

Facility Recommendations for 2022-2026 Five Year Financial Plan

September 28, 2021

Objective

1. Obtain Council endorsement to include three new facilities/upgrades for consideration in the 2022-2026 Five Year Financial Plan including:
 - **Transit Maintenance Facility**
 - **Brennan Park Recreation Centre Revitalization#1**
 - **Municipal Offices**
2. Kickstart public conversations

Real Estate Facility Strategy - 2017

PURPOSE Develop policy and process to ensure the District has appropriate facilities to meet community needs for next 25 years +.

WHY Majority of critical facilities are end-of-life (e.g. Fire Halls, Public Works, Municipal Offices).

Majority of community facilities are undersized (e.g. Brennan Park Recreation Centre, Library).

Cultural facilities also lacking appropriate space.

Real Estate & Facilities Master Plan - 2019

PURPOSE

Build upon REFS to identify specifically

- **WHAT** facilities investments are required
- **WHEN** they need to be completed and
- **HOW** they will be funded

WHY

Over \$150M+ in investment required.

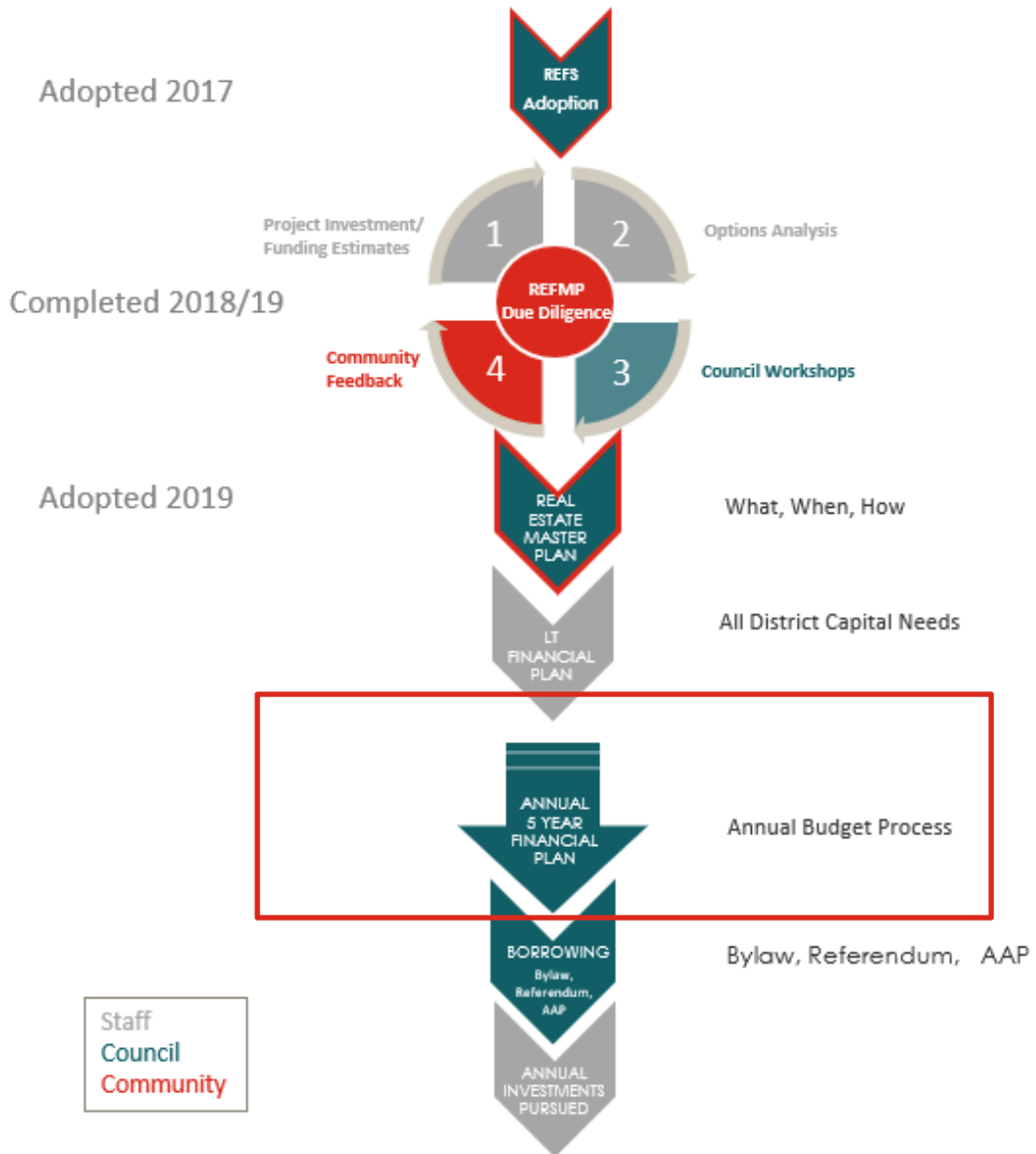
Prioritized critical works; Valleycliffe Fire Hall, Tantalus Fire Hall and Public Works Yard to be replaced as soon as possible.

All three are underway (construction or design) and funding is identified in current 5YFP (2021-25).



REFMP – New Facilities for 5YFP

Facility	Reason	Timing
Municipal Office	End of Life	After Public Works, ideally 2024
Transit Maintenance	Growth, Climate Emergency	After Municipal Offices
Brennan Park Recreation Centre Revitalization#1	Growth, Climate Emergency	Grant funding dependant



Transit Maintenance Facility

- +/-28,000 sq. ft. facility on five acres
- Enables/supports
 - expansion of transit services beyond 2024/25
 - transit route expansion within Squamish and future regional transit
 - electrification of the entire fleet in the future
(Climate Emergency)
- BC Transit's requires a commitment five years in advance

Transit Maintenance Facility

Project Cost	Provincial	Federal	District
\$35M	\$15M	\$8M	\$12M

District payment

- one-time upfront payment of \$12M
 - 0% tax increase
 - requires land dispositions or
- an annual payment to BC Transit +/- \$530K
 - 1.4% tax increase
 - no land dispositions required

Brennan Park Recreation Centre

Revitalization #1 (Grant)

Includes a new 4,000 sq.ft. customer service area, renovations of the lobby, mezzanine & programming space, ice rink change rooms, a new elevator, roof insulation, ice rink/pool heat recovery system and landscaping.

Features

- Enable improved customer service & accessibility
- Reduces GHGe and operating costs
- Est. project cost \$16.3M, application to obtain \$11.8M in Federal Government funding
- If successful, District portion (\$4.5M) funded without increased borrowing/taxes or land dispositions

Brennan Park Recreation Centre Future Revitalization

- **Future Phases** – 2nd ice rink, expanded pool, wellness centre
- These future facility investments will be considered during future years 5YFP budget processes

Municipal Offices

OPTION	FINANCIAL PLAN				NON-FINANCIAL
	<u>Tax Increase</u> %	<u>Average Residential Tax Increase</u>	<u>Borrowing Capacity</u>	<u>Land Dispositions Required</u>	<u>Trade Offs</u>
Municipal Offices - lease	2.4%	\$62	None	None	Limited
Municipal Offices - own	2.6%	\$68	1.3%	\$18M	Choose between Library or portions of BP in near term.
Municipal Offices - joint facility with Library	5.2%	\$136	3.2%	\$20M+	Prioritizes Library over Brennan Park (delayed).

Trade Offs - Community Project Impacts

Owning Municipal Offices

- Requires a choice between Library and Brennan Park Recreation Centre projects

Municipal Offices/Library Co-Locate

- Prioritizes Library over Brennan Park Recreation Centre projects
- Delivery of Brennan Park Recreation Centre projects uncertain

Recommendation

THAT the following be incorporated into the draft 2022-2026 Five Year Financial Plan for Council's consideration during the budget process, beginning October 5, 2021:

Item	Amount	When	Budget	Funding Changes
Transit Maintenance	\$0.5M	2026	Operating	\$0.5M annual payment
Brennan Park Recreation Centre Revitalization#1	\$4.5M	2022	Capital	Grants/reserve
Municipal Offices	\$0.9M	2025	Operating	\$0.9M annual lease

Financial Plan Process

Including a project in 5YFP enables:

- Signals Council intent to the Community
- Opens community engagement process
- Adds credibility to negotiating process
- Projects can be reviewed once in 5YFP
- Adequate time for project planning
- Time to secure project funding

Community Engagement - Fall 2021

- Beginning of public engagement process
- Recommendations will be discussed at length by Council and community over coming weeks
- Community input will inform Council decision making for 5YFP

Community Engagement - Fall 2021

- Upcoming Council meetings to discuss 2022-2026 5YFP
 - October 5th (Operating), 26th (Capital)
- Meeting presentations and video archives available online
- Budget documents available online as Council reviews them
 - (full spreadsheets + interactive tool)
- Public information package including FAQs
- *Let's Talk Squamish* - new public engagement platform
- Public information events: in-person + virtual format

Community Engagement - 2022

- REFMP - Library and Brennan Park Recreation Centre projects prioritized equally (e.g. wellness centre, 2nd ice rink, pool expansion)
- All facilities
 - significant community buildings
 - require expansion & upgrades
 - excellent candidates for external funding/grants
- Public engagement in 2022, prior to the 2023-27 FYFP
 - build on 2018 community feedback (Brennan Park Recreation Centre projects)
 - play a key role in setting priorities for these facility upgrades

Questions?



SQUAMISH