



# UCLUELET COMMUNITY CENTRE & DAYCARE PROJECT

## Question & Answer sheet

The following are derived from questions and clarifications requests that we have received from the public regarding the proposed Community Centre & Day Care project.

The District of Ucluelet is providing this information to the residents of Ucluelet to better explain the need to borrow up to a maximum of \$2,000,000 to complete the proposed community centre.

The project would be built on land the District set aside in 1996 at the corner of Matterson and Marine Drive and is budgeted to be completed for a cost of up to \$9,000,000.00 including all contingencies.

Community members, District Council and staff have been pursuing this project for over 20 years. This has included community surveys, open houses, land dedication, building fund, conceptual plans, amendments and finally an architects plan and proposed budget. To date the land is fully dedicated, plans and budget completed and \$7,000,000 in funding has been secured through reserve funds, amenities contributions and grants. The additional amount necessary to complete the project would come from a borrowing commitment of up to \$2,000,000.

If you require further information please do not hesitate to contact Geoff Lyons at 726-4777 or Abby Fortune, Director of Recreation at 726-4772. For further info check out our website at [www.ucluelet.ca](http://www.ucluelet.ca)

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### ***Can we build a \$7 million facility and not borrow?***

If the community indicates that it does not support the borrowing of up to \$2,000,000, thereby reducing the funds available for this project, one option of consideration would be to downsize and remove components. The implications would be significant. We would have to undertake a public process to decide what would be the priorities. In addition, the grants are tied to the existing project "as identified". If the community reduces the size of the project the grants would either be reduced accordingly or most likely we would have to reapply with a new project plan and budget (*the last grant application was submitted in January 2007 and we received approval 14 months later*). Also, as construction costs increase, the cost of prioritizing, planning and redesign and related delay would add to costs and/or reduce the scope of even a \$7,000,000 project. Furthermore, a delay in the building of the Community Centre would most likely mean that the adjacent Day Care Centre, planned to be built contiguously with common site-prep and efficiency of scale, would suffer the same delay.

### ***Do we need a \$9 million dollar facility?***

In developing plans for this facility the District has surveyed the community several times to ensure we build what is expected. The layout was kept very functional with a focus on a

community facility which provided the ability to offer universal needs for all. The facility is designed to house a library at one end and a daycare, social services centre at the other. The main facility will include three multipurpose rooms; a dance studio; a dedicated teen room; as well as a main hall (theatre) with full stage and changing-rooms; washrooms & showers; full kitchen; office space and a versatile community meeting room with fixed seating. The facility will also feature areas for the community to gather. This facility will be built to a LEEDS Gold Standard. Every effort has been made to build a centre where rent or lease from the library, the social service centre and fees from events and programs would significantly reduce operating costs. In today's market a completed facility meeting these community objectives, being a facility where people can gather and one we can all be proud of, will cost an estimated eight to nine million dollars.

***If we do not build the centre then could we build a pool or ice arena?***

The District has been working with both the pool and arena societies. The recent feasibility study for a local pool demonstrated that the price of building and operating a local pool would not be feasible at this time. The society recommended a study to see if a regional plan would be an option. The regional arena society is trying to find the necessary funding to begin a feasibility study on a regional facility.

The grants and amenity funding which the District has secured at this time are attached to the community centre not regional recreational facilities. If the District were to focus solely on additional recreational facilities such as these, they are very expensive to maintain, and based on today's tax-base, imply significant property tax increases to operate. However, as our development and the tax-base growth which we are predicting comes to pass, then these can and will be revisited, either regionally or within the community. Regardless, we would still have to determine how to provide a clean, affordable and safe facility for our indoor programs and services, which the Community Centre offers.

***What is the Community Centre Hub portion?***

Rural communities are in transition and need better access to services in order to maintain and grow their community base. The District of Ucluelet has been working with community groups such as the Coastal Family Resource Coalition (CFRC), West Coast Community Resources Society and the Ucluelet Recreation Commission to develop this project. The CFRC saw the need to integrate services and have more local involvement and consultation in decision making on how services are delivered in our communities. From this, the Ucluelet Community Centre Hub concept was created. This area was created in consultation with and requested by various government agencies that currently do not have locations or proper facilities in which to appropriately offer their services. There will be a charge to lease these spaces to cover operating overhead and offset initial capital investment in the Community Centre.

*The centre will provide Ucluelet and the surrounding area with a comprehensive recreation and support facility, catering to the universal approach of providing services for all ages with a focus on the family. A dedicated teen room and dance studio will be just one of the highlights of this facility; providing much needed programming for the community. The centre will be easily accessible to all community residents and visitors, located in a park like setting near other community recreation facilities.*

*Thank you for your support - District of Ucluelet*