

Will municipal services still be available in my community?

Yes. In fact, more municipal services will be available online for added convenience, and residents will be able to seek assistance accessing online County services and resources at public libraries by way of public computers, high-speed internet and navigational help from library staff.

What are the specs of the new building?

The building is a 42,900 sq.ft, 3-storey design with an 11,400 sq.ft basement with features to accommodate future expansion.

What is the total building project budget?

The approved building project budget is \$19.5 million. For a full breakdown of financing and associated project costs, visit HaldimandCounty.on.ca.

When is construction set to begin, and when will it be completed?

The construction tender will be awarded in March 2018. Building construction will begin in April 2018, with occupancy/staff move-in set to take place in fall 2019.

"This is an exciting time and important investment in the future of a growing, thriving Haldimand."

- Mayor Ken Hewitt

Q u e s t i o n s ?



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HALDIMAND COUNTY

**CENTRAL
ADMINISTRATION
PROJECT**

**FREQUENTLY
ASKED QUESTIONS**



Background

Plans for the Central Administration Building have been in the development stages since their approval in early 2016, with a focus on enhancing customer service, maximizing administrative & operational efficiencies and ensuring long-term cost effectiveness.

Why a new administration building now?

Currently, the County maintains 6 administration buildings. The Caledonia building, which is leased, costs taxpayers over \$240,000 annually in rent, while the other buildings are nearing the end of their useful life and require significant capital improvements. By consolidating these 6 administration buildings, the County will achieve significant cost savings and work efficiencies while providing residents with one-stop, full service. No longer will residents have to visit more than one building to obtain building and planning permits, licenses and information that may require support from multiple divisions.

Why was Cayuga selected as the Central Administration Building location?

The Cayuga location is under the ownership of the County. It is central to the majority of the County for clients that desire or require municipal services in person - within 15 to 20 minutes of the majority of County residents. It is also familiar and consistent with the historical context of Cayuga as the County seat. A Cayuga location was the strongest preference indicated by community stakeholders. Further, this site takes advantage of the existing parking lot and storm water management pond.

Can the County afford this building?

Yes. A comprehensive cost comparison of maintaining the status quo versus building a new administration center showed significant cost savings in the long-run. The County's main administrative building in Cayuga is 50 years old next year and at the end of its useful life, requiring significant capital work.

Over the initial 20 years, the new administration building costs are approximately \$10.4 million more than maintaining the existing buildings, including all borrowing costs. At this point, 20 years post-construction, the building will be fully paid for. Over the following 30 years, the existing administration buildings have no value as they are at the end of their useful life. The new building, however, based on a value of \$16 per sq/ft, is in the area of \$15.5 million cheaper than maintaining the existing administration centres. Of course, today's \$16 sq/ft value will be much higher 30 years from now, so that amount will only be heightened. This does not take into account the expected operational savings over the entire 50 year period.

Aside from cost savings, what other efficiencies will be achieved?

There will be savings from reduced staff mileage (no more travel time between buildings), and boosted productivity + collaboration due to staff being co-located. Due to the efficiencies of staff being located in one facility, it is expected that there will be cost savings over time through attrition.

Will the construction of a new building prevent the County from addressing other community priorities?

No. The investment in a new Central Administration Building will not affect County investments in other major infrastructure priorities. By consolidating to a single building, the County is actually building a more efficient foundation to financially support the provision of day-to-day public services and long-term Council priorities.

Will the construction of a new building affect my taxes?

The County takes a long-term planned approach to providing services to the community. The new building will not alter the County's long-range, multi-year planned impact on annual property taxes which has to-date maintained County property taxes below the Provincial average.

Will the rise in interest rates affect the financing of the building?

No. County staff had forecasted the trend in higher interest rates and made all financial calculations based on those higher forecasted rates.

