



# Line 19 Multiplex Ratepayers' Update



# Presentation Overview

- Project Background
- Timeline of Events
- Summary of building inclusions
- Financial Update
  - Comparison of Operating Revenues and Expenses
  - Capital Expenditures and Funding Sources
  - Fundraising
- Existing buildings
- Location
- Timeline moving forward
- Who Can Vote?
- Questions

# Background – Elbow's Infrastructure

- Arena
  - Built in 1948 (73 years old)
  - Renovated in 2009 to accommodate new washrooms & kitchen
  - Roof repairs in 2020 costing approximately \$13,000
  - Building is not suitable for 4 season use
  - Condition – very poor
- Civic center
  - Built in 1964 (57 years old)
  - Capacity to hold 125 people
  - Renovated in 2012 to provide new entryway, elevator and accessible washroom facility
- Elbow library
  - Built in 1961 (60 years old)
  - Many renovations have been conducted

# Background – Line 19 Infrastructure

- Village of Loreburn Arena
  - Built in 1960
  - Capable of hosting medium to large events
  - Not suitable for 4-season use
- Village of Strongfield Hall
  - Built in 1950
  - Maintenance and cosmetic updates have been completed in the last few years
- Village of Hawarden Military Bunkhouse
  - Date of construction is unknown
  - Established as a new Town Hall in 1967
  - Condition is very poor
- Resort Village of Mistusinne
  - No community facility

# Background – Long Term Plans

- One objective for the Village of Elbow official Community Plan is to ensure the provision of recreational spaces and services suitable for all ages as the community grows
- Three years ago, the Village of Elbow formed the Long-Term Planning Committee to assess the needs of the Village
- One of the most immediate needs recognized by the Long-Term Planning Committee was a plan for a multi-use, four-season facility
- The facility should be able to serve our community year-round and meet the cultural, recreational, and community needs now and into the future

# Background - Timeline

## Spring 2019:

- The Village of Elbow prepared an “Expression of Interest” ICIP application to be submitted to the Government of Saskatchewan
- The Village of Elbow Council presented information regarding the “Expression of Interest” at the Ratepayers’ Meeting

## December 2019:

- Council passed a motion to apply for funding for the Line 19 Community Multiplex under the ICIP Grant Program

## February 2020:

- Council hosted a Line 19 Information Evening to present the grant application process, gather input and ideas from the public, and start a sign-up list for those interested in joining the Line 19 New Build Committee

# Background – Timeline Continued

## March 2020:

- Council submitted the ICIP grant application to the Government of Saskatchewan

## December 2020:

- The Government of Saskatchewan announced that our application has been approved at a Provincial level and will be forwarded to the Federal Government for final approval

## Fall 2020:

- The Line 19 Multiplex Committee of volunteers was formed to provide input, volunteer time, ideas, and fundraise
- The RFP Sub-Committee was formed to write and issue a Request for Proposals for a Design-Build Contractor
- User groups were consulted in the fall and winter for their input on what the building should include (Fitness Centre users, Friendship Club, Library Board, Wildlife Committee, Fish Fry organizers, Pickleball Association, and Shuffleboard players )

# Background – Timeline Continued

## Spring 2021:

- The RFP was published to the “Sasktenders” website and is made available to the public on April 12<sup>th</sup>, 2021
- Chase The Ace Fundraiser started in conjunction with the LCS Playground Committee – raised \$8,750 each to date
- Line 19 Multiplex Committee hosted their first public meeting

## Summer 2021:

- June 23<sup>rd</sup> - we received notice we had Federal approval for ICIP Funding!
- July 8<sup>th</sup> - Formal announcement that the Line 19 Foundation has been registered and received its first pledge of over \$1,000,000
- July 16<sup>th</sup> - RFP Submission Deadline
- July 23<sup>rd</sup> - We started to accept pledges for donations - currently received \$37,750
- On August 7<sup>th</sup>, the Line 19 Multiplex Committee hosted their second public meeting to share the most up-to-date information with the public
- Planned first fundraiser in conjunction with the Lakeshore Rodeo Club, sign sales, and donated Rider Tickets totalling approximately \$7,200
- We received our first pledge of \$100,000 towards naming rights which started the Naming Rights momentum, and since have received a very generous pledge of \$250,000, totalling \$350,000 to date

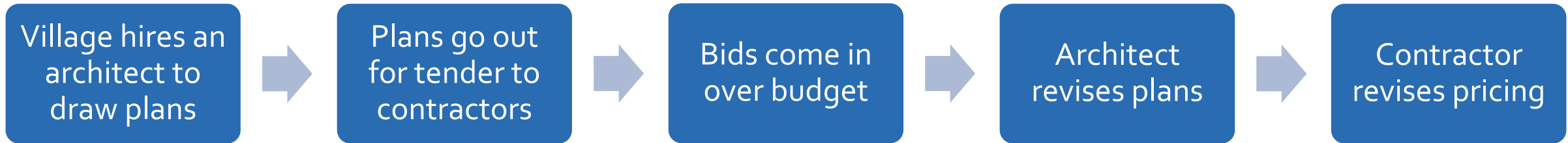




# Line 19 Multiplex Inclusions



# Traditional Building Process



- Traditional process has an architect draw a set of plans then put it out to tender to contractors
- Contractors may say they can do it for the budget price, but often it is more expensive and the plan needs to be scaled back, costing more in design fees and more time developing different iterations of the plans

# Design-Build Process vs. Traditional

Village



Design-Build  
Contractor

- We are using a Design-Build process instead of a Traditional process
- A Design-Build project means that the Contractor is hired directly by the Owner for a total contract price
- The Contractor is responsible for a building design that they can construct within the budget
- This provides a higher value end result to the Owner resulting in more “bang for your buck” especially in our volatile markets and a much faster project timeline

# What Will be Included?

- Since we are using the Design-Build process, every bidder has a different floorplan included in their proposal.
- We are not able to release a floorplan until after a contract is in place since this is proprietary information. We are not able to put a contract in place until after the vote
- There are strict confidentiality regulations in place that need to be followed
- We are not able to release specific details about each bid in order to maintain our confidentiality requirements
- The following slides detail what we asked for in the RFP and are included in all bids we received, discussed in generalized terms
- We look forward to releasing a floorplan and rendering as soon as possible. We are sure the building will “wow” the community
- We have, and will continue to consult with our community’s user groups to ensure we are maximizing the user experience and delivering a product that will meet our needs

# Gymnasium/Hall

- Room to seat a minimum of 400 people at round tables
- Auditorium style seating can accommodate approximately 700
- Retractable dividing curtain
- Four pickleball courts
- Full-sized basketball court, retractable hoops, space for court-side spectators and players' benches
- Stage with accessible ramp or lift
- Stage lighting
- Dimmable overhead lighting
- Rough-ins for AV equipment
- Rough-in for scoreboard
- Minimum of 24' ceiling

# Commercial-Grade Kitchen

- Suitable for meal-prep for 400 people
- Good access to the gym and to meeting rooms for convenient serving
- Serving window with roll-down shutter for canteen at a sports event or bar for a dance
- Walk-in fridge with access to outside of the building
- Fire suppression and exhaust to meet National Building and Fire Codes
- Appliance and equipment allowance

## Fitness Centre

- At least as much space as existing infrastructure and in a more user-friendly layout
- Use-specific flooring
- Good access to the gymnasium for walking/running
- Showers and change rooms
- Lockers for day use
- Exterior access

## Library

- At least as much shelving for books as existing infrastructure
- Computer stations
- Librarian's space
- Area for tables and chairs
- Good access to the meeting rooms for activities requiring more space
- Exterior access

# Meeting Rooms

- Minimum of 2 meeting rooms in each design – one smaller, one larger
- Flexible design, available for many user-groups to reduce redundancies
- Rough-ins for AV equipment, projector and screen
- Windows for natural lighting
- Storage space with sink available

# Exterior

- Gravel parking lot for at least 150 vehicles, including accessible stalls
- Sidewalks to all main entries for easy access
- Parking lot lighting for safety
- Plug-in stalls



# Amenities

- Showcase for donor wall and storyboards
- Excellent accessibility standards
- Includes some gender-neutral washrooms
- Admin Office located close to foyer, enough space for two people to work
- Many designated storage spaces
- Coat room
- Washer and dryer
- Water fountain/bottle filler station
- Design that allows for expansion in the future

# Innovation and Energy Saving Considerations

In the RFP, we stated we would award additional points for innovative and energy saving considerations. The results varied in each plan, but all included:

- Metered faucets
- Well-insulated walls and roofs
- Considerations to reduce thermal bridging
- Intelligently located windows to maximize daylight harvesting and reduce cooling expenses
- Building control systems to automate temperature changes, allowing for savings in off-hours

# Post-Disaster Shelter

Since our building’s primary use is as a community centre, we are required to meet “High Importance” for our structural rating.

We are not required to meet full “Post-disaster” level of importance.

**Table 4.1.2.1.**  
**Importance Categories for Buildings**  
 Forming Part of Sentence 4.1.2.1.(3)

Use and <i>Occupancy</i>	Importance Category
<i>Buildings</i> that represent a low direct or indirect hazard to human life in the event of failure, including: <ul style="list-style-type: none"> <li>• low human-<i>occupancy buildings</i>, where it can be shown that collapse is not likely to cause injury or other serious consequences</li> <li>• minor storage <i>buildings</i></li> </ul>	Low <sup>(1)</sup>
All <i>buildings</i> except those listed in Importance Categories Low, High and Post-disaster	Normal
<i>Buildings</i> that are likely to be used as post-disaster shelters, including <i>buildings</i> whose primary use is: <ul style="list-style-type: none"> <li>• as an elementary, middle or secondary school</li> <li>• as a community centre</li> </ul> Manufacturing and storage facilities containing toxic, explosive or other hazardous substances in sufficient quantities to be dangerous to the public if released <sup>(1)</sup>	High
<i>Post-disaster buildings</i> are <i>buildings</i> that are essential to the provision of services in the event of a disaster, and include: <ul style="list-style-type: none"> <li>• hospitals, emergency treatment facilities and blood banks</li> <li>• telephone exchanges</li> <li>• power generating stations and electrical substations</li> <li>• control centres for air, land and marine transportation</li> <li>• public water treatment and storage facilities, and pumping stations</li> <li>• sewage treatment facilities and <i>buildings</i> having critical national defence functions</li> <li>• <i>buildings</i> of the following types, unless exempted from this designation by the <i>authority having jurisdiction</i>:<sup>(2)</sup> <ul style="list-style-type: none"> <li>• emergency response facilities</li> <li>• fire, rescue and police stations, and housing for vehicles, aircraft or boats used for such purposes</li> <li>• communications facilities, including radio and television stations</li> </ul> </li> </ul>	Post-disaster



# Financial Update

# Revenue

Line 19 Multiplex		Existing Infrastructure Based on a 2 year average	
REVENUE		REVENUE	
Large gatherings @ \$500 / day	\$14,000	Rink and Civic Center Rentals	\$9,040
Fundraising events @ \$250.00 / day	\$1,000		
Meetings - not for profit \$35.00	\$525		
Meetings - for profit \$200.00	\$3,000		
Funerals - \$200.00	\$800		
Recreational Fees (PB, Fitness Center, SB)	\$11,000	Recreational Fees (PB, Fitness Center, SB)	\$9,500
<b>Total Revenue</b>	<b>\$30,325</b>		<b>\$18,540</b>

Rental rates are based on Kenaston, Davidson, and Outlook rental rates and adjusted to be **very** conservative. We anticipate that over time the building will be increasingly busy.

- Large Gatherings: 10 x 2-day rentals + 8 x 1-day rentals
- Fundraising events: 4 x 1-day rentals
- NFP Meetings: 15 rentals
- FP Meetings: 15 rentals
- Recreational Fees: slight increase due to anticipated increase in usage

# Expenses

Line 19 Multiplex		Existing Infrastructure Based on a 2 year average	
<b>EXPENSES</b>			
Administration	\$2,400	Administration	\$1,500
Marketing/Advertising	\$800	Marketing/Advertising	\$500
Utilities	\$18,220	Utilities	\$12,945
Insurance	\$19,600	Insurance	\$14,150
Janitorial	\$14,200	Janitorial	\$7,200
Maintenance	\$7,000	Maintenance	\$27,400
Supplies	\$8,000	Supplies	\$5,500
<b>Operating costs</b>	<b>\$70,220</b>		<b>\$69,195</b>

- Administration: 10% of rentals + 2 hours/month for fee collection
- Marketing/Advertising: increased budget to advertise the first 2 years to include marketing pictures
- Utilities: information provided in the Request for Proposals Submissions as provided by engineers using ASHRAE standards
- Insurance: quote from SUMA Assure
- Maintenance: based on research for a new, single-story building of this type and set at 41 cents per sqft. Our Village Foreman will perform the minor maintenance tasks.
- Supplies: current usage + increase in rentals

# Annual Net Operating Costs

Line 19 Multiplex		Existing Infrastructure Based on a 2 year average	
Total Revenue	\$ 30,325.00		\$ 18,540.00
Operating costs	\$ 70,220.00		\$ 69,195.00
<b>Net operating costs</b>	<b>-\$ 39,895.00</b>		<b>-\$ 50,655.00</b>

- With conservative revenue estimates, we anticipate that our Annual Net Operating Costs will be more advantageous with the new building than our existing infrastructure, reducing the overall cost to ratepayers
- With proper marketing and the increased tourism in our area, we foresee an increase in rentals over and above our current projections. Elbow is centrally located and with a new building, we will be a destination not only for weddings, but a great destination for meetings, too. This will bring tourist dollars to our area.

# New Build Contingency

<b>Line 19 Multiplex</b>	
<b>Cost of the Build</b>	
RFP Top-End Budget	\$5,519,000
Project Management Contract	\$208,650
<b>Contingency</b>	<b>\$404,425</b>
PST @ 6%	\$367,925
<b>Total Building Cost</b>	<b>\$6,500,000</b>

- We have a healthy contingency of \$404,425 at this time. We are anticipating that some of this will be used towards a new hydrant (approx. \$10,000), the required ICIP signage (approx. \$500) and the rest will be allocated as required
- Note The Village receives a GST rebate



# Capital Projections

Line 19 Multiplex			Existing Infrastructure	
CAPITAL PROJECTIONS	CONSERVATIVE GOAL		MAJOR IMPROVEMENTS REQUIRED	
ICIP Grant	\$4,776,000	\$4,776,000	Rink roof repairs (Tremco Report, 2019)	-\$300,000
New Build Reserve	\$396,000	\$396,000	Structural costs to bring to code (Meridian Inspections, 2018)	-\$100,000
RM of Loreburn	\$100,000	\$100,000	Civic Centre plumbing repairs	???
Pledges/Donations	\$100,000	\$200,000	Civic Centre flooring	???
Fundraising (Including Naming Rights)	\$750,000	\$1,028,000		
Village of Elbow	\$378,000	\$0		
<b>Total</b>	<b>\$6,500,000</b>	<b>\$6,500,000</b>	<b>At Minimum</b>	<b>-\$400,000</b>

- The Line 19 Multiplex Committee’s fundraising goal is \$1,228,000 over a 5-year period
  - \$200,000.00 in pledges/donations
  - \$500,000.00 in naming rights
  - \$528,000 in other fundraising events

# Capital Planning

- We are planning to **fundraise** all of our portion of the new build, not spend \$1.7 million ratepayers' dollars
- If required, the Village is able to reallocate funds from our own reserves, instead of borrowing from a financial institution
- Any reallocated funds will be paid back with interest
- Any money raised through the fundraising efforts will be used to pay back reserves first
- While we are not relying on the sale of the existing buildings in order to fund the new project, any proceeds will be available to be used towards the new build

# Existing Buildings – Civic Center, Rink, Library

- Council's plan is to reach out to the Community for feedback regarding what they would like to see happen to the existing buildings
- It is not Council's intention to keep all of the buildings at the expense of the ratepayer after the new building is built and operational
- One option is to sell or lease the existing buildings
  - Selling the existing buildings provides potential to recover some capital costs to go towards the cost of the new building
  - Selling the existing buildings puts them on the tax roll which indirectly provides more income for operating expenses
- If demolition of the rink is the most reasonable option, we will explore the idea of timber harvesting

# Funding to Date

We have temporarily postponed our active planning of new fundraising efforts while we wait for the vote. In the meantime, Chase The Ace has continued, pledges have continued to come in, and naming rights inquiries continue to be asked.

ICIP Grant	\$4,766,450
New Build Reserve (Arenaplex/Fitness Reserve/2020 Enbridge Donation)	\$396,000
RM of Loreburn	\$100,000
Pledges – July 23, 2021 to August 22, 2021	\$37,750
Naming Rights Pledge	\$350,000
Chase the Ace	\$8,750
Chore Team Cabaret & Pancake Breakfast	\$4,967
Miscellaneous	\$2,250
<b>Total Raised to Date</b>	<b>\$5,666,167</b>
<b>Total to Raise</b>	<b>\$833,833</b>

# Fundraising

Naming Rights

Tax-deductible Donations

Auctions

Chase The Ace

Farming by Donation

Dances, Cabarets, Dinners

# Naming Rights



CONSULTED WITH  
PROFESSIONAL  
FUNDRAISERS ON HOW TO  
SET PRICING BASED ON  
“IMPRESSIONS”



WE WILL OFFER NAMING  
RIGHTS OF THE BUILDING,  
GYM/HALL, LIBRARY, FITNESS  
CENTRE, AND MEETING  
ROOMS TO OUR HIGHEST  
DONORS



ESTIMATED TO RAISE OVER  
**\$500,000** AND  
REMARKETED IN 10 YEARS

# Tax-deductible Donations

- A ratepayer at a Line 19 Multiplex meeting indicated they would rather make a tax-deductible contribution than have taxes increase
- All donors will be recognized on our donor wall
- Until after the vote, we are only collecting pledges
- In one month, we have \$37,750 in pledges raised
- We will reach out to the large businesses along the Line 19

# Auctions

- Davidson was able to raise \$100,000 at biannual auctions as a pool fundraiser

# Chase the Ace

- Running in partnership with the LCS Playground Committee
- Over \$8,750 raised for each group to date

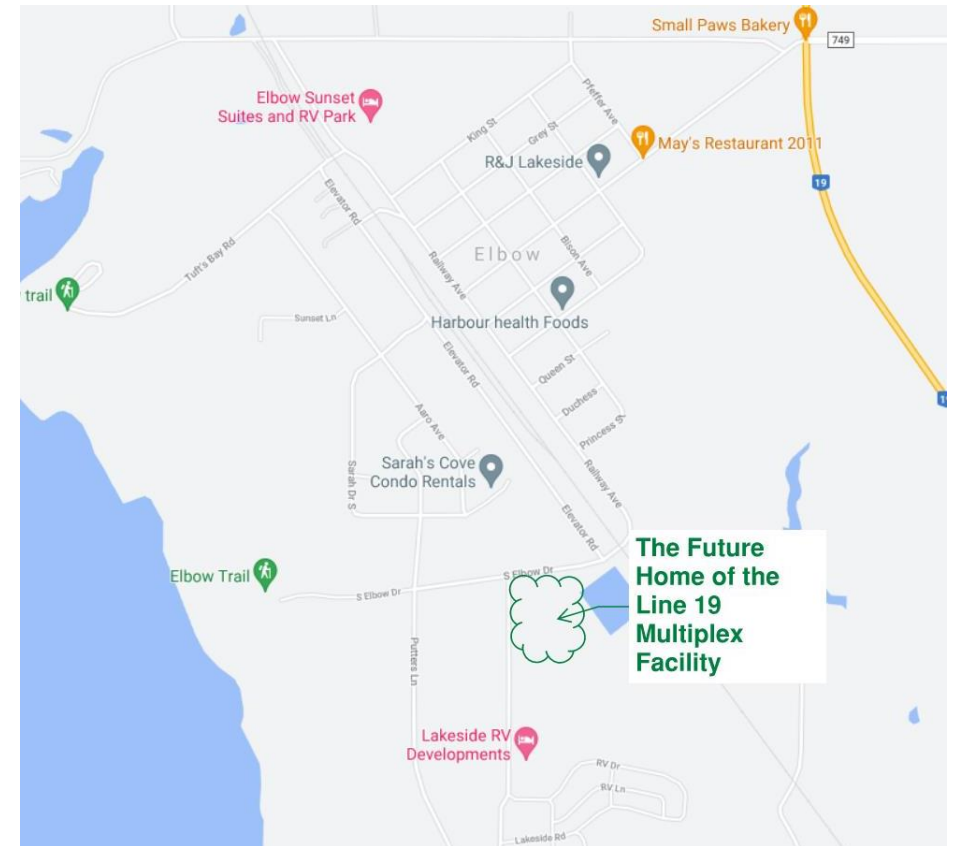
# Line 19 Foundation – Rick Letts

- Purpose:
  - To be used towards operational costs for all Line 19 infrastructure, from Chaplin to Hawarden
- Status:
  - The name of the Foundation has been reserved
  - Corporate structure for the Foundation has been formed
  - Pledges have been verbally received amounting between \$1,000,000 to \$2,000,000
- Next Steps:
  - Community meetings
  - Establish Board of Directors (volunteers)
  - Develop bylaws and mission statement
  - Educate the public about the benefits to the entire Line 19



# Location – Parcel B

- Selected for a number of reasons:
  - The consulting engineers expressed that the likelihood of receiving grant funding increased if the Village already owned the land and had a shovel-ready project
  - The ICIP grant was not allowed to be used towards the purchase of new land
  - Enough space for parking for 150 vehicles
  - Utilities are close by decreasing the overall cost to bring utilities to the building
  - Reduce noise and dust complaints that are currently received from the rodeo grounds
  - Space available for commercial growth near Saskatchewan Street
  - Will result in economic spin offs, the same as the golf course and marina



# Potential Results of a “No” Vote

- Increase in ratepayer dollars in order to keep the rink and Civic Centre viable for use
  - To use reserves to address failing infrastructure would be irresponsible
- What happens if the rink is condemned in the coming years?
  - Drastically reduces our recreational space, including loss of the fitness centre
  - Reduces recreational revenue
  - Future cost to replace our recreational space will have drastically increased due to changing markets, no grant monies available
- What happens if we turn down the grant?
  - We will eventually end up with no recreational spaces
  - It is unlikely we will be considered for a grant of this nature again

## New Facility

## Existing Infrastructure

Council does not anticipate a tax increase for the new building because Village reserves and fundraising will offset capital expenses

Tax increase to maintain aging buildings

Increased revenue to offset costs

Revenue remains consistent or decreases over time

Homeowners and existing business property values increase

Property values remain consistent

Maintenance covered by warranty initially then by reserves and naming rights

Maintenance costs are unaffordable and rising

Economic development (wedding rentals, catering, accommodations, fuel, tourism, shopping)

No increased economic development as a result of the building

Four-season facility for year-round activities

Rink is unheated and roof leaks, Civic Centre is too small to hold large events

New Line 19 Foundation created as a byproduct

Eventually no affordable recreational spaces

# Timeline for Moving Forward

- Vote
  - Advanced Polls August 28<sup>th</sup> from 5:00 pm – 8:00 pm @ Civic Centre
  - Polls September 8<sup>th</sup> from 9:00 am – 8:00 pm @ Civic Centre
- If the vote is successful in proceeding with the project, the contract negotiations will begin immediately
- We will work with the Design-Build Contractor to refine the design of the building
- We will work with User Groups for further feedback about the design
- A floorplan and rendering will be released
- Break ground Fall of 2021
- Project completion Spring of 2023

# Who Can Vote?

- You are a Canadian Citizen;
- You are at least 18 years of age;
- You have resided in Saskatchewan for at least 6 consecutive months immediately preceding the day of the election; AND
  - You have resided in the Village of Elbow for at least 3 consecutive months immediately preceding the day of the election; OR
  - You have been the owner of land in the Village of Elbow for at least 3 consecutive months immediately preceding the day of the election
- RV Park members and RM Ratepayers are not eligible to vote



# Questions

