



# Bedford-Hammonds Plains Community Centre and Artificial Turf Enhancement

Presentation to Regional Council  
Tuesday, March 29, 2011

- Planning for new facilities
- Opportunity to enhance in partnership with Province and HRSB
- Proposed Funding Formula
- Proposed Facility Enhancement Components
- Cost Estimate, Inclusions and Risks
- Funding Formula
- Discussion

# Presentation Overview

### Community Facility Master Plan

- Integrated planning
- Distribution of facilities
- Replacements of aging facilities

### Designated Priority Projects

- Partnership opportunities, or
- Replacements of aging facilities

# Planning for new facilities

- Project timeline
- Participation on Site Selection Committee
- Participation on School Steering Team
- Preliminary Design development, Cost estimates, proposed catchment area
- Public consultation and information sharing

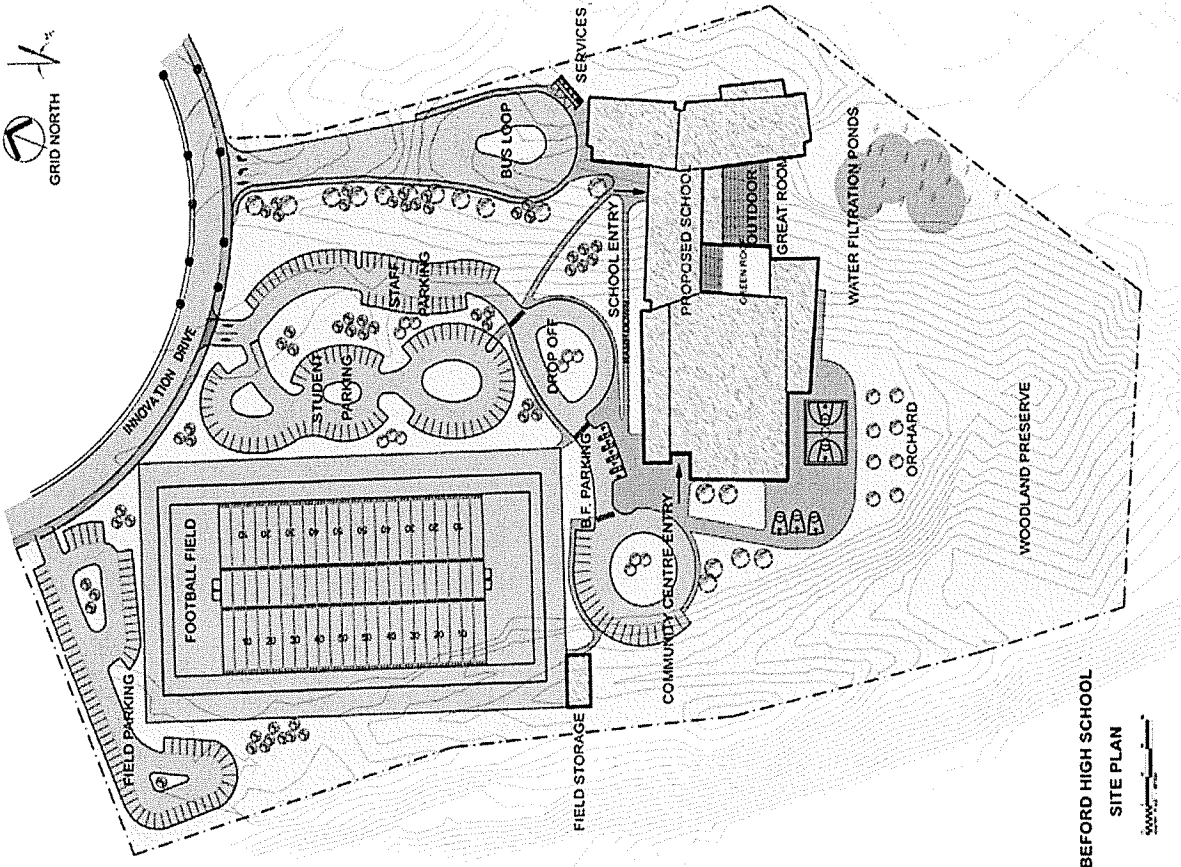
## Partnership Timeline

- Development and review of proposed area rate
- Review of updated costs and design components
- Public Meetings for Project Overview January 5, 17
- NWCC Meeting January 27- Project Overview
- Recommendations to Regional Council March 29
- Council decision communicated to Province












## Partnership Timeline

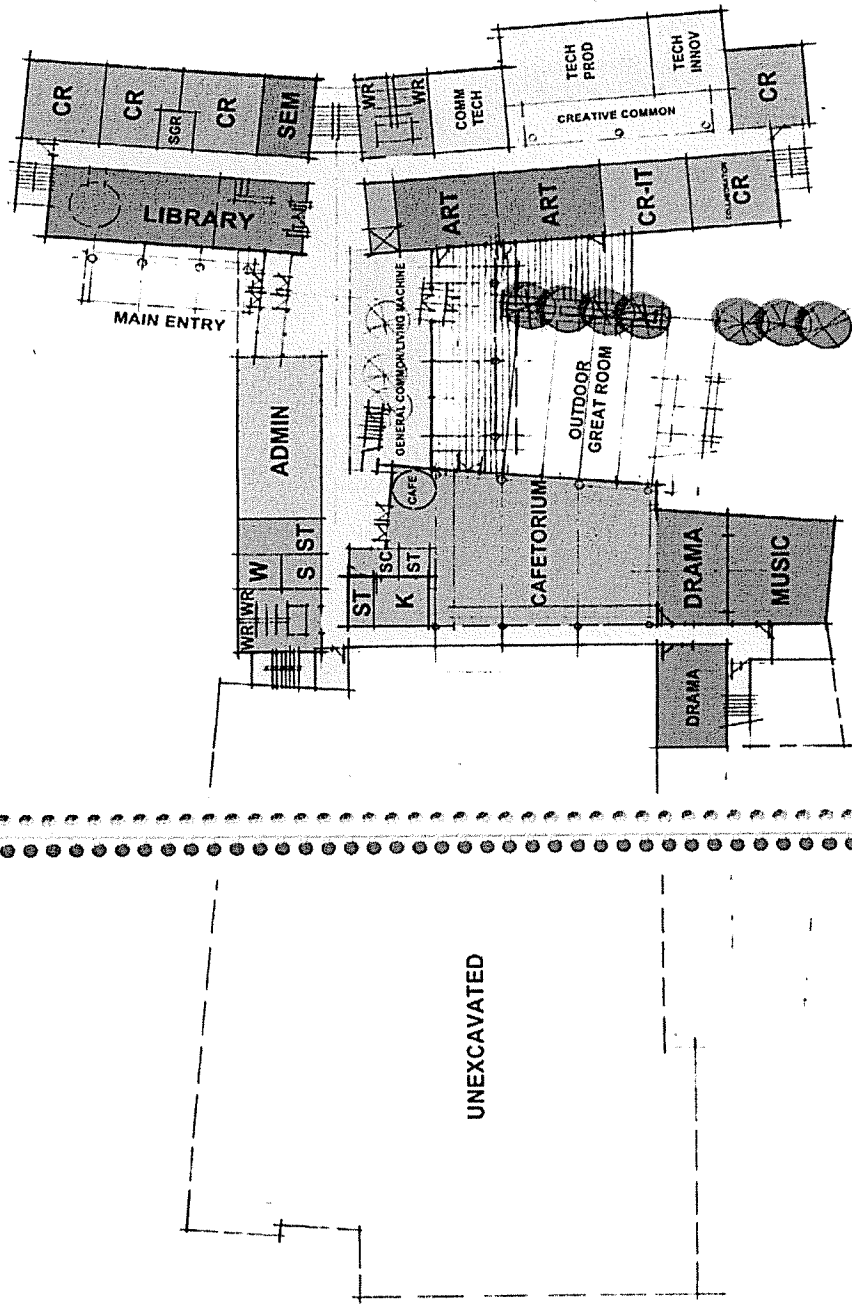
# Draft Project Design

# Proposed Site Plan



### Legend

-  Gym
-  Classrooms
-  Library
-  Circulation
-  Support
-  Drama, Music and Art
-  Tech Ed. and IT
-  Administration
-  Cafeteria
-  Community Centre
-  Lab

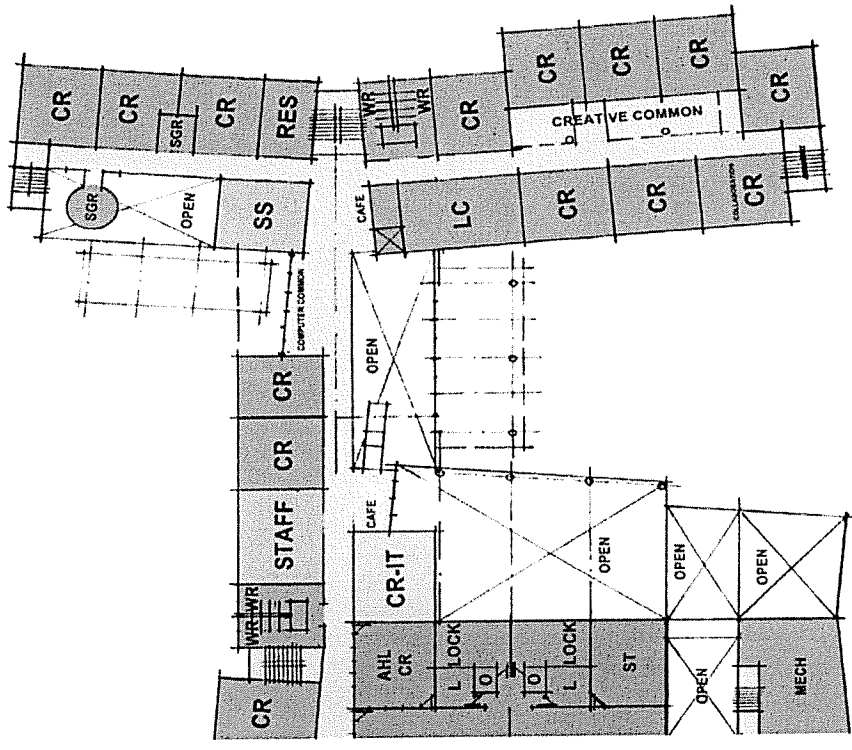


## THE NEW BEDFORD HIGH SCHOOL

SCHEME 5 - LEVEL 1 NTS DECEMBER 13 2010

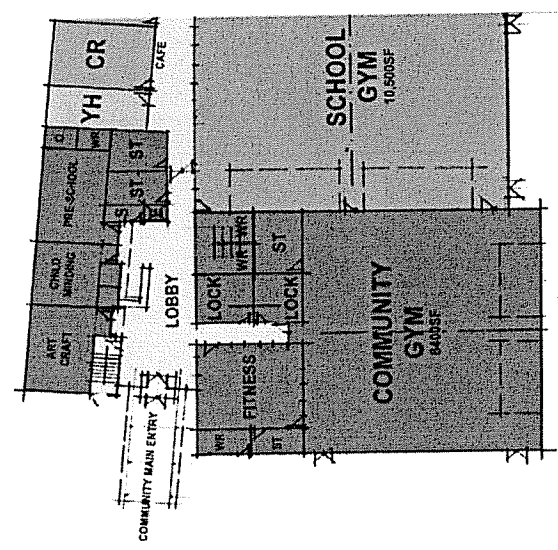
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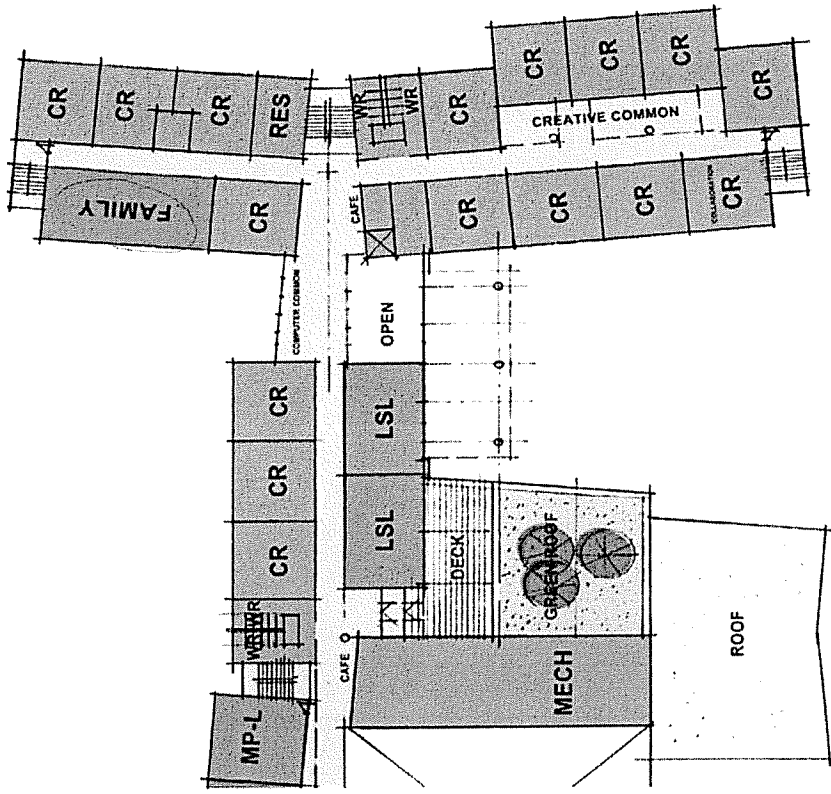
Legend

- Gym
- Classrooms
- Library
- Circulation
- Support
- Drama, Music and Art
- Tech Ed. and IT
- Administration
- Cafeteria
- Community Centre
- Lab



THE NEW BEDFORD HIGH SCHOOL  
SCHEME 5 - LEVEL 2 NTS DECEMBER 13 2010

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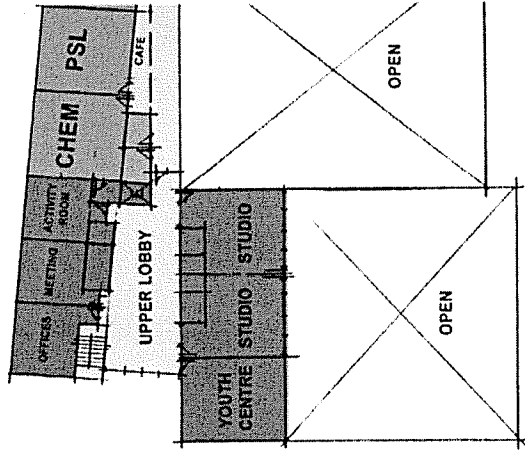


**THE NEW BEDFORD HIGH SCHOOL**  
 SCHEME 5 - LEVEL 3 NTS DECEMBER 13 2010

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**Legend**

- Gym
- Classrooms
- Library
- Circulation
- Support
- Drama, Music and Art
- Tech Ed. and IT
- Administration
- Cafeteria
- Community Centre
- Lab



- Enhance School gymnasium to 10,500sf
- Additional Community Gymnasium 8,400sf
- Preschool, youth, senior program spaces
- Art and leisure program spaces
- Community meeting rooms
- Dance and exercise studios
- Child minding area
- Designed for existing residents and homes to be developed

Total proposed Community Centre Sq Ft: approx. 22,000 net

# Proposed Community Centre

**Community Centre:**

- 50% proposed area rate from residents
- 50% proposed funding from general tax

**Fixtures, Furnishings & Equipment (FF&E) Allowance:**

- 50% proposed area rate from residents
- 50% proposed funding from general tax

**Artificial Turf Sport Field:**

- 76% proposed funding from general tax
- 24% proposed funding from area rate

**Cafetorium Enhancements:**

- 100% proposed area rate from residents

# Proposed Funding Formula

Cost per square foot:

HRM cost per sf:	\$300. at 33,000 sf	\$9,900,000.
PNS cost per sf:	\$220. at 33,000 sf	\$7,253,550.
<i>Savings to HRM</i>		\$2,646,450.

*Net HST savings to HRM:*

\$1,000,000.

*Total Gross Project Savings for HRM:*

\$4,064,450.

# Financial Savings to HRM

Section 79(1)(ah) of Charter allows Council to expend monies for recreation facilities. Does not typically allow for equipment enhancements such as those requested for school cafetorium

This Project recommendation contradicts Council's current Urban /Suburban tax policy. Two previous exceptions have been made. Council has the ability to exclude this Project from current policy in order to proceed as per proposed funding formula.

## Proposed Area Rate

- NWCC (unanimous support) Proposed Area Rate:  
0.018 /\$100 assessment 12yrs
- Some additional work is required to confirm Area Rate formula
- This information will come back to Regional Council during Budget discussions
- Previous calculation based on 0.010 / \$100 over 10 years will generate \$4.5M

## Proposed Area Rate

Component	Funding Source	Amount
Community Centre	General rate (Operating)	\$4.42M
Community Centre	Area Rate (12yr)	\$4.88M
Artificial Turf	Capital Budget	\$1.4M
Total Project Cost:		\$10.7M

# Proposed Project Budget



## Comparison to Recent Community Center Construction (Area Rates per \$100,000 of assessment)

### Urban/Suburban

- **Bedford Hammonds Plains proposed \$18**
- Sackville Heights \$10
- GRS Community Centre (Fall River) \$63

### Rural

- Porters Lake Community Centre - \$24
- Beaver Bank Recreation Centre - \$70
- Prospect Rd Recreation Centre - \$38

# Recommendations:

1. Approve entering into a joint partnership with the Province to add a community centre and regulation size artificial turf sport field to the new high school in Bedford-Hammonds Plains at an estimated costs of \$10.7M and include the appropriate funding in the 2011-12 and future budgets.
2. Direct staff to return with the final details (map) of the Bedford-Hammonds Plains Area Rate at budget time.