

Chedabucto Lifestyle Complex Q&A:

Responding to questions from the residents of MODG

1. WHY WAS THE COMMUNITY NOT CONSULTED ABOUT THIS PROJECT?

In 2006 residents of the Municipality of Guysborough took part in a feasibility study. Results from the study indicated that residents wanted a municipal arena, walking track and a place to hold community functions/events. This project was still on the table in 2012 when Canso joined MODG. Municipal staff revisited the project and presented a new concept to Council which allowed for MODG to continue to support the Canso and Area Arena. The new proposed project consisted of the same components residents asked for in the feasibility study; skating surface, safe walking track and community space for events and programming.

On April 27th, 2016 residents were invited to a community meeting with the design consultants and were given an opportunity to express any questions or concerns they may have had with respect to the proposed CLC. These meetings were held starting at 3:30pm and 5:30 pm on the same date with well over 100 residents in attendance asking questions, providing input and giving their support for the project.

2. A HIGH PERCENTAGE OF OUR RESIDENTS ARE SENIORS, WHO WILL USE THIS FACILITY?

Chedabucto Lifestyle complex allows for the Municipal Recreation staff to offer more programming for all ages, every season of the year. There will be daily programs available for seniors, mature adults, teenagers and children. This facility will allow for the Municipal Recreation Staff to meet their full potential. Currently they are housed out of the basement of the Municipal office. The new complex will allow for the staff to expand programs, events and partnerships with community groups.

Potential Seniors Programming:

1. Morning/Afternoon Walking Groups (In the gym or on the outdoor track)
2. Specialized seniors events (Holiday themed)
3. Cooking Classes
4. Adult education classes
5. Fitness Classes (in the Fitness Centre or gymnasium)
6. Group meeting space
7. Outdoor Shuffle boards
8. Cards/ Crib / Scrabble events
9. Host special events/ guest speakers
10. This facility will be open every day to be used by residents of MODG

3. WHERE WILL THE MONEY COME FROM TO BUILD AND OPERATE THE COMPLEX?

Projected costs for constructing and equipping the new facility are approximately \$10.9 million, with the Municipality looking to the Provincial and Federal Government for 1/3 funding on this project. Ongoing operating costs will be covered by the Municipality's Recreation Department, at no additional cost to taxpayers (i.e. an increase in municipal taxes will not be required to fund the operation of the new Complex).

Ongoing expenses will be covered under the Recreation Budget. The three full time recreation staff plus the current Chedabucto Fitness Centre staff will operate the building. Public Works staff will oversee the mechanics and any labor to be completed around the Complex. The building will be heated from the captured heat that was rejected heat from the refrigeration plant that will make the ice for the shiny rink and skating surface.

4. WILL MUNICIPAL TAXES INCREASE?

Municipal taxes will not increase as a result of the construction of this project. Municipal Councillors are very proud of having the lowest residential tax rates in the Province.

5. WHY DO WE NEED A TURF SOCCER FIELD?

A decision was made to add artificial turf to the project simply because we have over 190 students enrolled each spring in our Municipal Soccer Program. A turf soccer field will extend the soccer season from April – October and cuts down on maintenance and enhances the experience for the children playing.

By having a turf soccer field we can also invite University teams such as St. FX and CBU to play games.

Both teams have already inquired and are eager to play on our field.

6. WHAT WILL IT COST TO OPERATE THE REFRIGERATED SHINNY RINK AND SKATING TRAIL?

The refrigerated shinny rink and skating trail will be in use from December to March. The ice plant will keep the ice frozen in weather under 10 degrees. It will cost approximately \$20,000 - \$30,000 to operate the ice plant each year. The remainder of the Complex will be self-sufficient once constructed.

7. WHAT ABOUT OPERATING COST OVERRUNS LIKE WE READ ABOUT FOR THE RATH EASTLINK CENTRE AND THE PICTOU WELLNESS CENTRE?

These facilities contain indoor pools and ice surfaces under one roof which are very energy intensive facilities, our facility will have an exterior refrigerated skating surface which we will only run when the outside temperatures are conducive. In addition, we have designed the facility as a whole such that we capture 100% of the rejected heat from refrigeration and use that to heat our building. In addition, we have incorporated a number of other energy saving features such as LED lighting throughout, in-floor heat distribution, occupancy sensors, high efficiency pumps & motors, etc. The size of our facility is a fraction of the size of those facilities.

8. HOW WILL THIS CONSTRUCTION BENEFIT LOCAL TRADESPEOPLE AND CONTRACTORS?

We have designed the facility such that it utilizes components/ systems which are geared to our local workforce, for example – we have limited the amount of steel structure and maximized the use of timber construction. It is our hope that there will be opportunity for local contractors to subcontract on smaller components of the project.



9. WHAT MEASURES HAS THE MUNICIPALITY UNDERTAKEN TO CONTROL COSTS ON THE PROJECT?

From the onset the Municipality has looked at this project through the lens of affordability and have focused on the providing the facilities which we feel which will provide the maximum value and use to our residents. We ensured all the spaces and functions were "right-sized" and were geared towards the minimum required to achieve our overall goals. In addition, we took pro-active measures to reduce construction risks by self-performing the site works, tendering the turf and track separately and working with the refrigeration equipment supplier directly to ensure we received the best prices and guarantees on performance.

10. WHAT ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INCLUDED IN THE PROJECT?

We looked at all the relevant environmental design elements along with the designers and included key design features to ensure our facility would be a tangible expression of our commitment – these included making energy efficiency paramount, utilizing locally sources materials, designing with the indoor air quality in mind and ensuring all aspects of contemporary environmental design were considered. In addition, spaces have been designed to be multi-function in nature – so instead of designing a space/facility for a single purpose, we designed them to serve a multitude of functions, all year round.

11. WHAT DOES THIS PROJECT MEAN FOR THE GOALS CLIENTS?

GOALS will be relocated during the construction period from September 2017 – June 2018 to the Chedabucto Mall where they will continue to sell clothing and educate the clients. In September of 2018 GOALS will have a brand new classroom, a space to sell clothing, office space and will have a brand new kitchen facility to offer a meal on Fridays. Plus they'll have new facilities to incorporate into their programming.

12. SHOULDN'T WE BUILD AN INDOOR POOL INSTEAD? WHY CAN'T WE ENCLOSE OUR EXISTING POOLS?

The cost to construct and operate an indoor pool is excessive relative to the amount of use we would forecast and as well, it is cost prohibitive to try to convert an outdoor pool into an indoor pool. Again, we focused on what facilities and functions would be most utilized by our residents and what we can afford to construct and operate.

13. SHOULDN'T THE MONEY BE PUT TOWARDS FIXING THE ROADS IN OUR MUNICIPALITY?

This is not a Municipal responsibility.

14. SHOULDN'T WE BE PROVIDING MORE SENIORS HOUSING?

This is not a Municipal responsibility.

Our Message to You:

In the Municipality of Guysborough, we do not stand by idly, letting the community we love slowly disappear. We do not sit back and wait for the spirit of our community to diminish. We believe in our community. We invest in our community. We fight for its health and prosperity - every step of the way.

The quality of life in the Municipality of Guysborough is a source of great pride for us all. Tightly knit communities bind us together, if something needs to be done to support each other, we step in to make it happen.

Economic success is what will keep our citizens here and keep our community sustainable. And it requires that we invest in ourselves...our health, our education, our recreation and our quality of life. We must invest in these things and in ourselves in a way that signals to the world, we are here to stay!

The new Chedabucto Lifestyle Complex will be conveniently located across the street from Chedabucto Place Education Centre/Academy, Chedabucto Place Pool, Chedabucto Place Performance Centre and directly beside Chedabucto Place Tennis Courts. Together this will form a community Recreation site like no other!

The new facility will include:

- Regulation-size artificial turf soccer field
- Four-lane running/walking track
- Refrigerated shinny rink
- Refrigerated skating loop
- Fitness centre
- Community meeting/event space
- Elementary size gymnasium used for programming or community events
- Community kitchen
- Office and program delivery space

Key Messages:

- We are committed to the long-term health, viability and prosperity of our community.
- We take great civic pride in our community and our residents deserve top-notch amenities and facilities, such as the Chedabucto Lifestyle Complex.
- Reversing the out-migration trend requires that we offer greater economic opportunities for our community and develop community assets that directly benefit the quality of life of our people. The new Complex will help our community, while also making our community more attractive to employers.
- The Complex is a leading example of integrated health, wellness, recreation, sport, community and cultural amenities and services - the first of its kind in Canada!
- Ongoing operating costs will be covered by the Municipality's Recreation Department Budget, at no additional cost to taxpayers.
- Economic success is what will keep our citizens here and keep our community sustainable. And it requires that we invest in ourselves...our health, our education, our recreation and our quality of life.