300	allowance for material and self performed
Paint	500	allowance for material and self performed
Dust collection - individual	30000	4 Gyro Air G800 rated 800 CFM each so meets 975CFM limit for indoor use.
Dust collection - central		
Engineering fee	3000	Associated with permit application
Architectural fee	5000	Associated with permit application
Security cameras	800	
Move equipment from storage	1500	
Sub Total	80700	
10% Contingency	8070	
Total	88770	
Minimum capital requirement	44300	