



Anders & Dorrit's Community Park Questionnaire

PARK HOUSE CONSIDERATIONS

Estimated Park Development Costs

Option 1: Remove House	Option 2: Keep house
\$150,000-\$170,000 – park grounds development	\$150,000-\$170,000 – park grounds development
\$6,000 – house removal	\$75,000-\$100,000 – house renovation
	\$10,000 – year 1 building management costs
\$156,000-\$176,000: TOTAL	\$235,000-\$280,000: TOTAL

Park Maintenance Costs (per year)

Option 1: Remove House	Option 2: Keep house
	\$6,000 (= \$10,000 costs minus \$4,000 revenue) building management
\$5,000 park maintenance	\$5,000 park maintenance
\$5,000: TOTAL	\$11,000: TOTAL

Park Grounds Development (as per concept plan 1 and 2):

\$150-\$170,000

Objective: To develop the park according to the vision of Anders and Dorrit.

The cost to develop the park (excluding any work on the house) is between \$150,000-\$170,000. This park development would likely occur in phases as the community parks budget for Electoral Area 'C' typically has \$20,000 per year available for park development projects.

House Renovation (as per concept plan 2):

\$75,000-\$100,000

Objective: to open up the house floor plan for public use & upgrade entrances and washroom to meet commercial building code.

In order for the community to use the park house as a gathering/meeting place, the building will need upgrades to meet commercial building codes. The cost of these renovations could be between \$75,000 and \$100,000. An addition of \$100,000 to the tax requisition for Electoral Area 'C' – East Wellington/Pleasant Valley would be approximately \$31.70 per \$100,000 of assessment. For example a \$300,000 home would see a one-time increase of \$95.10 on the tax requisition unless alternative funding sources (e.g. grants) can be secured to reduce the projects costs.

Potential renovation items include:

Note: Additional studies would need to be undertaken to confirm building renovation costs.

- Remove existing carpets & install new flooring and subfloor
- Replace existing windows and doors with new energy efficient units
- Remove interior walls; drywall
- Renovate/move kitchen
- Interior & exterior painting
- New accessible washroom
- New accessible entrance
- Security system
- Water quality upgrades
- Septic upgrades
- Additional parking lot development
- External lighting

Building Management:

~ \$6,000 per year

Objective: To ensure that the building rental income offsets the maintenance and management costs.

<u>Maintenance/Upkeep:</u> Potential Costs: \$10,000/year (+)	<u>Potential Revenues:</u> \$2,000 - \$4,000 / year –
Involves: Cleaning, Heating, Electricity, Security, General house maintenance, Building management	Based on: \$20/hour (2 hour minimum rental) with an average of 2 rentals/week

The RDN does not currently have the capability (e.g. funds or staff) to manage a community gathering/meeting place as part of a community park. Therefore, financial and community success of this community building would be largely dependent on a not-for-profit community group/society coming forward to take over management of the facility.

Potential Building Uses:

- Private functions (e.g. birthday and anniversary celebrations, etc.)
- Community gatherings (e.g. potlucks, neighbourhood meetings, dance/fitness classes, 4-H, brownies/scouts, etc.)