



Nichols
APPLIED MANAGEMENT INC.

Wabamun Facilities Review

By: Nichols Applied Management

MANAGEMENT & ECONOMIC CONSULTANTS

Project Overview

- Reviewed 5 facilities
 - Civic Centre/Municipal Offices
 - Jubilee Community Hall
 - Old Firehall
 - Old Water Treatment Plant/Storage Building
 - Public Works Building – Shop and Storage
- Approach
 - Building tour
 - Engagement with stakeholders
 - ✓ Current facility users
 - ✓ Elected officials
 - Document Review
 - ✓ Lifecycle/capital requirements by ISL Engineering
 - ✓ Wabamun Area Vision
 - Public Data Search

Current Facility Use

Facility	Existing Users	Uses	Impacts of Loss
Civic Centre	-FCSS	-Office Space & Food Pantry storage	-Alternate food pantry storage needed
Jubilee Hall	-FCSS -Library -Public	-After-school program and summer camps -Operations -Event rental	-FCSS and Library would need a replacement facility/space -No alternative public space
Old Firehall	-Enforcement -Fire Services -Horticulture (Ag)	-Satellite office -Boat storage -Seasonal staff and storage	-Negative effect on efficiency and quality of service (Enforcement & Horticulture)
Old WTP	-Utilities	-Storage	-Require alternate location to safely store sewer flusher
Public Works	-Roads -Parks	-Storage of tools, supplies, and vehicles	-Loss of operational efficiency

Annual Facility Costs

Facility	Existing Municipal Users	Total Annual Costs	Gross Annual Cost/ft ²	Net Annual Cost/ft ²
Civic Centre	-FCSS	\$250,000	\$46.06	\$46.06
Jubilee Hall	-FCSS -Library	\$300,000	\$38.47	\$36.98
Old Firehall	-Enforcement -Fire Services -Horticulture (Ag)	\$160,000	\$30.20	\$26.43
Old WTP	-Utilities	\$50,000	\$43.38	\$43.38
Public Works	-Roads -Parks	\$80,000	\$12.17 \$21.97 (main shop only)	\$9.70 \$17.52

*Net annual costs reflect the offset in costs provided by revenues generated by the facility (Jubilee Hall) or through operational efficiencies generated by municipal use of the facility (Old Firehall and Public Works)

Engagement – Key Takeaways

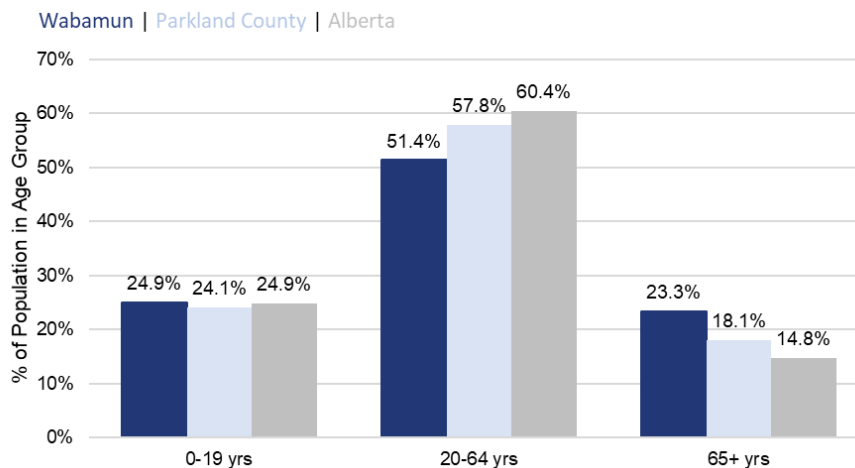
- Wabamun is centrally located within the County
 - Ideal for satellite office or operations branch
- There is a relative lack of amenities/services in the community
 - Particularly health (e.g., dental, chiropractic) and recreation
- With planned investment into the waterfront, there is also a desire to draw visitors into town centre
- The Civic Centre and Jubilee Hall have symbolic value to residents
 - Served as community hub prior to dissolution
- Wabamun Public Library plays a central role in community life and draws visitors into the community



Wabamun - Demographics

Community	10-yr Change in Population
Wabamun	-0.7%
Parkland County	6.4%
Combined	6.3%
Alberta	16.9%

- Population growth in Wabamun and County have lagged the province



- Wabamun is home to a relatively high proportion of both children and seniors.
- Result is a high dependency ratio – indicates a relatively greater need for social and support services

Wabamun – Market Conditions

- Negative population growth and little commercial activity
 - **Low current demand for real estate**
- Wabamun Area Vision
 - 50-year conceptual growth plan around Wabamun Lake
 - Forecasted demand suggests a tripling in number of dwellings in Wabamun by 2050
 - ***This suggests higher demand for real estate in the future***



Wabamun Public Library

Main Floor

- Pros
 - No/few accessibility issues
 - Aesthetics
- Cons
 - Structural building upgrades needed to accommodate weight

Basement

- Pros
 - Opportunity to design/develop space to meet library needs
- Cons
 - Requires installation of elevator for accessibility
 - Capital investment to develop the space

Option	Library Location	Estimated Total Cost
1B – FRO 1	Main Floor	\$262,000
1B – FRO 2	Main Floor	\$414,000
1B – FRO 3	Main Floor	\$283,000
2	Basement	\$207,000

Facility Replacement Cost

- Estimated cost to build a new facility of equal size

Facility	10 Years of Capital & Maintenance	Square Footage	Estimated Cost
Civic Centre	\$2,490,000	5,400	\$2,120,000
Jubilee Hall	\$3,040,000	7,900	\$3,710,000
Old Firehall	\$1,630,000	5,399	\$2,470,000
Old WTP	\$500,000	1,160	\$410,000
Public Works	\$790,000	3,600	\$1,260,000

Based on cost per square foot estimates found in Altus Group Canadian Cost Guide 2023 – Edmonton

*Values in \$2023



Summary

Current Situation

- All facilities being used to some extent
- Adequate capacity to dispose of one or more facilities
- Low demand for real estate (low price received)
- Possible environmental liability upon sale or demolition

Future Situation

- Planned \$18 million investment into community
- Anticipated growth in Wabamun size and population
 - ✓ Increased need for municipal service provision
 - ✓ Current facilities likely capable of meeting this need
- Expected higher demand for real estate (higher prices)

Facility Disposition will decrease expenses now, but likely result in higher overall expenditures in the long term.



Recommendation

Facility

- Civic Centre
- Jubilee Hall
- Old Firehall & Public Works
- Old Water Treatment Plant

Summary/Recommendation

- **Retain and add users** (Facility is underutilized and has potential to serve as a community hub)
- **Dispose by gifting to community** (Up to \$250,000* annual savings)
- **Retain** (They are relatively low cost and play an important role in municipal service provision)
- **Possible disposition** – explore possible environmental liability and potential to relocate sewer flusher storage

*Jubilee Hall savings include 100% receipt of all available County grants. Parkland County may also need to provide additional support for capital expenses in the near term.





Nichols
APPLIED MANAGEMENT INC.

Thank You!

By Presenters Name

Email@domain.com

Phone 000-000-0000

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Scenarios – Disposal of Each Facility

Facility	Existing Municipal Users	Total Annual Costs (per ft ²)	Impacts of Facility Disposal
Civic Centre	-FCSS	\$250,000 (\$46.06)	-FCSS Staff would work from home or office in Stony Plain -Need alternate food pantry storage -Variety of non-profits lose basement storage space
Jubilee Hall	-FCSS -Library	\$300,000 (\$38.47)	-Loss of after-school program space (no suitable alternative) -Loss of library space (move to Civic Centre?)



Scenarios – Disposal of Each Facility

Facility	Existing Municipal Users	Total Annual Costs (per ft ²)	Impacts of Facility Disposal
Old Firehall	<ul style="list-style-type: none">-Enforcement-Fire Services-Horticulture (Ag)	\$160,000 (\$30.20)	<ul style="list-style-type: none">-Fire services boat stored in Acheson or Tomahawk-Enforcement likely move to Tomahawk, but less central and would result in reduced Wabamun presence.-Ag only requires small amount of storage (Move to Old WTP/PW)-Facility provides \$20,000 of efficiencies



Scenarios – Disposal of Each Facility

Facility	Existing Municipal Users	Total Annual Costs (per ft ²)	Impacts of Facility Disposal
Old WTP	-Utilities	\$50,000 (\$43.38)	-Would need new storage for sewer flusher (new location would need to be adapted with loading ramp) -Environmental liability?
Public Works	-Roads -Parks	\$80,000 (\$12.17 or \$21.97-shop only)	-Both groups would move to Stony Plain or Tomahawk. -Loss of efficiencies (~\$16,000) -Difficult to replace with existing buildings due to large storage capacity. -Environmental liability?

Facility Review – Civic Centre

Description

- Large meeting/board room and council chambers on main floor
- Partially developed basement
- Requires roof replacement (\$300,000) and other upgrades (75,000)
- Otherwise in generally good condition and largely unused

Current Users

- FCSS
 - 2x office space
 - Storage for Neighbourlink Food Pantry
- Other/Occasional
 - Multiple groups/users occasionally book the boardroom for meetings or presentations



Facility Review – Jubilee Hall

Description

- Recently renovated upper floor
- Developed basement
- Requires roof replacement (\$250,000) and other upgrades/repairs (\$135,000)

Current Users

- FCSS
 - After-school program
 - Summer camps 1-2 weeks each summer
- Library
 - In basement
- General Public
 - Weddings, funerals, etc..



Facility Review – Old Firehall

Description

- Main hall has 3 offices, a large meeting/training room, bathroom, and storage
- Garage space with overhead doors and three large parking areas
- Requires roof repair (\$100,000)

Current Users

- Enforcement
 - Satellite office with stationed officer
 - Vehicle storage/parking
 - Host public meet and greet events
- Ag - Horticulture
 - Tool/equipment storage and home base for seasonal staff
- Fire Services
 - Boat storage
- Citizens on Patrol
 - Office and training



Facility Review – Old Water Treatment Plant

Description

- Small office space/employee area (generally unused)
- Large open bay/garage with water pump/fill station and room to park 1-2 vehicles
- Requires roof repair (\$45,000) and exterior block wall repair (\$30,000).

Current Users

- Utilities
 - Store sewer flusher and smaller tools
 - Conduct minor repair work



Facility Review – Public Works

Description

- Large, open shop/garage space with five overhead doors with 4 parking pads and an office/break room area
- Fenced equipment yard and gravel storage shed
- Large, unheated and uninsulated storage building on opposite side of yard
- Requires roof repair (\$80,000) and other repairs (\$41,000)
- Would generally benefit from additional maintenance/repairs

Current Users

- Public Works - Roads
 - Vehicles/equipment stored in yard and main building
 - Supplies/materials stored in yard and cold storage
- Parks
 - Have a permanent presence in the building
 - Office space, workspace/tool storage, and vehicle parking
 - Also use yard and cold storage