



ENTWISTLE POOL & COMMUNITY HUB

PURPOSE OF PRESENTATION

- Parkland County Hamlets
- Today's Discussion
- History
- Approved Program Statement
- Preliminary Design and Costing
- Financial details – Capital and Operating
- Recommendations

PARKLAND COUNTY HAMLETS

- We are here today to discuss a specific project but also to discuss the broader sense of hamlet revitalization.
- Hamlets are also part of a bigger picture of Parkland County success in building a world class community for our residents.
- We can learn a lot from those that have been successful in building great communities;
 - Quality of life is critical to bringing people and business to a community.
 - Supporting and enhancing a thriving entrepreneurial spirit
 - Create a community where people think big, there is not too much red tape, and people with inspiration are drawn to come and spend their lives building.

PARKLAND COUNTY HAMLETS

- Communities flourish when a number of parameters are met around quality of life, including but not limited to;
 - Affordable Housing
 - Nearby Employment Opportunities
 - Strong Commercial sectors
 - Effective Schools
 - Safe neighborhoods
 - Quality public services
 - Ample recreation services and open parks
 - Effective transportation systems.

PARKLAND COUNTY HAMLETS

- Using quality of life indicators in driving complete communities has proven successful around the world.
- Parkland County must keep in mind all successful communities are built on a diversity of these elements and they are inclusive of each other.
- Research tells us whether it is
 - Where to Invest In Canada
 - Top Places to live in the US
 - EU Quality of life indicators
- That the role of the municipality was key to supporting and fostering an environment to ensure the quality of life drove economic activity, which in turn drive more investment.

TODAYS DISCUSSION

- What is being presented today is a representation of many years of debate and discussion on this facility.
- It is a class C estimate, but thorough enough to give certainty to the next stages of final design and construction.
- It is thoughtful to the financial realities, the scale required for the community at the same time providing an effective hub for the community,.
- It will allow Parkland County to provide localized services such as payments, permitting, and communication to the west end that are critical for the residents, beyond the recreation components it will provide.

HISTORY

- Recreation, Parks and Open Spaces Master Plan (2009)
- Entwistle and Evansburg Recreation and Parks Facilities Strategy Plan (2013)
- Entwistle Pool Feasibility Study (2015)
- Entwistle Community Hub/Indoor Aquatic Facility – Site Programming, Functional Plan and Costing Report (2016)

PROGRAM STATEMENT

- Approved at the September 26, 2017 Council Meeting
- Funding approved to update the preliminary design and provide updated costing

PROGRAM REQUIREMENTS

- Pool Deck and Amenities
- Administration Area
- Change rooms & Washrooms
- Multi-Purpose Hub Space
- Services and Operations

PRELIMINARY DESIGN AND COSTING

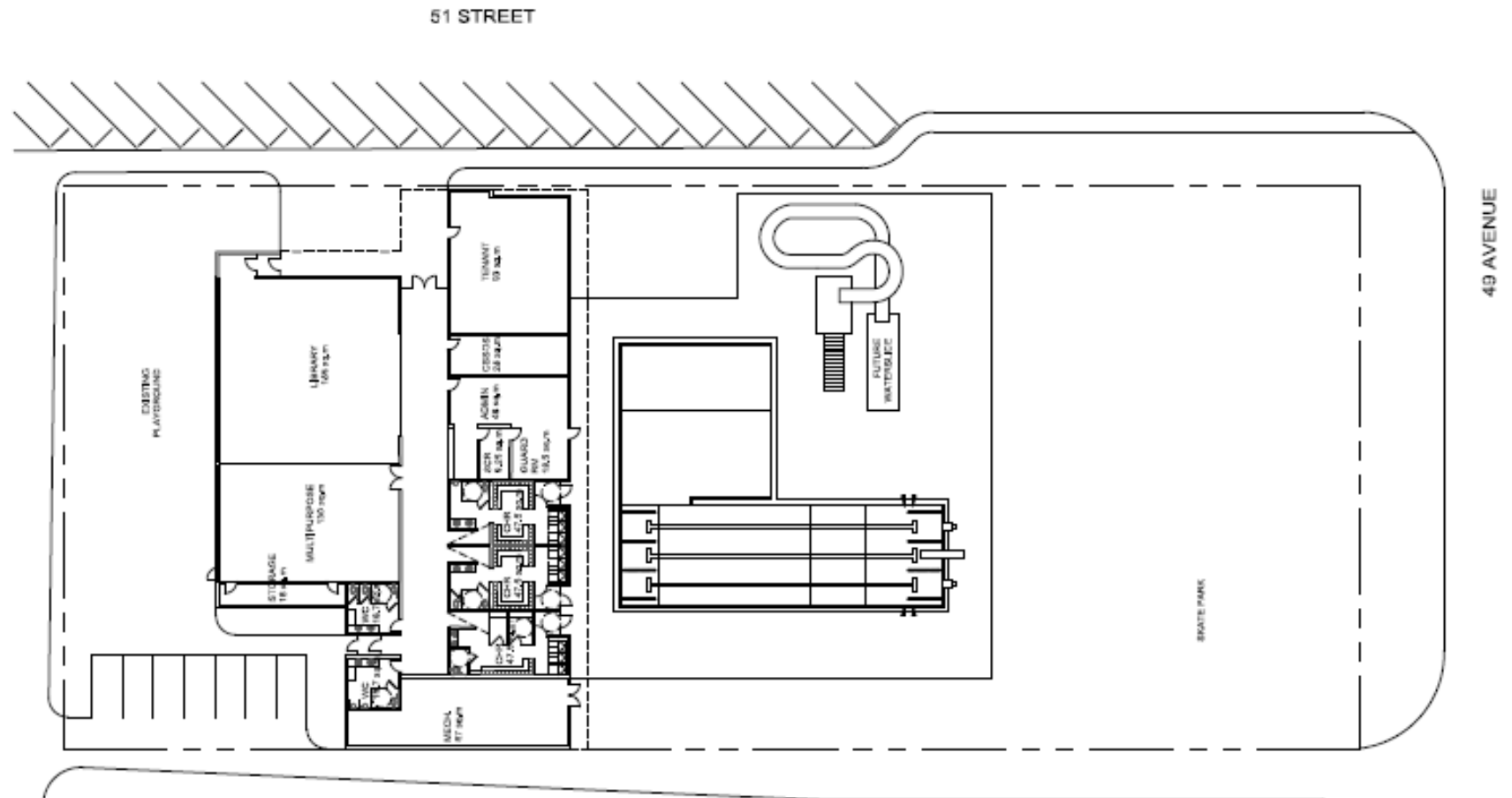


Concept design for representation only



ENTWISTLE COMMUNITY HUB

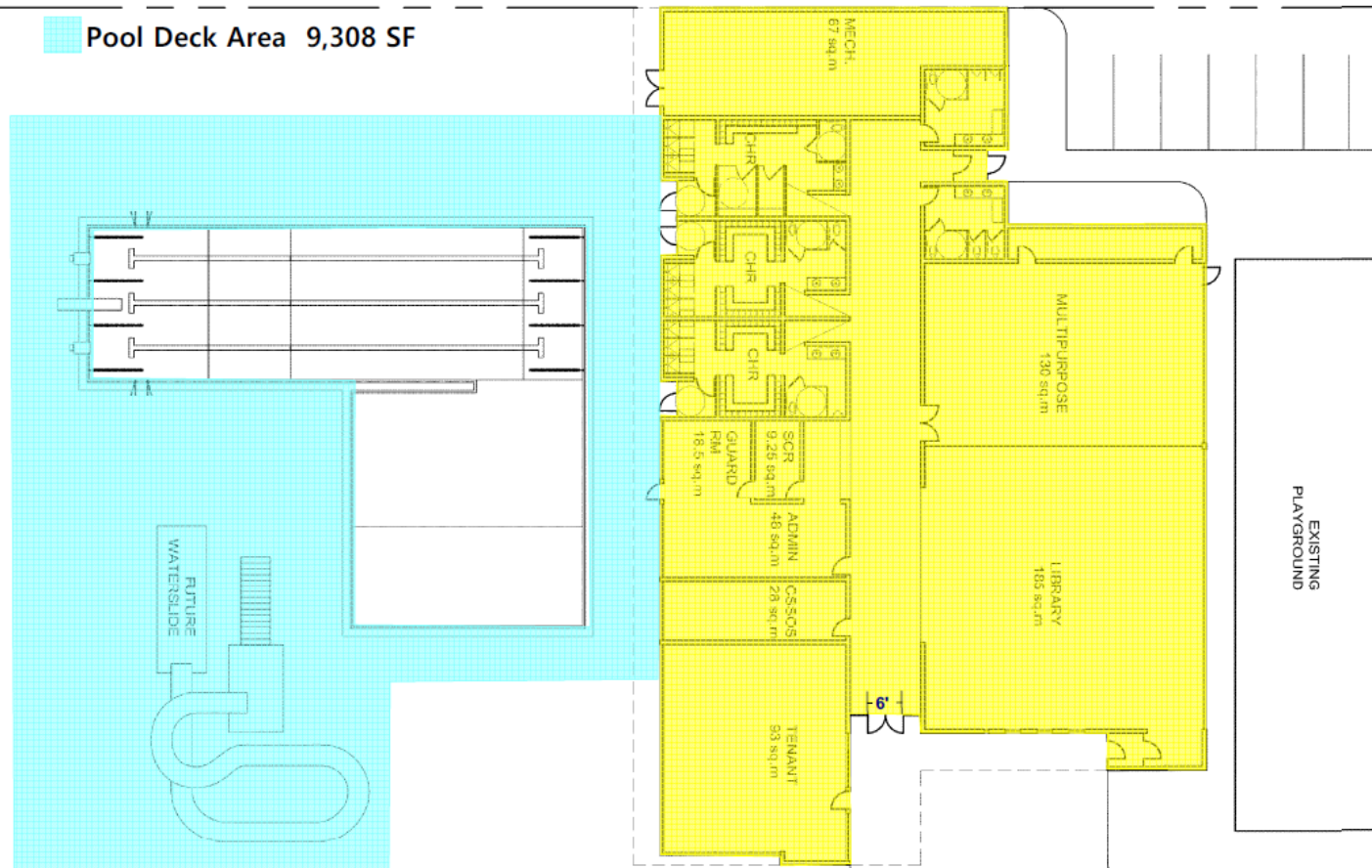
PRELIMINARY DESIGN AND COSTING



Class C Construction Estimate \$9.3 million

Updated Bldg Area 11,511 SF

Pool Deck Area 9,308 SF



Estimated Timelines: 4 months design & 8 months construction

FINANCIAL DETAILS – CAPITAL FUNDING

Entwistle Pool and Community Hub High Level Financial Capital Forecast

	Forecast	Notes
Capital Cost		
Facility	\$ 9,300,000	1
Total Capital Cost	\$ 9,300,000	
Capital Funding Sources		
Debenture	\$ 5,300,000	2
Restricted Surplus	4,000,000	3
Total Capital Funding	\$ 9,300,000	

Notes:

1 Estimated capital cost obtained from the feasibility study.

2 Alberta Capital Finance Authority debenture funding.

3 Restricted surplus funding will come from: Future Operating \$790,000, Recreation Facilities \$2,230,000, Hamlet Sustainability \$605,000, and the Entwistle Community Development Fund \$375,000.

FINANCIAL DETAILS – OPERATING

Entwistle Pool and Community Hub High Level Financial Operating Forecast

	Forecast		Existing		Difference	Notes & Tax Impact
Revenues						
Pool	\$	25,500	\$	25,000	\$ 500	
Contributions from Others		100,000		62,000	38,000	1
Rental Revenue		3,500		-	3,500	
Total Revenue	\$	129,000	\$	87,000	\$ 42,000	
Operating Expenditures						
Staffing		188,000		84,000	104,000	2
Operations		115,000		40,000	75,000	3
Total Operating Expenditures		303,000		124,000	179,000	
Net Operating Cost		(174,000)		(37,000)	(137,000)	
Other Expenditures						
Debenture Payments	\$	362,756	\$	-	\$ 362,756	4
Lifecycle Costing Building		186,000		10,000	176,000	5
Lifecycle Costing Equipment		66,000		27,000	39,000	6
Total Other Expenditures		614,756		37,000	577,756	
Total Expenditures	\$	917,756	\$	161,000	\$ 756,756	
Lifecycle Contributions from others		-		-	-	1
Net	\$	(788,756)	\$	(74,000)	\$ (714,756)	1.28%

Notes:

1 Assumed \$100,000 in contributions from others.

2 Assumed only 1 additional administrative FTE required.

3 Includes utilities, supplies, janitorial and maintenance, etc.

4 Debenture payments are based on borrowing \$5,300,000 and internally financing \$4,000,000.

5 Assumed costs to maintain the building including major replacements. Based on 2% of the capital cost of the facility.

6 Assumed costs of replacing facility equipment over its life.

RECOMMENDATIONS

1. That Council approve up to \$9,300,000 for the Entwistle Pool and Community Hub and;
2. That Council approve the transfer of \$790,000 from Future Operating Restricted Surplus to Recreation Facilities Restricted Surplus and;
3. That Council approve the use of \$3,020,000 from the Recreation Facilities Restricted Surplus, \$605,000 from Hamlet Sustainability Restricted Surplus and \$375,000 from the Entwistle Community Development Fund towards the capital costs of the Entwistle Pool and Community Hub and;

RECOMMENDATIONS CONTINUED

4. That Council direct Administration to bring forward a borrowing bylaw for First Reading at the May 22, 2018 Council Meeting for up to \$5,300,000 and;

5. That Council direct Administration to develop a comprehensive funding strategy, inclusive of all external funding sources, with the intent of minimizing the direct financial impact to Parkland County and;

6. That Council direct Administration to replenish the Restricted Surplus accounts with any external funding received for the construction of the Entwistle Pool and Community Hub.

NEXT STEPS (IF APPROVED)

- First Reading of Borrowing Bylaw – Tuesday, May 22, 2018
- Public Petition Period closes – Friday, June 22, 2018
- Second and Third Reading – Tuesday, June 26, 2018
- Validation of Bylaw – August 2018
- Request for Proposal issued – August 2018
- Design and construction completed in 12 months, timelines to be confirmed
- Anticipated Opening – May 2020

QUESTIONS?