



October 30, 2014

Dear Mayor Rod Shaigec and Council,

BACKGROUNDER:

As you are no doubt aware, The Evergreens Foundation has been consulting with an architect and developing a proposal for expansion of Hinton's Pine Valley Lodge and Edson's Parkland Lodge. These two lodges have had chronic waitlists for the past decade, and the senior boom is not expected to peak until approximately 2030. Further, any seniors of moderate to high income are rarely able to avail themselves of the supportive housing that our lodges offer due to the government's priority rating system that favours low-income seniors. We would like to create opportunities for more individuals and couples to access our supportive housing through market-rent suites in the lodge. These suites would also generate higher revenue for the lodges. Although the Board of Directors was originally targeting 2016 to commence these projects, the prospect of possible grant monies being released in the fall of 2014 sped up our process.

Where are our plans sitting now? As you know, an Affordable Supportive Living Initiative (ASLI) grant funding announcement was made on October 20, 2014 (attached). The criteria has since been posted on the Ministry of Health's website; however, the actual *application* for the grant has not been released. The anticipated date of the release is November 7, 2014.

An essential component of the ASLI grant is having (or obtaining) a contract with Alberta Health Services (AHS). Alberta Health Services has indicated that they would be interested in contracting with us; in fact, we already have contracts with AHS in three locations, one of which is in Parkland Lodge, Edson. These contracts have been an integral element in allowing seniors to age in their home communities. It is important to note, however, that the criteria to enter into a contract with AHS has recently changed. Due to the destructive fires in seniors' homes in Canada in recent years, lodges desiring healthcare contracts must now meet a B2 building code. None of our sites are built to that code at present, even those that are 100% sprinklered. Conversion to meet the new building code is costly; there is a breakdown on the attached expense sheet to show this additional cost.

As part of our grant proposal, The Evergreens Foundation would like to demonstrate that we have the support of our member towns and municipalities. Therefore, we suggest that a motion be presented to council indicating that you are committed to providing safe and affordable housing to your senior citizens today and that you are preparing for the 'senior boom' that lies ahead.

A suggested Motion:

In recognition of the requisitioning power of The Evergreens Foundation, we direct our Board Member to support the development of additional seniors' supportive housing in Hinton and Edson.

Respectfully,

A handwritten signature in black ink, reading "Tina Szegi". The signature is written in a cursive, flowing style with a large initial "T" and a decorative flourish at the end.

Tina Szegi, CAO

The Evergreens Foundation

CC: The Evergreens Foundation Board of Directors



Oct 20, 2014

Prentice government advances plan to boost seniors care spaces across Alberta

The government is addressing the growing need for continuing care spaces in Alberta.

As the next step in ensuring seniors have accommodation options that fit their needs, a targeted 1,500 continuing care living spaces will be constructed in both rural and urban areas.

"Albertans want their government to make fiscally prudent decisions that reflect their priorities. This investment shows we are directing funds to where they are needed most – to supporting our vulnerable residents, who deserve to live with dignity and grace."

- Jim Prentice, Premier

Government has issued an Affordable Supportive Living Initiative (ASLI) Request for Proposals (RFP), which will specifically target areas of the province that show a need for supportive living spaces based on information gathered by Alberta Health Services.

Deadlines for the RFP are December 19, with the successful applicants announced early in the new year. Priority will be given to projects ready to begin development within six months.

These funds are in addition to the 1,400 spaces that are set to come online by the 2017-18 fiscal year.

"Government is committed to providing safe, affordable, quality housing that meets the diverse needs of Alberta seniors. I will work with community and faith-based partners to make sure that seniors can receive the care they need, in an appropriate place, while staying close to family and friends."

- Jeff Johnson, Minister of Seniors

Supportive living is designed for people whose care needs mean they are no longer able to stay in their own homes. Residents have their own private rooms, meals, housekeeping, and 24-7 professional nursing care services, depending on their care needs.

Grants typically cover 50 per cent of the capital costs, with any remaining amount coming from the applicants. All projects will be built according to provincial continuing care design guidelines, including B2 major occupancy safety codes, meaning residents will be able to age in place, staying in the same location, even as their care needs change.

ASLI funding is available to municipalities, not-for-profits, Métis settlements, housing management bodies, local housing authorities, community groups and private sector organizations.

Previously budgeted funding of \$120 million from the Affordable Supportive Living Initiative will be dedicated to construction of these new spaces. This RFP will also accept applications for \$60 million in ASLI grants for projects that address the issues of seniors waiting in acute care for a space in continuing care, providing the opportunity for applicants to develop both types of units in one location.

The Alberta government has invested more than \$600 million in supportive living since it began funding capital grant programs in 1999. Since then, Alberta has funded more than 8,000 new supportive living spaces.

Media inquiries

✉ **Jenny Renner**

☎ 780-862-2957

Press Secretary, Seniors

Pine Valley Lodge - New Construction & Renovation
30 Existing Supportive Living Units & 15 New Supportive Living Units
10 New Independent Living Units

Gross Building Areas	Sq.M.	Sq.ft.
New Main Floor	1,252	13,476
New Second Floor	1,049	11,291
New Basement	813	8,748
Total New Building	3,114	33,516
Existing Lodge New Additions	127	1,367
Existing Lodge Central Area Upgrades	444	4,779
Existing Lodge East Wing Upgrades	376	4,047
Existing Lodge West Wing Upgrades	449	4,833
Existing Lodge North Wing Upgrades	337	3,627
Total Addition & Upgrades	1,733	18,654

Estimated Project Costs:	Sq. ft.	\$/ Sq.ft.	New + Addition	B2, east wing only	B2, New & Existing
			Cost	Cost	Cost
New Main Floor	13,476	\$263	\$3,544,294	\$3,544,294	\$3,544,294
New Second Floor	11,291	\$263	\$2,969,620	\$2,969,620	\$2,969,620
New Basement	8,748	\$215	\$1,880,794	\$1,880,794	\$1,880,794
Existing Lodge New Additions	1,367	\$263	\$359,525	\$359,525	\$359,525
Existing Lodge Central Area Upgrades	4,779	\$110		\$525,709	\$525,709
Existing Lodge East Wing Upgrades	4,047	\$110		\$445,195	\$445,195
Existing Lodge West Wing Upgrades	4,833	\$110			\$531,629
Existing Lodge North Wing Upgrades	3,627	\$110			\$399,018
Subtotal:			\$8,754,233	\$9,725,137	\$10,655,784
Site Work		2%	\$175,085	\$175,085	\$175,085
Project Contingency		7%	\$612,796	\$680,760	\$745,905
Design Contingency		5%	\$437,712	\$486,257	\$532,789
Subtotal:			\$9,979,826	\$11,067,238	\$12,109,563
Professional Fees		8.27%	\$825,332	\$915,261	\$1,001,461
Furniture and Equipment		3%	\$299,395	\$299,395	\$299,395
Project Expenses		1.5%	\$149,697	\$166,009	\$181,643
Financing					
Escalation Factor					
Project Budget			\$11,254,250	\$12,447,902	\$13,592,062

Funding Support chart					
Estimated Project Budget**	2014		\$11,254,250	\$12,447,902	\$13,592,062
	Equalized Assessment				
The Evergreens Foundation			\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Town of Hinton	\$1,742,103,311	10.88%	\$1,115,662.36	\$1,245,531.75	\$1,370,016.30
Town of Edson	\$1,881,488,075	6.75%	\$692,572.02	\$773,191.31	\$850,467.84
Yellowhead County	\$8,481,321,389	52.97%	\$5,431,470.96	\$6,063,724.77	\$6,669,763.17
Municipal District of Greenview	\$2,597,943,249	16.23%	\$1,663,752.01	\$1,857,422.11	\$2,043,061.99
Municipality of Jasper	\$1,284,881,467	8.02%	\$822,800.99	\$918,579.66	\$1,010,387.02
Parkland County	\$313,660,008	1.95%	\$199,957.87	\$223,234.09	\$245,545.20
Town of Grande Cache	\$510,714,617	3.19%	\$327,110.56	\$365,188.08	\$401,686.76
Total Funding Provided	\$16,812,112,116	99.99%	\$11,253,326.78	\$12,446,871.76	\$13,590,928.29
From Province of Alberta					
Alberta Health Services		%	\$x		
		%	\$x		

**Maximum contribution if no other grant funding received. EGF applying for ASLI grant of 50%, plus any other funding that may be available.

Parkland Lodge - New Construction & Renovation
18 Existing Supportive Living Units & 62 New Supportive Living Units
22 Independent Living Units

Gross Building Areas	Sq. M.	Sq. ft.
New Main Floor (31 units)	2,583	27,803
New Second Floor (31 units)	2,200	23,681
New Third Floor (22 units)	1,989	21,409
New Basement	1,232	13,261
Total New	8,004	86,154
Existing Main Floor Renovations	532	5,726
Existing Second Floor Renovations	481	5,177
Total Renovation	1,013	10,904

Estimated Project Costs	Sq. ft.	\$/ Sq.ft.	Cost
New Main Floor	27,803	\$263	\$7,312,229
New Second Floor	23,681	\$263	\$6,227,993
New Third Floor	21,409	\$263	\$5,630,671
New Basement	13,261	\$215	\$2,851,142
Existing Main Floor Renovations	5,726	\$170	\$973,487
Existing Second Floor Renovations	5,177	\$170	\$880,164
Subtotal			\$23,875,686
Site Work		2%	\$477,514
Project Contingency		7%	\$1,671,298
Design Contingency		5%	\$1,193,784
Subtotal:			\$27,218,283
Professional Fees		7.67%	\$2,087,642
Furniture and Equipment		3%	\$816,548
Project Expenses		1.5%	\$408,274
Financing			
Escalation Factor			
Estimated Project Budget			\$30,530,748

Funding Support chart	2014		
Estimated Project Budget**	Equalized Assessment		\$30,530,748
The Evergreens Foundation			\$1,000,000.00
Town of Hinton	\$1,742,103,311	10.88%	\$3,212,945.33
Town of Edson	\$1,881,488,075	6.75%	\$1,994,506.69
Yellowhead County	\$8,481,321,389	52.97%	\$15,641,846.36
Municipal District of Greenview	\$2,597,943,249	16.23%	\$4,791,363.79
Municipality of Jasper	\$1,284,881,467	8.02%	\$2,369,547.18
Parkland County	\$313,660,008	1.95%	\$575,849.58
Town of Grande Cache	\$510,714,617	3.19%	\$942,030.85
Total Funding Provided	\$16,812,112,116	99.99%	\$30,528,089.77
From Province of Alberta			
Alberta Health Services		%	\$x
		%	\$x

**Maximum contribution if no other grant funding received. EGF applying for ASLI grant of 50%, plus any other funding that may be available.