CITY OF ELLIOT LAKE

Ad hoc Community Hub Committee
AGENDA

Wednesday, August 7, 2019
9:00 AM
Committee Room

1. CALL TO ORDER
2. ROLL CALL
3. DECLARATIONS OF CONFLICT OF INTEREST
4. ADOPTION OF PREVIOUS MINUTES
   4.1. June 4, 2019
5. PUBLIC PRESENTATIONS
6. UNFINISHED BUSINESS
7. Review of potential local partners and recognition
8. NEW BUSINESS
   8.1. Updated Class D costs: Based on Pre-engineered / Hybrid Model
   8.2. Review of reports re. operating costs/Pro Forma December 2017
   8.3. Draft Preliminary Conceptual Architectural Drawings
   8.4. Discussion re: Feasibility of combining Arts Hub and Rec Hub, and funding opportunities
9. PUBLIC QUESTION PERIOD
10. NOTICE OF MOTION
11. OTHER BUSINESS
12. ADDENDUM
13. CLOSED SESSION BUSINESS
14. ADJOURNMENT

CITY OF ELLIOT LAKE

Ad hoc Community Hub Committee

Minutes of the Meeting held

Tuesday, June 4, 2019
1:00 pm
CITY HALL
Council Chambers

Members Present	Mayor D. Marchisella, Chair Councillor T. Turner Councillor E. Pearce
Staff Present	D. Gagnon, CAO T. Dunlop, Director of Recreation and Culture D. Brandow, Secretary Recreation and Culture Dept. N. Bray and B. Lackie, Secretary
Present	5 members of the Public 1 member of the media: Brent Sleightholme

1. **CALL TO ORDER**

   The meeting was called to order by the Mayor at 1:00 PM.

2. **ROLL CALL**

   All present.

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **ADOPTION OF PREVIOUS MINUTES**
   Moved by: Ed Pearce
   Seconded by: Tom Turner **Resolution 14/19**

   "To approve the minutes of the May 7th, 2019 Ad hoc Community Hub Committee."

Carried

5. PUBLIC PRESENTATIONS

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.1. Capital funding sources: Federal, Provincial, NOHFC, FedNor, Private Sector

Provincial: New provincial funding for seniors and accessibility, Trillium, Mental Health

Private Sector: Elliot Lake Retirement Living, Denison, Cameco, Timberock, Weir, Hi-Rail, Samsung, Curling Canada, Hockey Canada, Swim Canada, and school boards.

Ask a summer student to look into potential grants and draft letters to local partners to bring back to the next meeting. Have a donors wall or some type of recognition program?

Committee gave direction to CAO to do some research.

7.2. Operational funding: Provincial grants

Wendy Rowland's report of February 2019 noted operational costs will go down for a new hub over the various facilities the city runs now. Operational savings may cover mortgage.
First Nations partnerships, and a partnership with the Renaissance Centre. Possible funding through Elliot Lake Retirement Living, and the hospital (i.e., physio pool). Also forming partnerships with other surrounding municipalities. Sports grants for community involvement and increased mobility. Possible training grants.
Aging in Place funding available through assisted living and community wellness for operations. Mike Thomas will get more information and bring it back to the next meeting.

7.3. Concept design and signs

The CAO will reach out to the architect, Gabriel Febres, to have an up-to-date drawing to ascertain building square footage and the number of parking spaces required. A revised budget will need to be done after receiving the drawing. Ensure that the concept drawing once a sign is erected on the property is close to what the facility will look like.

7.4. Timeline for funding applications

The funding criteria will be released by the province by the end of the summer. The deadline for application will be in October.

7.5. Timeline for build

An RFP for design will have to go to tender this fall and if approved shovels in the ground Spring 2020.

8. PUBLIC QUESTION PERIOD

9. NOTICE OF MOTION

10. OTHER BUSINESS

11. ADDENDUM

12. CLOSED SESSION BUSINESS

13. ADJOURNMENT

Moved By: Ed Pearce
Seconded By: Tom Turner **Resolution 15/19**

That the meeting be adjourned at the hour of 2:31 PM

Carried

Class D Capital Cost Estimates
Jul-19
TRADITIONAL CONSTRUCTION

function	Scaled back - Spring 2019 sq ft	cost / ft	amount	Summer 2019 (combo Yallowega /CAO) sq ft	cost / ft	amount	notes
arena	31,641	$275	$8,701,275	31,641	$275	$8,701,275	this # is 500 sq ft bigger than Yallowega's # for some reason but kept it
pool	12,000	$385	$4,620,000	13,180	$385	$5,074,300	cut 2k viewing platform (from 4k to 2k) left rest as original
curling	12,400	$250	$3,100,000	12,400	$250	$3,100,000	5 sheets
multi-purpose / fitness	5,000	$250	$1,250,000	5,709	$250	$1,427,250	as per Yallowega
gymnasium	10,625	$210	$2,231,250	8,377	$210	$1,759,170	as per Yallowega
public / shared /washrooms	11,685	$300	$3,505,500	11,685	$300	$3,505,500	
office / support	4,914	$250	$1,228,500	4,914	$250	$1,228,500	
subtotal:	**88,265**		**$24,636,525**	**87,906**		**$24,795,995**	
site prep			$1,500,000			$1,500,000	
construction sub-total:			**$26,136,525**			**$26,295,995**	
NET HST on construction (1.76%)			$433,603			$436,410	
Construction Total:			**$26,570,128**			**$26,732,405**	

professional / design fees	8.0%		$2,125,610	7.0%		$1,871,268	Yallowega suggest 7% is fine
disbursements	0.5%		$132,851	0.5%		$133,662	
other consultants	1.5%		$398,552	2.0%		$534,648	Yallowega suggest 2% for other consultants
project mgmt	2.0%		$531,403	2.0%		$534,648	
permits / dev charges	n/a		$75,000	n/a		$75,000	
misc, commissioning, move-in etc	1.5%		$398,552	1.5%		$400,986	
subtotal softcosts:	**13.5%**		**$3,661,967**	**13.0%**		**$3,550,213**	
NET HST on softcosts (1.76%)			$64,451			$62,484	
Total Construction with Softcosts:			**$30,296,546**			**$30,345,101**	
change orders	3.0%		$908,896	3.0%		$910,353	
escalation to tender (1 year)	5.0%		$1,514,827	3.0%		$910,353	Yallowega suggest 3% is fine
location factor	8.0%		$2,423,724	5.0%		$1,517,255	Yallowega suggest 5% is fine
project scope contingency	8.0%		$2,423,724	8.0%		$2,427,608	
Post Contract Contingencies	**24.0%**		**$7,271,171**	**19.0%**		**$5,765,569**	
GRAND TOTAL:			**$37,567,717**			**$36,110,670**	

PRE-FAB (MOST OF IT)

function	sq ft	cost / ft	amount	sq ft	cost / ft	amount	
arena	31,641	$210	$6,644,610	31,641	$210	$6,644,610	pre-fab per sq ft cost rates
pool	12,000	$225	$2,700,000	13,180	$225	$2,965,500	pre-fab per sq ft cost rates
curling	12,400	$210	$2,604,000	12,400	$210	$2,604,000	pre-fab per sq ft cost rates
multi-purpose / fitness	5,000	$125	$625,000	5,709	$125	$713,625	pre-fab per sq ft cost rates
gymnasium	10,625	$125	$1,328,125	8,377	$125	$1,047,125	pre-fab per sq ft cost rates
public / shared /washrooms	9,685	$300	$2,905,500	11,685	$300	$3,505,500	
office / support	6,914	$250	$1,728,500	4,914	$250	$1,228,500	
total:	**88,265**		**$18,535,735**	**87,906**		**$18,708,860**	
site prep			$1,500,000			$1,500,000	
construction sub-total:			**$20,035,735**			**$20,208,860**	
NET HST on construction (1.76%)			$326,229			$329,276	
Construction Total:			**$20,361,964**			**$20,538,136**	

professional / design fees	4.0%	$814,479	7.0%	$1,437,670	Yallowega suggest 7% is fine
disbursements	0.5%	$101,810	0.5%	$102,691	
other consultants	1.5%	$305,429	2.0%	$410,763	Yallowega suggest 2% for other consultants
project mgmt	2.0%	$407,239	2.0%	$410,763	
permits / dev charges	n/a	$75,000	n/a	$75,000	
misc, commissioning, move-in etc	1.5%	$305,429	1.5%	$308,072	
subtotal softcosts:	**9.5%**	**$2,009,387**	**13.0%**	**$2,744,958**	
NET HST on softcosts (1.76%)		$35,365		$48,311	
Total Construction with Softcosts:		**$22,406,716**		**$23,331,405**	
change orders	3.0%	$672,201	3.0%	$699,942	
escalation to tender (1 year)	5.0%	$1,120,336	3.0%	$699,942	Yallowega suggest 3% is fine
location factor	8.0%	$1,792,537	5.0%	$1,166,570	Yallowega suggest 5% is fine
project scope contingency	8.0%	$1,792,537	8.0%	$1,866,512	
subtotal post contract contingencies:	**24.0%**	**$5,377,612**	**19.0%**	**$4,432,967**	
GRAND TOTAL:		**$27,784,327**		**$27,764,372**	

HYBRID AS PER YALLOWEGA

function	sq ft	cost / ft	amount	sq ft	cost / ft	amount	
arena	31,641	$210	$6,644,610	31,641	$210	$6,644,610	pre-fab
pool	12,000	$225	$2,700,000	13,180	$385	$5,074,300	traditional
curling	12,400	$210	$2,604,000	12,400	$210	$2,604,000	pre-fab
multi-purpose / fitness	5,000	$125	$625,000	5,709	$250	$1,427,250	traditional
gymnasium	10,625	$125	$1,328,125	8,377	$210	$1,759,170	pre-fab
public / shared /washrooms	9,685	$300	$2,905,500	11,685	$300	$3,505,500	traditional
office / support	6,914	$250	$1,728,500	4,914	$250	$1,228,500	traditional
total:	**88,265**		**$18,535,735**	**87,906**		**$22,243,330**	
site prep			$1,500,000			$1,500,000	
construction sub-total:			**$20,035,735**			**$23,743,330**	
NET HST on construction (1.76%)			$326,229			$391,483	
Construction Total:			**$20,361,964**			**$24,134,813**	
professional / design fees	4.0%		$814,479	7.0%		$1,689,437	
disbursements	0.5%		$101,810	0.5%		$120,674	
other consultants	1.5%		$305,429	2.0%		$482,696	
project mgmt	2.0%		$407,239	2.0%		$482,696	
permits / dev charges	n/a		$75,000	n/a		$75,000	
misc, commissioning, move-in etc	1.5%		$305,429	1.5%		$362,022	
subtotal softcosts:	**9.5%**		**$2,009,387**	**13.0%**		**$3,212,526**	
NET HST on softcosts (1.76%)			$35,365			$56,540	
Total Construction with Softcosts:			**$22,406,716**			**$27,403,879**	
change orders	3.0%		$672,201	3.0%		$822,116	
escalation to tender (1 year)	5.0%		$1,120,336	3.0%		$822,116	
location factor	8.0%		$1,792,537	5.0%		$1,370,194	
project scope contingency	8.0%		$1,792,537	8.0%		$2,192,310	
subtotal post contract contingencies:	**24.0%**		**$5,377,612**	**19.0%**		**$5,206,737**	
GRAND TOTAL:			**$27,784,327**			**$32,610,616**	

The Corporation of the City of Elliot Lake

Staff Report CS2017-18a

Report of the **Director of Community Services**
for the Consideration of Council

RE: Community Hub Project Analysis

OBJECTIVE

To provide Council with data relating to the proposed Community Hub project in the City of Elliot Lake in order to support a decision regarding the request for capital funding assistance.

RECOMMENDATION

THAT Staff Report CS2017-18a of the Director of Community Services regarding the Community Hub Project Analysis dated December 15, 2017 be received;

And whereas Council passed resolution 233/17 dated June 12, 2017 to adopt the Collier's International New Community Hub Business Case Option F as the preferred option;

And whereas Council passed Resolution 524/17 dated November 27, 2017 that the Centennial Arena site be approved as the primary location for the proposed Multi-Use facility/Community Hub;

Now be it resolved that the Council of the City of Elliot Lake approve the cost analysis for the proposed Multi-Use Community Hub which includes all requested components (Option F) at a total cost of $40,956,829 and that the appropriate grant applications be submitted.

Wendy Rowland
Director of Community Services

December 15, 2017

Background

The following is a summarized timeline of key council decisions regarding the Multi-Use Community Hub Project.

- February 8, 2016 the Council of the City of Elliot Lake passed resolution 60/16 in support of the development of a Multi-Use Recreation Centre. An ad hoc Multi-Use Complex Committee was established.

- May 5, 2016 Council authorized administration to proceed with the engagement of services of a consultant for the project management work for a Multi-Use Complex under the provision of the municipality's procurement policy.

- December 13, 2016 Council received the Final Report on the Multipurpose Complex Feasibility Study dated November 25, 2016 prepared by Collier's Project Leaders Inc. Staff were to proceed with next steps including community consultation process and preparation of business plan.

- June 8, 2017 Council received Staff Report CS2017-08 of the Director of Community Services and adopted the Collier's New Community Hub Business Case Option F as the preferred option as recommended by the ad hoc Multi-Use Committee.

- August 23, 2017 Council accepted a proposal for Functional Program Services for a Community Hub as submitted by Yallowega, Belanger, Salach.

- October 2, 2017 a Functional program workshop was hosted at the Lester B. Pearson civic Centre by the consulting team with community stakeholders, members of Council and staff.

- November 27, 2017 Council passed Resolution 524/17 that the Centennial Arena site be approved as the primary location for the proposed Multi-Use Community Hub. At that meeting, council also requested a staff report which should include an operating Pro Forma, be prepared for the December 11, 2017 Council meeting.

This report includes: a summary of existing operational approved budgets for the Collins Hall, Centennial Arena and the Pool facility.

- An operational Pro Forma which provides a conservative high level forecast of expenditures and revenue related to a Multi-Use Facility.

- Functional Program Diagram of Option F

- Project Costing and Financial Discussion

ANALYSIS

The following matrix includes proposed 2018 Budget revenue and expense totals for each of the existing recreational facilities in Elliot Lake. An average recovery rate for a recreational facility such as an Arena or Aquatics Centre is 55%. However, a reasonable target of 65% is most desirable and achievable when facilities are merged and included in one building with supporting Multi-Use spaces as opposed to single use, stand alone buildings.

City of Elliot Lake Existing Facilities Operational Budget (2018)

Facility	2018 Budget	NET
Centennial Arena		
Expense	$411,000	
Revenue	$136,000	-$275,000
Pool		
Expense	$616,840	
Revenue	$146,000	-$470,840
Collins Hall		
Expense	$71,370	
Revenue	$36,400	-$34,970
TOTAL EXPENSE	$1,099,210	
TOTAL REVENUE	$318,400	
Net per 2018 proposed Budget	-$780,810	29% Recovery Rate

Note: Total Wages and benefits for 3 facilities currently amounts to $675,000 (61% of total annual expense).

The Deer Trail Curling Club

The Deer Trail Curling Club operating budget currently nets **$20,000** per year. The Club benefits from a volunteer workforce and currently serves 117 members. The Club intends to commit the existing chattels, equipment and furniture to the proposed Multi-Use Community Hub project. Although the Club wishes to continue to volunteer programming support, its intent is to have the facility managed and operated by the City. This will enable a seamless operational plan for both parties. In addition, further savings related to joint use maximizes efficiencies while maintaining sustainable volunteer commitment and revenue.

Operational savings related to the Curling Club included in a multi-use Hub model is estimated to total **$25,000**.

Pro Forma Operating Model - Full Option F

This Operating Pro Forma Model is intended to provide a high level forecast of what can be considered to be a normal operating position in Year 1. The forecast is conservative with respect to revenue assumptions. The model includes reasonable forecasting based on current facility actuals and those of facilities of comparable size, configuration and market. As the facility operation stabilizes following Year 2 and coupled with the cross promotional effect of a Multi-Use model, it is expected that increased traffic and demand for space, programs and services will increase at a higher rate. Direct pre-registered programming will generate significant revenue.

For the purpose of this model, the new facility would operate as one unit. However, revenue generating spaces would be referred to as components or business units within the overall facility. The facility's ability to generate revenue is dependent upon the inclusion of all functional program spaces.(Option F)

Revenue		Comments
Aquatic Centre	$135,000	• Lessons & Program Fees only
Arena	$130,000	• Current arena revenue $120,000
Wellness Memberships (pool & fitness)	$100,000	
Gymnasium Programming/ Rentals	$70,000	• Increased programs and services for all ages, abilities and interests
Community Space Rental	$50,000	• Preregistered programs operate only on minimum threshold to generate revenue
Meeting Rooms (small spaces) Rental	$20,000	
Curling Operations	$150,000	• Curling $137,000 currently
Concession	$35,000	
Total Revenue	**$690,000**	

Expenditures		
Salaries, Wages, Benefits	$670,000	• 62% of total expenditure, maintains existing staff compliment
Operating Costs	$180,000	• $170,000 currently in existing buildings
Utilities	$220,000	• Current utilities for 4 buildings $274,188
Total Expenditures	**$1,070,000**	
NET	-$380,000	• 64% recovery rate

Assumptions

- Aquatics Centre must offer expanded direct programming services. This must include: group and private lessons; rentals, such as, parties and events; specialty programming and re-habilitation services.
- Comprehensive fee review is required and scheduled to occur in 2018 for the 2019 budget cycle.
- Operating model assumes that the facility will be owned and operated by the City of Elliot Lake.
- Maintain existing staffing compliment with additional program leaders and co-ordinator as required.
- Direct programs and services must develop and evolve to maximize accessibility, inclusion and participation by all ages, abilities and interests.
- 3% per year escalation should be assumed.
- Cost savings related to efficient modern building as per Colliers International is estimated to be $65,000 - $75,000 per year.

Catchment Area

Potential catchment area for a Multi-Use Recreational Facility located in Elliot Lake shall include:

Elliot Lake population 10,741 (census 2016)

Blind River population 2,284 (census 2016)

Spanish & North Shore population 712 & 497 (census 2016)

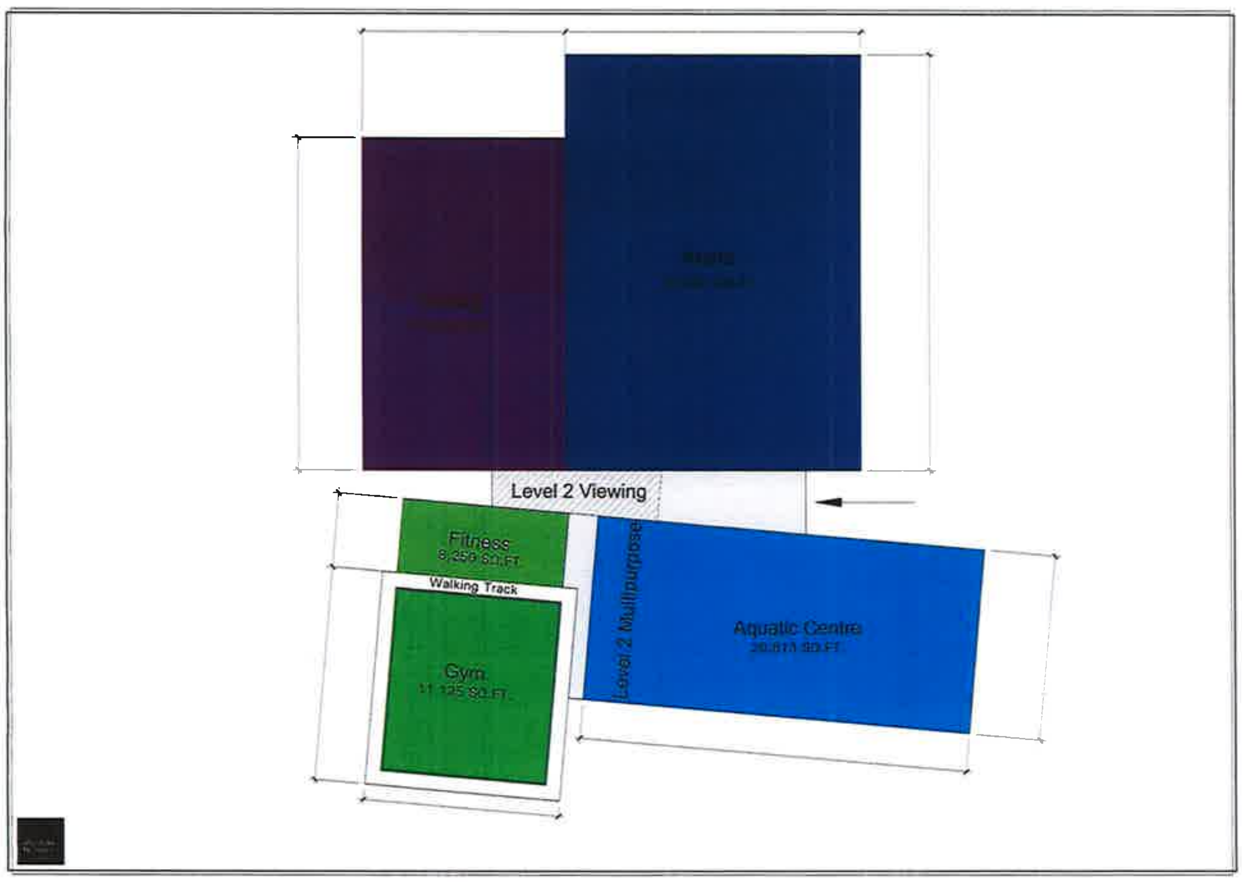
Total Population: 14,234

Benefits

- Proportionate operating annual expenses.
- Increased revenue, cost recovery and sustainability.
- Expanded customer service and programs by both City and community partners.
- Increased accessibility and inclusion for all ages, abilities and interests.
- Economic driver, attraction and retention of residents, families and professionals.
- Construction project will create employment in the region
- As facility develops, revenue will increase and operations will stabilize.
- Existing equipment and furnishings may be utilized in new facility.
- Existing staff compliment in one location.
- Cross promotion of each component will result in a community that is more engaged and active, increased participant rates/market penetration and increased revenue annually for initial 5 years.
- New facility and components will increase recreational capacity in the community.
- Centennial Arena location will connect the facility to the existing parkland, trail network and will showcase Elliot Lake's breathtaking natural scenery.
- Eco and sports tourism opportunities may be supported by a multi-use facility

Functional Program

The following functional program is the result of a workshop which occurred on October 2, 2017. Community Stakeholders, Staff, Council and Parks & Recreation Advisory Committee members were invited to participate. This exercise is intended to be a basis to identify preliminary facility component relationships at a very high level. This model is also a tool that is used to forecast preliminary project costing.



Note:

Public shared space includes: circulation space (lobby), concession, customer service kiosk and general viewing area.

Multi-Use space includes: Community Hall and teaching kitchen (upper level)

FINANCIAL IMPACT

Project Costing – Collier's International Project Leaders

City of Elliot Lake
New Community Hub Option F
Elliot Lake, Ontario
Revised DRAFT Class "D" Estimate
Dec-6-2017

Description	DRAFT Class "D" Estimate Oct-16-2017			DRAFT Class "D" Estimate Nov-09-2017			Revised DRAFT Class "D" Estimate Dec-6-2017		
A. Arena / Curling / Aquatic Centre / Wellness / Gym / Multi-Purpos	GFA	COST/SF	AMOUNT	GFA	COST/SF	AMOUNT	GFA	COST/SF	AMOUNT
1.0 NEW CONSTRUCTION	118,544	$285.23	33,812,750	105,122	$285.72	30,035,100	96,818	$283.56	27,453,335
Arena	37,317	$275.00	10,262,175	31,641	$275.00	8,701,275	31,641	$275.00	8,701,275
Aquatic Centre	21,645	$385.00	8,333,325	18,161	$385.00	6,991,985	16,000	$385.00	6,160,000
Multipurpose	4,293	$250.00	1,073,250	4,200	$250.00	1,050,000	4,200	$250.00	1,050,000
Support	4,914	$250.00	1,228,500	3,834	$250.00	958,500	3,834	$250.00	958,500
Gymnasium	11,570	$210.00	2,429,700	10,625	$210.00	2,231,250	10,625	$210.00	2,231,250
Wellness	8,580	$285.00	2,445,300	7,204	$285.00	2,053,140	5,000	$285.00	1,425,000
Curling	20,540	$250.00	5,135,000	15,763	$250.00	3,940,750	14,563	$250.00	3,640,750
Public Shared	9,685	$300.00	2,905,500	13,694	$300.00	4,108,200	10,955	$300.00	3,286,560
2.0 OTHER ASSOCIATED COSTS						1,500,000			1,500,000
Site Development/Landscaping Allowance			2,500,000			1,500,000			1,500,000
Abnormal Soil Conditions/Contaminated Soil						EXCL.			EXCL.
Hazardous Materials Abatement						N/A			N/A
Premium Time/After-Hours Work						N/A			N/A
Construction Phasing								0.00%	0
Signage & Wayfinding						Incl. Separate Price #1			Incl. Separate Price #1
Photovoltaic Panels over Arena						Separate Price #2			Separate Price #2
Green Roof Over Aquatics Centre						By Owner			By Owner
Land Acquisition Costs						See Below			See Below
Location Factor						See Below			See Below
Project Scope Contingency						See Below			See Below
Escalation to Time of Tender (3% P.A.)						See Below			See Below
TOTAL	**118,544**		**37,402,133**	105,122	$299.99	31,535,100	105,122	$275.43	28,953,335
Construction Cost		374,021,333 +HST			31,535,100 + HST			28,953,335 + HST	
- Net HST on Construction		1.76%	658,278		1.76%	555,018		1.76%	509,579
Total Construction Cost			**38,060,411**			**32,090,118**			**29,462,914**
- Professional & Design Fees (8%)					8.00%	2,567,209		4.00%	1,178,517
- Disbursements (1%)					1.00%	320,901		0.50%	147,315
- Other Consultants (2%)					2.00%	641,802		1.50%	481,352
- Project Management (2%)					2.00%	641,802		2.00%	641,802
- Development Charges & Levies / Permits (2%)					2.00%	641,802		0	0
- Commissioning, Moves, Misc., Other (2%)		17.00%	6,470,270		2.00%	641,802		1.50%	481,352
- Net HST on Construction		1.76%	113,877		1.76%	96,014		1.76%	51,574
Total Ancillary / Soft Costs			**6,584,147**			**5,551,334**			**2,981,911**
Sub-Total: Construction & Ancillary			**44,644,557**			**37,641,451**			**32,444,825**
Furnishings and Equipment						By Owner			By Owner
Sub-Total			**44,644,557**			**37,641,451**			**32,444,825**
Post Contract Contingency (Change Orders)		3.00%	1,141,812		3.00%	962,704		3.00%	962,704
Escalation to Tender (3.0% P.A) - Allow 2 Years			3,305,452		6.09%	2,350,993		6.09%	2,034,518
Location Factor		10.00%	4,909,182		8.00%	3,276,412		7.00%	2,480,943
Project Scope Contingency		10.00%	5,400,100		8.00%	3,538,525		8.00%	3,033,839
Total Project Cost			**59,401,104**			**47,770,085**			**40,956,829**
Separate Prices (excluded from above)									
SP #1: Photovoltaic Panels over Arena						2,047,353			2,047,353
SP #1: Green Roof over Aquatics Centre						848,233			848,233

Funding Considerations and Options

The City's portion of the project cost may be offset or reduced by an organized capital community fundraising campaign, additional third party funding partners, savings related to pending mandatory repairs required to operate existing aging facilities, disposal of excess property and applicable reserves.

The annual operating savings related to a new Multi-Use Facility amounts to just under $572,840.

Building Condition Assessment – November 2016

The capital needs of the following facilities are identified in the Asset Management Facility Condition Assessment Document.

Collins Hall	$492,700
Centennial Arena	$664,730
Pool	$178,740
Total	**$1,336,170**

It should be noted that the BCA document is a snapshot in time. These repairs are strictly to maintain building safety and operational function. Not included are aesthetic improvements/repairs, efficiencies, design enhancements, increased capacity, general care and maintenance.

2016-17 Capital and General Repairs

Capital Projects and General Repairs for the above facilities 2016-2017 total **$267,000** to-date. These are necessary repairs required to maintain facility functionality.

December 7 thru December 18 – Aquatic Centre closed due to repairs to lifting deck tiles. Estimated cost to replace deck tiles entirely $100,000.

Reserve Account Status

The following reserve account balances are noted for Council information.

Community Wellness Reserve $417,025.49
(L-970-973-9771)

Economic Development Reserve (Land Sales + Purchases) **$565,370.10**
(L-970-973-9768)

Disposal of excess property options which can include but not limited to:

- Curling Club property
- Collins Hall property
- Excess parkland

Links to Strategic Plan

The Multi-Use Community Hub project aligns with the City OF Elliot Lake's Strategic Plan in the following areas:

- Economic Development and Diversification, Stabilization and Investment Readiness
  - Capitalize on opportunities for diversification and community growth
- Continued Investment into Infrastructure
  - Replace our aged recreation facilities – planning starting 2015
- Health and Community Wellness
  - Provide activities and promote healthy lifestyles through recreation for all age groups
- Strong Municipal Corporate Administration and Governance
  - Customer Service Excellence

Summary

Recreation facilities in Elliot Lake have completed their useful lifecycle. Investing in a new Multi-Use Community Hub facility will result in a healthier community, enhance mental, social and physical wellbeing and provide economic benefits. This will result in a community which is an even more attractive place in which to live, learn, work, play and visit.

It is recommended that Council invest in the future development, sustainability and capacity of recreational facilities and services, by initiating a formal request for funding.

Pro Forma Operating Model Multi-Use Hub- Full Option F

Revenue		Comments
Aquatic Centre	$135,000	• Lessons & Program Fees only
Arena	$130,000	• Current arena revenue $120,000
Wellness Memberships (incl. pool)	$100,000	
Gymnasium Programming/ Rentals	$70,000	• Increased programs and services for all ages, abilities and interests
Community Space Rental	$50,000	• Preregistered programs operate only on minimum threshold to generate revenue
Meeting Rooms (small spaces) Rental	$20,000	
Curling Operations	$150,000	• Curling $137,000 currently
Concession	$35,000	
Total Revenue	**$690,000**	

Expenditures		
Salaries, Wages, Benefits	$670,000	• 62% of total expenditure, maintains existing staff compliment
Operating Costs	$180,000	• $170,000 currently in existing buildings
Utilities	$220,000	• Current utilities for 4 buildings $274,188
Total Expenditures	**$1,070,000**	

NET	-$380,000	• 64% recovery rate

Existing Facilities Operational Budget (2018)

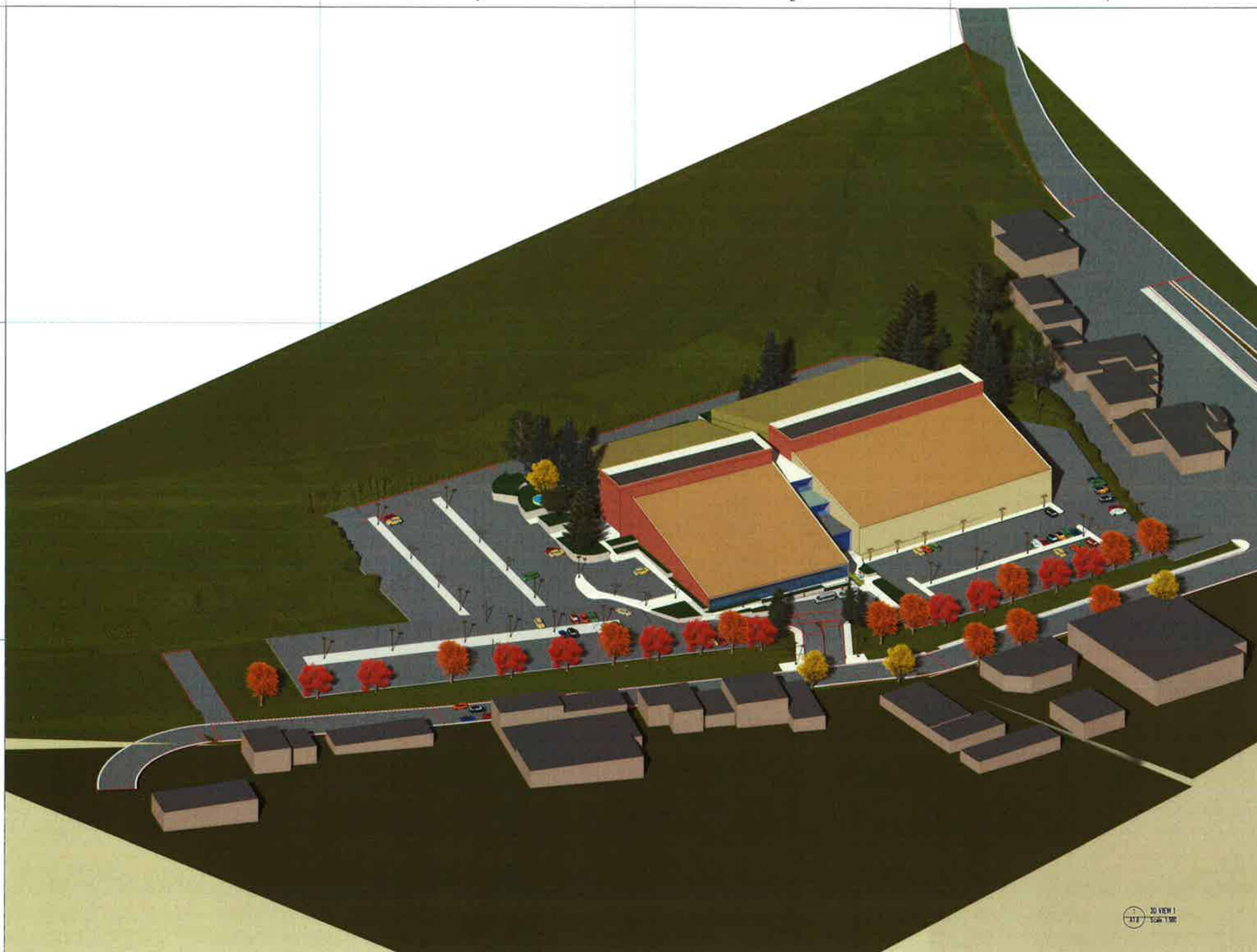
Revenue	2018 Budget	Comments
Centennial Arena	$136,000	
Pool	$146,000	
Collins Hall	$36,400	
Total Revenue	**$318,400**	

Expenditures		
Centennial Arena	$411,000	• Utilities for 3 buildings $241,500
Pool	$616,840	• Pending minimum wage & COLA increases included
Collins Hall	$71,370	
Total Expenditures	**$1,099,210**	

NET	-$780,810	• 29% Recovery Rate

The annual operating savings related to a new Multi-Use Hub Facility amounts to $400,810.

- The existing curling club operating budget nets $20,000 per year.
- City staff would operate the facility and the plant. Volunteers would assist with lessons, booster club, and **other non-union activities** related to the facility where appropriate.



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City of Elliot Lake Community Hub Concept

Ontario Ave, Elliot Lake, Ontario

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Gabriel Febres

REV	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

June 2019

1903

Cover Sheet

A1.0

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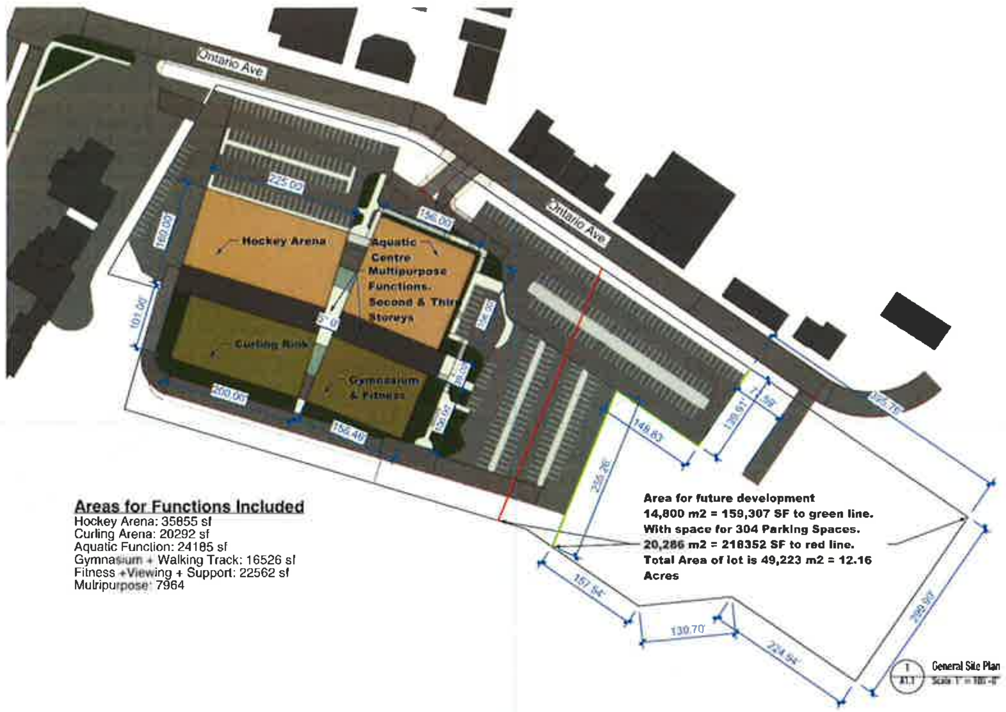

1 A1.1 General Site Plan
Scale: 1" = 100'-0"

3 A1.1 Perspective from South
Scale: 1:50

2 A1.1 Perspective from East
Scale: 1:50

4 A1.1 Perspective from North
Scale: 1:50

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Site Plan & Perspectives

A1.1