

Item No. 10.1.5
Halifax Regional Council
May 14, 2013

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by 
Mike Labrecque, Deputy Chief Administrative Officer

DATE: April 16, 2013

SUBJECT: Rockingham Community Centre Property – 199 Bedford Highway

ORIGIN

Motion of Regional Council dated April 19, 2011:

1. Approve, in principle, the potential market sale of a portion of the HRM owned property at 199 Bedford Highway to the abutting property owner, and authorize staff to proceed with negotiations regarding the proposal as outlined in this report; and
2. The report not be released to the public until the property transaction is concluded.

Motion of Regional Council dated August 14, 2012:

1. Direct staff to undertake a detailed building assessment on the condition and viability of the Rockingham Community Centre (RCC), a programming and needs assessment, cost analysis, and bring forward options, recommendations and opportunities on the future use and ownership of this municipal property, 199 Bedford Highway.
2. Extend the RCC volunteer board's mandate at the Rockingham Community Centre through June 30, 2013 during the completion of the program review.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 35 (1) Responsibilities of Chief Administrative Officer and 61 (1) Administrative and Powers of Municipality regarding property.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Cease operations of the Rockingham Community Centre effective August 31, 2013, and formally thank the members of the Rockingham Community Centre Board for their dedicated service on behalf of HRM; and

RECOMMENDATIONS CONTINUED ON PAGE 2

2. Declare 199 Bedford Highway surplus to recreation requirements and refer the property to the real property review process for consideration under Administrative Order 50.

BACKGROUND

The HRM owned property located at 199 Bedford Highway is the former Rockingham fire station (circa 1956) which was converted into the Rockingham Community Centre (RCC) in the mid 1980's. The centre offers space for community programming, lunch and afterschool child care, meeting space and other recreational activities. The property is bordered by the Bedford Highway to the west, a residential apartment building to the north, CN Railway rail line to the east and a National Historic Site to the south.

In 2010, staff received an unsolicited offer for the subject property from the abutting property owner. On April 19, 2011, Regional Council approved, in principle, the potential market sale of a portion of the subject HRM owned property to the abutting property owner, and authorized staff to proceed with the negotiations as per the terms of the March 31, 2011 staff report. Staff worked with the Purchaser and the RCC Board with respect to the proposed conveyance, however, after purchaser review of the detailed financial components of the Council approved offer, the Purchaser declined to proceed on that basis.

On August 14, 2012, Regional Council passed a motion to direct staff to undertake a detailed building assessment on the condition and viability of the RCC, a programming and needs assessment, cost analysis, and bring forward options, recommendations and opportunities on the future use and ownership of this municipal property. The report also recommended an extension of the RCC volunteer board's mandate through June 30, 2013 during the completion of the program review.

DISCUSSION

As per Council's direction, staff undertook an analysis of relevant data to determine whether the Rockingham Community Centre is required as a HRM mandated recreation service delivery center.

The full data analysis report, inclusive of findings, is provided as Attachment 1 and includes:

- Community Profile (demographic data)
- Document Review: Regional Plan, Community Facility Master Plan, Recreation Blueprint, HRM Developments
- Building Condition Assessment
- Programming Analysis
- Alternate Service Providers

Key Data Analysis Findings

The key findings of the analysis are as follows:

- The site selection of this center did not focus on the most practical and sustainable recreation needs of the community as it was originally located to meet the fire protection needs of the community. The internal components of the structure are not optimal for HRM programming and there also safety concerns for children attending the center due to the heavy traffic along the Bedford Highway.
- The estimated capital cost to maintain the property and building over the next 25 years is approximately \$260,000.
- Only approximately 20% of the monthly hours are used for programs that fall within the municipal recreation mandate.
- Youth and senior participation has dropped at this centre; it is uncertain as to the rationale, however, this has negatively impacted the hourly usage and revenues for the center.
- Based on the Community Facility Master Plan principles and standards, there are existing HRM facilities in the area which have the capacity to provide HRM mandated services without the use of the Rockingham Community Centre.

Conclusion

Based upon the data analysis, the Rockingham Community Centre is not required for the delivery of HRM mandated recreation services. Therefore, it is recommended that 199 Bedford Highway be declared surplus to recreation programming, effective August 31, 2013, and referred to the real property review process for consideration under Administrative Order 50. Extension of the RCC's volunteer board mandate until August 31, 2013 will enable the Board to fulfill community commitments to run a summer childcare program and then conclude operations.

FINANCIAL IMPLICATIONS

The recommended action would result in the closure of the facility on August 31, 2013. As a result, the annual \$5,000 facility subsidy to the Board for the operation of the facility would be pro-rated for fiscal year 13/14. Interim building maintenance costs estimated at \$150.00 per month will be incurred while the property is vacant. Subject to Council consideration of the property under Administrative Order 50, the net sales proceeds from the future disposal of the property would be contributed to HRM's Regional Facility Expansion Reserve Q145.

COMMUNITY ENGAGEMENT

The Rockingham Community Centre Board representatives have been receiving updates from the HRM Community Facility Service Delivery Coordinator. In addition, staff consulted with the Board Chair regarding potential short term (month to month) extensions during the consideration of the property through Administrative Order 50 review. However, since the majority of the programming is tied to the school year, the Board Chair indicated that short term extensions do not work for the delivery of their programs and services.

ENVIRONMENTAL IMPLICATIONS

The furnace oil storage tank was vandalized at Rockingham Community Centre last fall and the contents leaked into the ground. Facilities Services worked with All-Tech Environmental to remove contaminated soils and complete all required remedial work. This included excavation and replacement of soils under the building and resulting reinstatement of the parking area. TPW Facility Management staff has been working with Risk and Insurance staff to ensure that the costs incurred for the remediation of this property are covered through the insurance program. At this time staff from Risk and Insurance have presented a preliminary claim to HRM insurers for the costs incurred to date and the anticipated costs associated with the monitoring wells. It is anticipated that the majority of the expenditures to date and those direct costs that are anticipated in the future will be covered subject to the policy deductible.

The installation of monitoring wells to test the ground water conditions is complete. Further Department of Environment assessment of the monitoring results is required to determine the site conditions and compliance with environmental regulations or whether further management and monitoring of the wells will be required.

ALTERNATIVES

1. Regional Council could choose to not declare the facility surplus for recreation purposes and continue the existing program delivery. This is not recommended as the facility is not required for HRM recreation programming pursuant to the data analysis and further capital upgrades will continue to be required.
2. Regional Council could choose to declare the facility surplus for recreation purposes at this time and direct staff to extend the mandate of the Board on a month to month term while the real property review is being completed. This is not recommended as the Board has indicated that a short term extensions will not work for their programs and services.

ATTACHMENT

Attachment 1: Data Analysis – Rockingham Community Centre

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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ATTACHMENT 1



Rockingham Community Centre: Data Analysis

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Introduction

On August 14, 2012 a Motion of Council directed staff to: “undertake a detailed building assessment on the condition and viability of the Rockingham Community Centre, a programming and needs assessment, cost analysis, and bring forward options, recommendations and opportunities on the future use and ownership of this municipal property, 199 Bedford Highway”

This document is an analysis of available data to determine the future use of the structure and land located at subject property.

Purpose and Rationale of the Data Analysis

Regional Council approved in principle the Community Facility Master Plan (CFMP) in May of 2008. The CFMP presents guiding principles, implementation models for making decisions about existing and future facilities, and site-specific recommendations. This plan is built on several key themes:

- Integrated Planning – to serve the needs of the citizens the work is done collaboratively with the community, Council and other HRM Business Units
- Distribution of Facilities – facility planning and development that takes into account the needs of the population and its distribution within HRM
- Activity Coverage – provision of a range of recreation opportunities for HRM residents and design facilities that promote participation
- Community based arts and culture – ensure program opportunities are built into facilities whenever feasible
- Communities building through asset management – strongly recommend models other than municipally operated recreation facilities
- Balance new assets against lifecycle obligations – balance between investing in new assets and existing facilities

Also, the CFMP recommended that HRM dedicate a full time engineer to address the need for building assessments of all the Community Centres. As a result, Capital Management Engineering Limited (CMEL) was retained to complete a twenty-five year capital plan and an energy assessment. The Rockingham Community Centre assessment was completed in December 2012. The data contained in this report provides both the estimated capital and operating costs of subject property.

Framework and Methodology of the Data Analysis

The focus of the Data Analysis was to investigate how effective and efficient the provision of HRM mandated services are delivered at the Rockingham Community Centre with a view for the future use of subject property. The geographical area under review is based on the HRM Regional Plan and 2011 Census Community definition: Birch Cove, Rockingham and Fairview.

The following were completed to develop the contents of this Data Analysis.

1. Demographic of community
 - a. Total population, percentage growth, new housing stats, employment
 - b. Development of “community profile” using several years of comparative data
2. Inventory of facilities
 - a. Identification of existing community / private recreation / multi-district facilities in community, and
 - b. Services provided, services required or wanted, cost structures
3. Inventory and understanding of level of usage at existing facilities:
 - # of hours per week
 - wait listed programs or activities
 - capacity in the community to provide HRM mandate specific services.

Background Documents:

The following items were used as background:

- Community Facilities Master Plan 2008
- HRM Regional Plan
- Community Counts Census Data
- HRM Recreation Blueprint
- HRM Facility and Field Booking CLASS documents (2009-2012)
- HRM Rec Program Catalogue
- HRM Building Permits data
- Capital Plan: Building Condition and Energy Assessments: Rockingham Community Centre, December 2012

Community Profile:**Figure 1**

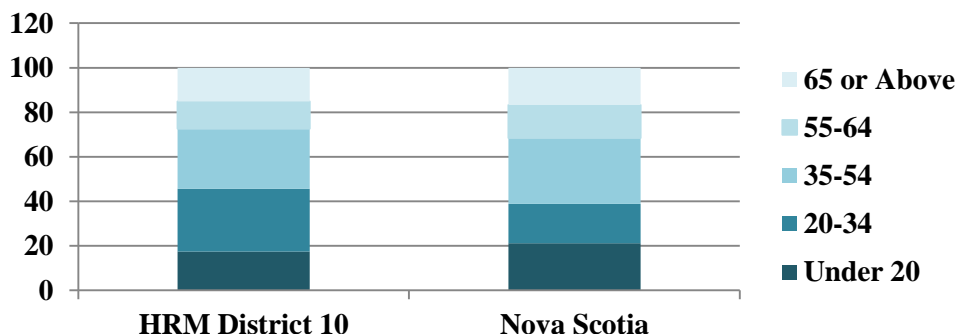
As shown in Figure 1, the area is suburban in nature with a mix of housing types and land uses, close to the urban core. There is a new development proposal which would permit 2,245 people, through approximately 48 single unit dwellings, 98 townhouses and 828 multiple unit dwelling units in Rockingham South (Transmitter Lands). In addition, land owners of the former Motherhouse lands are in consultation with the community in preparation for an application to development those lands.

Population

Based on the 2011 Census of Population, HRM District 10 (Birch Cove - Rockingham - Fairview) has a population of 25,129 which is 4.3% lower than in 2001. In 2011, 17.5% of the population was under the age of 20 and 15.0% was 65 years or older. For the purpose of this report, HRM District 10 (Birch Cove- Rockingham-Fairview) will be referred to as the Rockingham area.

In comparison, Nova Scotia has a 2011 population of 921,725 which is 1.5% higher than in 2001. 21.2% of the population was under the age of 20 and 16.6% was 65 years or older as outlined in Figure 2.

Figure 2:



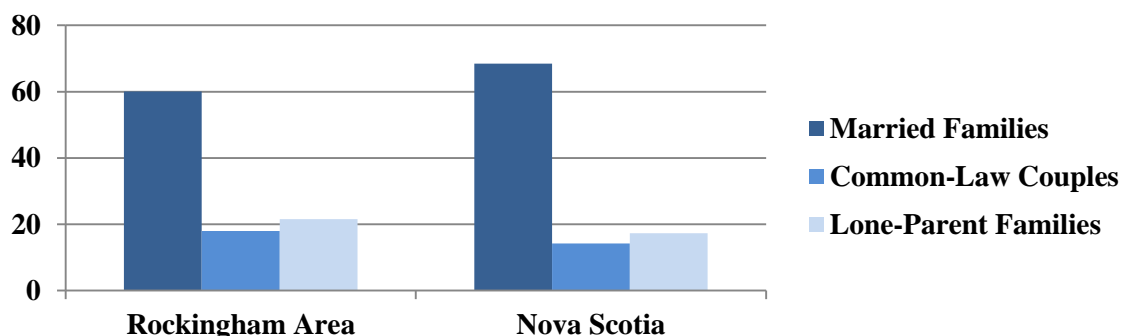
Family Structure

In Nova Scotia, family structure has shifted from the traditional larger married families to smaller married families and an increase in both common-law and lone-parent families.

In 2011, for the Rockingham area, total census families decreased 4.3% to 6,713 from 2001. Married families decreased from 2001 by 11.3% while common law families increased 11.4% and lone-parent families decreased 11.4%. Lone female parent families were 18.7% of all families while lone male parents were 3.2% of all families.

In Nova Scotia, total census families increased 2.7% to 270,065. Married families increased by 2.1% while common law families increased 28.3% and lone-parent families increased 5.9%. Lone female parent families were 13.9% of all families while lone male parents were 3.4% of all families shown in Figure 3.

Figure 3:



Please Note:

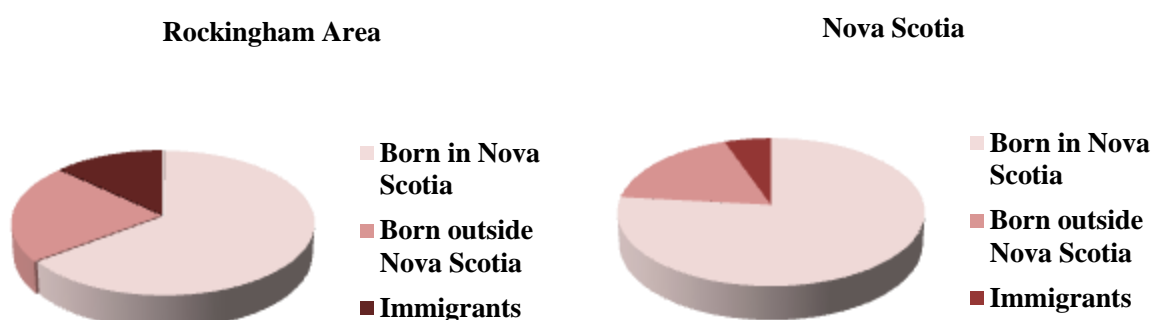
With the Government of Canada’s cancellation of the long-form portion of the Census in 2011, Census data is now very limited compared to what it was in 2006 and all of the data that was collected from the short-form of the Census in 2011 has not yet been released by Statistics Canada. As for income, employment and other population characteristics, this was collected

under a brand new survey Statistics Canada introduced called the 'National Household Survey'. Data from this survey will not be available until May 2013

Citizenship

Compared to Nova Scotia, Figure 4 shows that the Rockingham area has a relatively high immigrant population. In 2006, there were 3,104 immigrants, 12.1% of the population compared to 5% of the population for Nova Scotia. In the Rockingham area, 96.5% of people were Canadian citizens compared to 98.3% for Nova Scotia.

Figure 4:



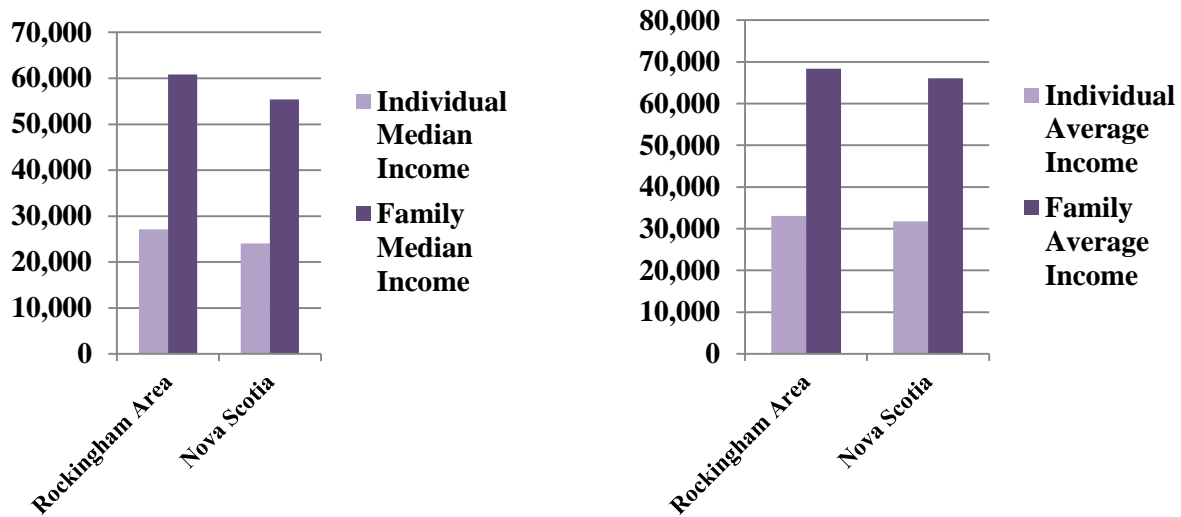
Median and Average Income

Figure 5 provides a comparison of both the average and median incomes for both the Rockingham area and Nova Scotia.

In 2006, the median income for individuals in the Rockingham area was \$27,157 a year, compared with the median of \$24,030 for Nova Scotia. Families in the Rockingham area had a median income of \$60,853, compared with the median of \$55,412 for Nova Scotia.

In 2006, the average income for individuals in the Rockingham area was \$33,060 a year, compared with the average of \$31,795 for Nova Scotia. Families in the Rockingham area had an average income of \$68,376, compared with the average of \$66,032 for Nova Scotia.

Figure 5:



Education

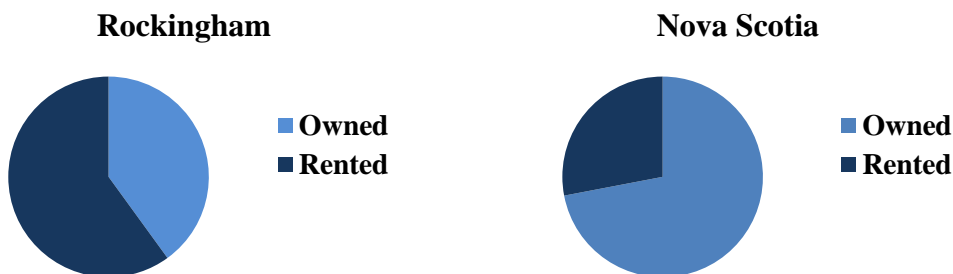
In 2006, 86.3% of the population of the Rockingham area age 20 and over, had a post-secondary certificate, diploma or degree. In Nova Scotia, 77.1% of the population have completed a post-secondary certificate, diploma or degree.

At the same time, 13.5% of the population of the Rockingham area had no certificate, diploma or degree and 22.9% of Nova Scotians had no certificate, diploma or degree.

Household

In 2006, Figure 6 shows that 40% of the population of the Rockingham area owned their dwellings and 60.1% rented, compared with 72% and 27.6% for Nova Scotia respectively.

Figure 6:



The average value of dwellings in the area increased 42.4% between 1996 and 2006 to \$165,545.

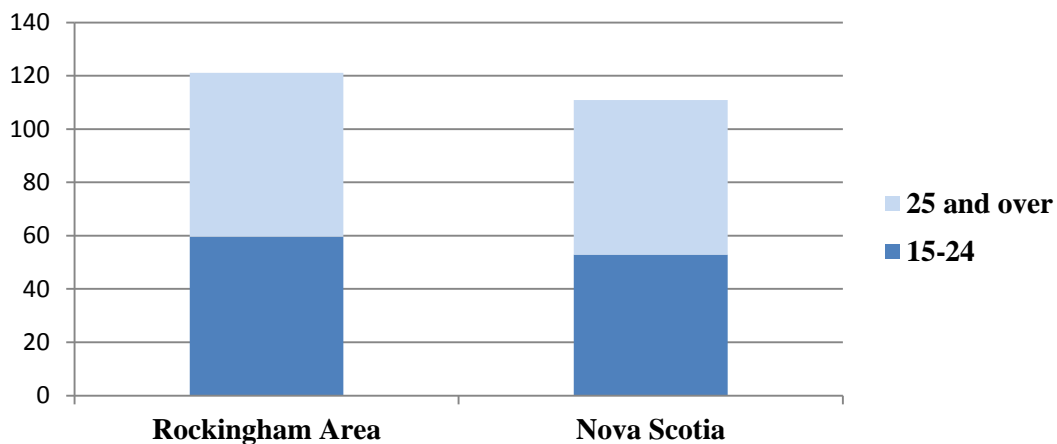
In Nova Scotia, the average value of dwellings increased 82.5% between 1996 and 2006 to \$158,000.

Employment Rate

The employment rate for Rockingham area residents aged 25 and over increased by 1.1 percentage points to 61.5% between 1996 and 2006 and there were 948 more employed workers. Nova Scotia's employment rate experienced an increase of 3.6 percentage points to 58% between 1996 and 2006 and there were 46,050 more employed workers, during this same period.

The employment rate in Rockingham area residents aged 15-24 years decreased by 1.6 percentage points, to 59.6% between 1996 and 2006 and there were 31 more employed workers. Nova Scotia's employment rate experienced an increase by 7.1 percentage points to 52.9% between 1996 and 2006 and there were 62,287 more employed workers (Figure 7).

Figure 7:



Transportation

In 2006, 70.8% of the Rockingham area population made use of a vehicle (car/truck/van) to get to work, 20.4% used public transit, and 6.5% walked to work. In Nova Scotia, 83.6% of the population made use of a vehicle to get to work, 5.9% used public transit, and 8.2% walked to work.

Development

There is a new development proposal at Stage 1 of the development process which would permit 2,245 people, through approximately 48 single unit dwellings, 98 townhouses and 828 multiple unit dwelling units in Rockingham South (Transmitter Lands). In addition, land owners of the

former Motherhouse lands are in consultation with the community in preparation for an application to develop those lands.

Rockingham Community Centre Profile:

Figure 8



The Rockingham Community Centre is located at 199 Bedford Highway. The property is bordered by the Bedford Highway to the west, a residential apartment building to the north, CN Railway rail lines to the east and a National Historic Site (D’Anville’s Encampment) which is used as a HRM park to the south.

The building is estimated to have been originally constructed circa 1950 and was used as a fire station. The building has been converted to a Community Centre with approximately 2,500 sq ft for community use including a reception area, meeting room, office, 2 recreation areas (basement space is primarily used for child daycare programming and the former fire services bay area on the upper level is used for active play), and a kitchen. The internal components of the structure have been altered to provide HRM mandated services, however; the space design is not optimal for programming as it was purpose built for a fire station rather than a community center. Also, the site selection of this center did not focus on the most practical and sustainable recreation needs of the community as it was originally located to meet the service standards for providing fire services of the community. There are safety concerns due to heavy traffic in front of the property for the children who attend both lunch and afterschool child care programs. When converted to a community centre, the facility was not evaluated as per the CFMP criteria with respect to appropriateness of size and location for programming purposes or recapitalization costs.

This facility is identified as a HRM Category 1 Community Centre with a size of less than 10,000 sq m (3,750 sq. ft.) and operated by a Community Board. The Board works independently but maintains a direct contact with the HRM Area Recreation Coordinator and the Community Facility Service Coordinator. The Board is a registered Non-Profit Entity, is governed through by-laws and provides financial reports at their Annual General Meeting.

The Board applies annually to the HRM Contributions Fund for programming expenses up to \$5,000, requests capital funding based on infrastructure lifecycle requirements and/or safety concerns, applies for a Provincial Grant of \$ 40,000 to subsidize the after school program and uses rental income for operational costs. In addition to these amounts, an additional \$60,000 is collected from registration fees for after school program and summer camp. The remaining \$25,000 in revenue is collected from recreation programming. The total revenue of approximately \$130,000 is used to offset facility and programming expenses, \$95,000 of which is required for salaries.

The Community Centre operates Monday to Friday 9:30 am to 5:30 pm with various weekend rentals. Programs which are currently being offered in this Community Centre are outlined in Table 1.

Table 1: Rockingham Centre Program Offerings

Program/Activity	Registration, rental	Ages of Participants	Number of participants	Total Program Hours per Month
PAR Lunch/Afterschool Program	Registration	5-12	15-23	190
Dog Training	Rental	All ages	10-15	8-10
Fitness Programs	Rental	All ages	15-20	17
Various party/meeting rental bookings	Rental	All ages		12-18
Painting Class	Rental	All ages	Varies	4
British Isles	Rental	All ages	Varies	2
Taekwan-Do	Rental	All ages	Varies	16
AA Support Group	Rental	Adult	Varies	4
Angel's Hall	Rental	All ages	Varies	36
Church Group	Rental	All ages	Varies	2

Based on the current usage of the facility, approximately 20% of the monthly hours are used for municipally mandated services with the remaining usage for provincial and non-mandated services.

Assessment of Indoor Recreation Facilities

The Rockingham community residents have access to a variety of indoor recreation facilities including school gymnasiums and the facilities at the Canada Games Centre (CGC). The CGC facility includes: a fitness centre, a track, field house, aquatic centre and community rental space. There are over 40 fitness classes per week, sport, dance and art programs for all age groups, daily access to play badminton, volleyball, basketball, ping pong, a 200 meter indoor track and aquatic programs (leisure and lessons).

Municipal recreation programming and service delivery in this community is carried out primarily through four groups:

- a) HRM Community Recreation Services (over 100+ programs offered each year with annual programming revenues in excess of \$110,000.00) offered in the Harrietsfield-Williamswood Community Centre, the Beechville, Lakeside, Timberlea Recreation Centre, and the LeBrun Centre
- b) HRM Community Scheduling and Events (booking and scheduling of municipal arenas, sport and athletic fields, school gymnasiums, classrooms, library)
- c) Canada Games Centre (This facility is 176,000 sq. ft. that creates leisure and active recreation opportunities for all ages, interests or abilities.)
- d) Keshen Goodwin Library (over 100+ general interest programming offered each year)

As noted above, the school facilities are an integral part of the provision to recreation, culture and arts space. Chart 1 provides a breakdown of the usage for schools within the CFMP service standards for the Rockingham community.

Chart 1: Hourly Usage

	2009/2010	2010/2011	2011/2012
Fairview Heights Main	350	217	150
Rockingham Elementary	3,079	2,996	3,810
Fairview Junior High	2,001	801	720
Duc D’Anville School	1,492	1,715	1,443
Clayton Park Junior High	2,078	529	513
Burton Ettinger School	2,794	2,559	2,603
Westmount Elementary	1,880	3,331	3,175
Grosvenor Wentworth Elementary	1,872	2,918	1,739
St. Stephen’s School	3,659	3,401	3,604
St. Agnes Junior High	451	755	1039
Springvale Elementary School	3,544	3,326	3,502

Building Condition Assessment

Capital Management Engineering Limited (CMEL) was retained by HRM to complete a twenty-five year capital plan and an energy assessment in support of the Municipality's long term asset management plan. The Rockingham Community Centre was reviewed to identify the current building condition, anticipated investment requirement to sustain the facility over the next twenty-five years and identify specific alterations to the facility that would result in energy savings. (Table 2).

In addition, in the fall of 2012, the building sustained an oil tank leak as the result of vandalism. This leak resulted in a significant contamination of the site and required an environmental remediation under the guidance of Department of Environment. The site has since been cleaned and is required to have monitoring well installed to confirm the full removal of the contamination.

The estimated capital cost to maintain the property and building over the next 25 years is approximately \$260,000. Highlights of this report include:

- *Site work:* There is no major capital expenditure due to the new condition of the parking area as a result of the oil spill work, concrete curbing, life span of concrete flatwork and minimal amount of landscaping on site.
- *Exterior:* Majority of components found to be in fair condition with recommended end of life cycle replacement only, for example roofing replacement is required in 2017.
- *Structure:* As a result of the oil spill remediation, a soil settlement has resulted in a significant crack in the interior portion of the building which needs to be addressed in 2013 at a cost of \$3,000. The remaining portions of the building appear to be in fair to good condition.
- *Interior:* The flooring, paint, and ceiling finishes can be addressed as part of the operational expenditures. The suspended basement ceilings and kitchen millwork require capital expenditures of approximately \$15,000 in 2013.
- *Systems:* Plumbing, heating, ventilation, electrical wiring and air conditioning have not exceeded their life cycle with the exception of the water closets and washroom/kitchen sinks which require replacement in 2013 at a cost of \$5,250 and lighting at a cost of \$8,500.
- *Energy:* The facility has an energy utilization index of 1.17 which is high for comparable community centers. Suggested cost saving measures included upgrade to roof and wall insulation, interior lighting conversion, install programmable thermostats, replace exterior doors and change boiler from oil to natural gas.
- Other facility repairs and upgrades determined by the Facility Assessment are listing in Table 2.

Table 2: Estimated 25 Year Capital Repairs

Estimated 25 Year Cost to Maintain Facility			
Item	Action	Year of Expenditure	Cost
Structural review of foundation settlement	Allowance for review	2013	\$3000
Suspend Tile Ceilings	Cyclical Replacement	2013	\$7,725
Kitchen Millwork	End of life replacement	2013	\$6,500
Water Closets	Replacement at end of useful life	2013	\$3,000
Service/Emergency Door	Cyclical Replacement	2013	\$1,450
Washroom and Kitchen Sinks	Replacement at end of life cycle	2013	\$2,250
Lighting	Allowance for replacement	2013	\$8,450
Site Signage	Cyclical end of life replacement	2017	\$1,500
EPDM Membrane replacement - roof	Cyclical end of life replacement	2017	\$18,600
Modified Bitumen membrane replacement - roof	Cyclical end of life replacement	2017	\$11,100
Domestic Water Piping	Allowance for repairs	2018	\$3,375
Sanitary Piping	Allowance for repairs	2018	\$4,875
Main and Secondary Electrical Panels	Allowance for replacement	2020	\$4,000
Branch Wiring	Allowance for replacement	2020	\$12,000
Secondary Entrance Door	End of life replacement	2021	\$2,900
Masonry Brick	Repointing allowance	2021	\$3,750
Glazing	Replacement of single and double glazed windows	2021	\$12,375
Concrete Flatwork	Replacement at end of useful life	2023	\$2,500
Vinyl Tile Flooring	End of life replacement throughout the building	2023	\$30,400
Split Air Conditioning unit	Cyclical end of life replacement	2023	\$2,250
Fiberglass Oil Tank	Cyclical end of life replacement	2027	\$2,500
Asphalt Paving – Primary parking area	Allowance for localized repairs	2027	\$6,750
Hot Water Heater	Cyclical end of life replacement	2027	\$1,500
Fire Alarm	End of life replacement	2028	\$3,000
Exit and Emergency Lighting	End of life replacement	2028	\$4,000
Main Entrance Door	Cyclical replacement	2031	\$1,870
Kitchen Appliances	End of life replacement	2031	\$6,000

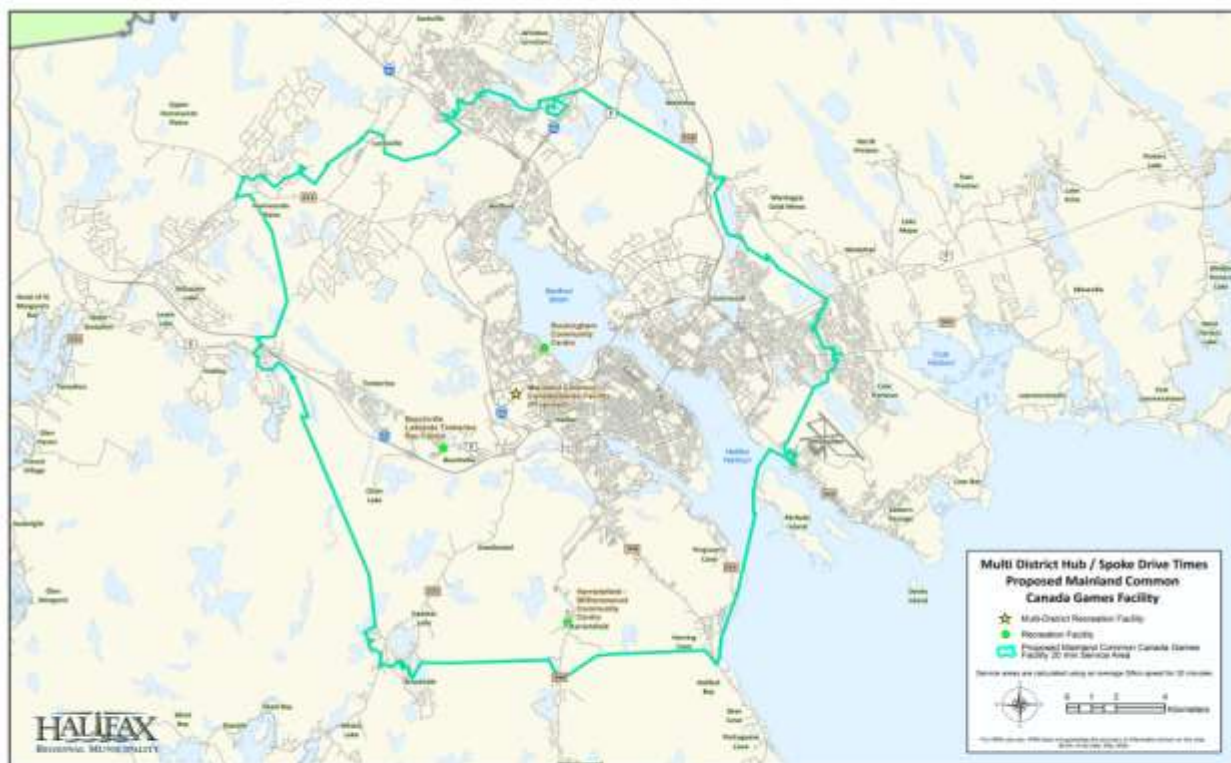
SlantFin Boiler	Cyclical end of life replacement	2032	\$7,500
Fan Coil Unit Heaters	Cyclical end of life replacement	2032	\$6,000
EPDM Membrane replacement - roof	Repair allowance	2032	\$4,500
Modified Bitumen membrane repairs - roof	Repair allowance	2032	\$2,600
Prefinished metal siding	End of life replacement	2035	\$15,660

Summary of Analysis

An analysis of the programming hours for this Centre indicates that the majority of the space is utilized during the day to provide a child care program to a minimal amount of participants and the majority night time rentals are not within the HRM mandated service profile.

The CFMP Facility Standard for the Category 1 Facility model focuses on service delivery to the community as a whole, taking into account the drive time of a 5 to 10 minutes radius and 15 minutes on public transit. However, in the case of the Rockingham community centre, it is also located within the drive time radius of the Canada Games Centre. The CFMP extends radii for multi-district facilities to 20 minutes of driving time and 15 minutes on public transit. In addition, there are other facilities that would also fall within the CFMP standards for this area. Figure 9 from the CFMP shows that the Lakeside Beechville Timberlea Recreation Centre, Harrietsfield Williamswood Community Centre and Canada Games Centre are all located within the CFMP standards for this area. In addition, since the completion of the CFMP, the Prospect Community Centre opened and is located on the edge of the drive time area. As well, in the fall 2013, the Bedford Hammonds Plains Community Centre will open and will also be located within this area.

Figure 9:



A review of the programs being delivered at Rockingham Community Centre in the context of the CFMP drive times indicates that both HRM mandates and non-mandated activities can be accommodated at alternate locations. The Lunch and After School Program can be provided to the elementary students of Rockingham Elementary by either the Excel or YMCA program currently operating at the school as well as summer camps and day camps during non-school days available at both Mount St. Vincent and Canada Games Centre as well as at HRM Recreation Centres. There is space availability at the Canada Games Centre to provide fitness programs, and alternate rental space is available within the community for non-HRM mandated services in local churches (Rockingham United Church, St. Benedict Catholic Church, etc), schools and other community based centres.

An analysis of an identified lack or gap in a certain type of recreation (ie: cultural or sport program) within this community was conducted based on the programs and activities provided by the Rockingham Community Centre. In most cases, the delivery of these services was currently being provided by an alternate Community Centre, Multi-District facility, local church or school. In the other cases, the capacity to deliver these programs existed as rental space was available for groups to relocate their programs well within the 20 minute drive time radii.

Key Findings:

1. The site selection of this center did not focus on the most practical and sustainable recreation needs of the community as it was originally located to meet the fire protection needs of the community. The internal components of the structure are not optimal for HRM programming and there also safety concerns for children attending the center due the heavy traffic along the Bedford Highway.
2. The estimated capital cost to maintain the property and building over the next 25 years is approximately \$ 260,000.
3. Only approximately 20% of the monthly hours are used for programs that fall within the municipal mandate.
4. Youth and Senior participation has dropped at this centre; it is uncertain as to the rationale, however, this has negatively impacted the hourly usage and revenues for the center.
5. Based on the Community Facility Master Plan principles and standards, the existing HRM facilities in the area have the capacity to provide HRM mandated services without the use of the Rockingham Community Centre.

Conclusion:

The data contained in this analysis supports a recommendation that the Rockingham Community Centre be declared surplus as HRM mandated services can be accommodated in other facilities.