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# ARCHITECTURAL, MECHANICAL, AND ELECTRICAL UPGRADES Reel to Reel Theatre 14 ELIZABETH WAY, ELLIOT LAKE, ON



Submitted to: Don Crain  
Project No.: 21M45  
Report By: Tim Janzen, P.Eng.  
Date: July 12, 2021  
Revision: 0

## **1.0 GENERAL FACILITY INFORMATION**

On Thursday, July 8<sup>th</sup>, Mr. Tim Janzen visited The Reel to Reel Theatre located at 14 Elizabeth Way in Elliot Lake, Ontario to review and assess the conditions of the site. The review of the site was conducted with Mr. Don Crain, Facilities and Parks Manager for the town of Elliot Lake. Mr. Crain was very knowledgeable regarding the facility and the history of the building.

The enclosed report is based upon review of the site, information provided by Mr. Crain and the findings of our site investigation.

The building structure was assessed by Tulloch Engineering and they deemed it to be structurally sound.

New rooftop units were installed last year and the roof was replaced in 2018, so both of these elements are in great condition.

Generally, the building is in very poor condition. Aside from the new roof and rooftop units, virtually all parts of the building need a major overhaul and update.

The town would like to repurpose the movie theatre as a live performance theatre in the future. To do this, renovations need to be carried out to bring the facility up to present codes and fire standards and ensure that it can be used safely well into the future.

Presently, there is one entrance to the building with a ticket booth, a canteen, and a block partition wall separating the two theatres.

The intent of this report is to assess the facility's primary mechanical and electrical equipment and to determine the life expectancy and condition of this equipment.

### **1.1 Property Profile**

<b>City &amp; Province:</b>	<b>Elliot Lake, Ontario</b>
<b>Location:</b>	<b>14 Elizabeth Way</b>
<b>Lot Size:</b>	<b>N/A</b>
<b>Area of Building (Typical):</b>	<b>10,000 sq. ft. (estimated)</b>
<b>Number of Stories:</b>	<b>2 (estimated 5,000 sq. ft. on second floor)</b>
<b>Number of Tenant Spaces:</b>	<b>1</b>
<b>Year Built:</b>	<b>1959</b>
<b>Building Code:</b>	<b>OBC</b>

## **2.0 Review of Mechanical Systems**

The two rooftop units that serve the theatres were replaced in 2020. They were not reviewed as part of this study.

The furnace serving the front area of the theatre including the washrooms and front canteen and ticket area need to be re-designed and replaced. We would recommend a new residential furnace coupled with an HRV for fresh air. This would require new ductwork, natural gas, and a condensing unit with new distribution.

## **3.0 Review of Plumbing Systems**

The water service into the building is a 1" copper water line fed from the municipal water system. The existing water service will be adequate for the planned renovations to the building. We would recommend that you install complete new domestic water lines to the washrooms and canteen areas. There should be no other requirements for water in the building.

Domestic Hot Water is provided by an electric hot water tank. The tank can be re-used or replaced as cost is minimal.

## **4.0 Review of Electrical and Lighting Systems**

The existing Electrical service is made up of 3 services to the building with very little room to service and clearances that do not meet ESA requirements. In addition, the equipment is very old and cannot be added on to or serviced.

All of the Lighting, Emergency Lighting, electrical panels, wiring, and Electrical Service can no longer be used and should be replaced with new.

## **5.0 Review of Fire Alarm and Life Safety Systems**

The fire alarm system is original to the building and will need to be completely replaced.

## **6.0 Barrier Free Access**

There is no Barrier Free Access to the building. To accomplish this, new doors and operators will be required as well as a Universal Barrier Free Washroom to meet new Ontario Building Codes.

The facility currently does not have an elevator, however, it is likely this will not be required to be installed to meet present codes. If it is determined that a new elevator is required, it would have to be installed to provide barrier free access to the second floor.

## **7.0 Architectural Upgrades**

The building requires several architectural upgrades. Some of these are purely aesthetic, but others are required for code compliance. The architectural upgrades required are as follows:

- Front entrance modifications
- Stair railings and updates
- Façade upgrades
- Ticket booth modifications
- Canteen upgrades
- Washroom updates and changes
- Ceiling changes and ventilation fans

Although a lot of this may just be aesthetic, other changes will be required to meet building and fire codes. Ceilings are required as most of the ceiling tiles have failed or need to be replaced.

## **8.0 Acoustical Upgrades**

There is virtually no sound adsorption from the walls, floors or ceiling in this building. It could be left as is for now if budget will not allow upgrades, but this will have to be addressed to improve performances.

## **9.0 Recommendations and Conclusions**

Part of the appeal for this building is the old theatre look and the original structure and Architecture. The building may not be historically significant, but efforts should be made to keep some of the original building character for the theatre.

At minimum, a complete new electrical system including new washrooms, universal barrier free washroom, barrier free doors, fire alarm, new electrical system, front house heating and air conditioning, lighting, etc are required to make the building usable and secure its future longevity.