



Nov. 26, 2024, Motion By NNRA Directors:

Moved By: Wayne Stark

Seconded By: Gerry Theberge:

"In the current economy and increasing taxpayer pressure by the RDN, the NNRA will not support the pending \$36m Ravensong Aquatic Centre Expansion Referendum".

Approved: Unanimously

NAW, Secretary.

Please also see attached RDN responses to an initial NNRA inquiry of them.

P.T.O  
FOR "Q4"  
ATTORNEY

## **Ravensong Aquatic Centre Expansion**

### **Class "B" Cost Estimate-\$36.4m**

#### **NNRA Review & Questions**

11/11/24

1. Considerable emphasis on "green" cost are planned towards energy savings and emissions reduction, \$5.4m. Will this RDN building also be subject to a previously established policy of "LEED Silver or Better" RDN building standard?

The current design could achieve LEED Silver certification but it is not required. Certification is approximately \$150,000 extra in consultant/registration costs. The RDN's Green Building Policy references a minimum requirement for LEED Silver but does not require certification.

2. RAC Expansion Class "B" Costing dated 09/16/24 indicates a Total Contingency (\$1,007k + \$1,510k), say, \$2.5m on a \$36m total estimated cost = 6.9% This seems atypical and inadequate, please have someone comment? Just reflecting on previous government "track record" of construction of larger capital projects.

The contingency amount listed in the soft costs in the Class B Estimate does not represent the entire contingency cost. Built in throughout the different sections there is a contingency of approximately 18% of \$6,410,185.

3. At what point of cost overruns would this project be sent back to Referendum?

The RDN does not foresee returning to referendum. If unsuccessful with grant applications, and costs are expected to run higher than anticipated, a review of the scope of work would take place to utilize the current long-term borrowing provisions.

4. Upon reviewing : [www.getinvolved.rdn.ca.rac-expansion-](http://www.getinvolved.rdn.ca.rac-expansion-) specifically the Staff Report 09/23/24. Attachment #5, RAC Expansion Financial Plan Summary could not be opened?

P.T.O.

Apologies that you were not able to open Attachment 5, we have checked out links and they seem to be working. Regardless, we have included a copy of attachment 5 for your reference.

5. On page 5 of that Report, it recites Debt Servicing Impact Per Household. Can the below be also be recited in this "Per Household" manner:

- Total estimated additional annual staff costs.
- Total estimated additional annual operating costs.
- Total estimated additional annual reserves

This would give a more all encompassing additional taxpayer annual cost picture.

Staff don't have this information available in this format. Additional staff costs, operating costs and annual reserve contributions in relation to the expansion have all been estimated in the 2025-2029 Financial Plan on page 209. Cost estimates are based on standard industry rates and will be refined further based on the available programming space and community needs. Here is a link to the Financial Plan <https://rdn.bc.ca/sites/default/files/inline-files/2025-2029%20Financial%20Plan%20-%20November%205%2C%202024%200.pdf>. The general services rate outlined in the Member Summaries for each area include the amount for Ravensong Aquatic Centre. Area E starts on page 80, you can see the increase in 2025 for the Ravensong Aquatic Centre service is \$6.30. Future requisitions are found on page 85.

Thank You, NW.

