

Indoor Aquatic Facility in Middlesex Centre

Cost-Benefit Analysis

Prepared by Western University ADD GROUP/CLASS
September 2023



Community Interest in a Local Aquatic Centre

- Over the years through several public consultations, surveys, and general feedback, residents have indicated that they would like a municipal pool constructed somewhere in Middlesex Centre.
- As an example, resident feedback from the 2024 Budget Survey included calls for:
 - Indoor swimming pool
 - ...A community pool...would be great
 - Lack of pools and splash pads (especially for Delaware)
 - Add a Swimming pool to the komoka wellness center.
 - Need an indoor pool. We have to drive to London to exercise.as a senior it is very important to stay mobile and be able to live in our own homes.
 - Pool
 - There are no public pools in this area. This is important for both recreation as well as physical therapy for my family
 - We should look at building an indoor aquatic centre so people can swim all year round and kids can do swimming lessons in the winter. The other indoor pools are in London and a far drive. With so many people moving into our area, an indoor pool centre would be amazing!



CSMP – Recommendation for Cost-Benefit Analysis

- The current Community Services Master Plan (CSMP, 2023 to 2027) recommended a cost-benefit analysis:
 - As noted in the 2012 CSMP, there was insufficient demand at the time to support an aquatic facility and it was recommended that the municipality reconsider the need in 2022.
 - Through the completion of the 2017 Ilderton Indoor Facility Needs Study, it was noted that although the municipality is projected to reach a population of over 26,700 by 2031, a population of 40,000 plus is generally the minimum threshold for considering the construction of an indoor aquatics centre.
 - **It is recommended that a cost benefit analysis be completed internally and reported on to Council and the public to understand the full costs and the impact to the tax levy a municipal pool can have on the community.**



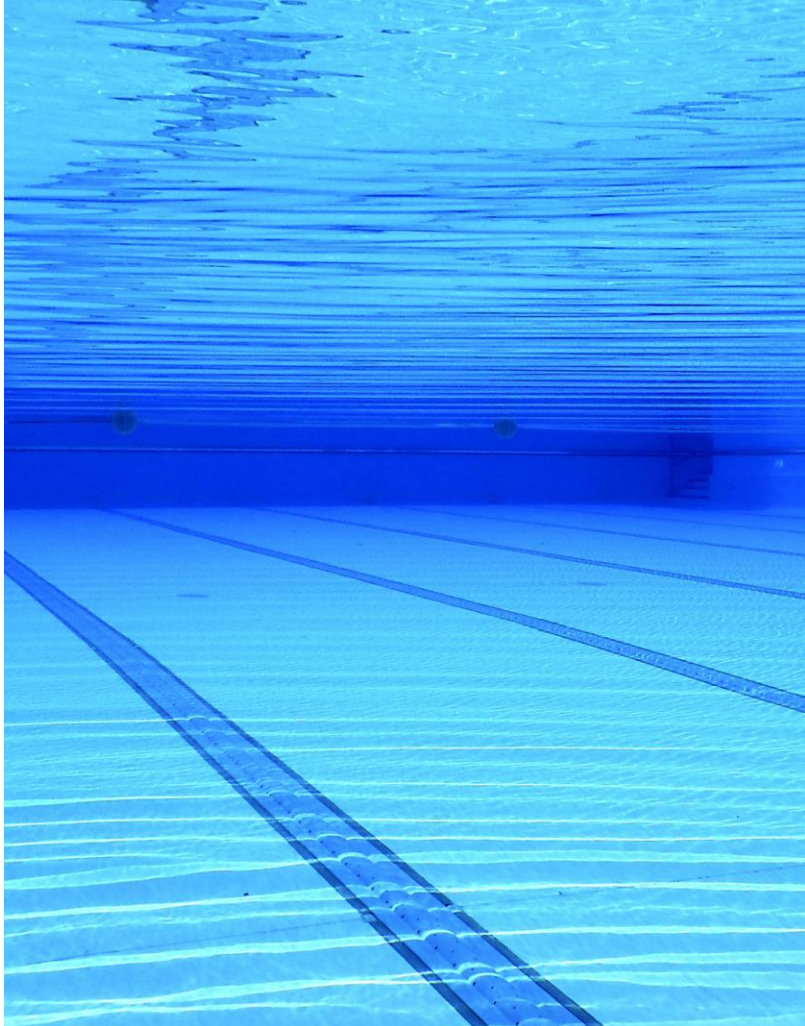


Indoor Pool for Middlesex Centre - Cost-Benefit Analysis





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Objective

Understanding the costs and benefits associated with building an indoor aquatic facility in Middlesex Centre



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Estimation Methods

1

Analogous Estimating ★
St. Marys PRC Aquatics Centre
Middlesex Past Projects
Middlesex Pay Grid

2

Expert Judgement ◆
Canadian Cost Guide
Intact Public Entities SME





Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Capital Costs



Design and Engineering Fees ★ (7.5% of construction costs)	\$ 677,250.00
Indoor Aquatic facility Construction Costs ◆	\$ 9,030,000.00
Contingency Fund ★ (15% of construction costs)	\$ 1,354,500.00
Total	\$ 11,061,750.00



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Insurance◆	\$ 30,000.00
Trainings & Memberships★	\$ 4,709.52
Operations Coordinator★ (Full Time Wages+ Benefits)	\$ 97,117.84
Facility Operator★ (Full Time Wages+ Benefits)	\$ 87,785.89
Total Fixed Costs	\$ 219,613.25

Operating Costs





Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

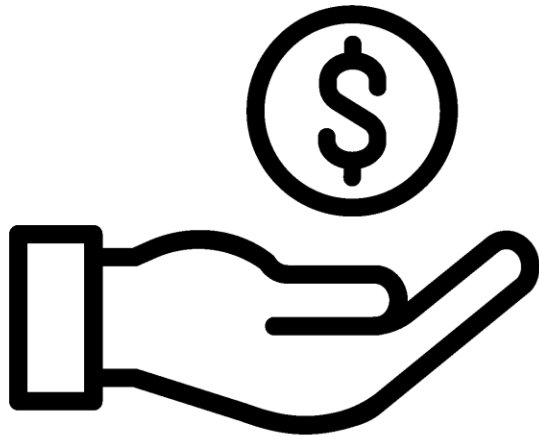
★ Utilities (Water, Gas, Hydro)	\$ 92,833.00
Chemicals	\$ 20,703.49
Supplies	\$ 4,700.00
Program Expenses	\$ 11,104.10
Repairs & Maintenance	\$ 78,677.00
Life Guard/ Instructor (Part Time Wages+ Benefits)	\$ 140,642.38
Total Variable Costs	\$ 348,659.97

Operating Costs





Indoor Pool for Middlesex Centre - Cost-Benefit Analysis



Total Capital Costs	\$ 11,061,750.00
Total Operating Costs (Fixed + Variable)	\$ 568,273.22

Total Costs



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis



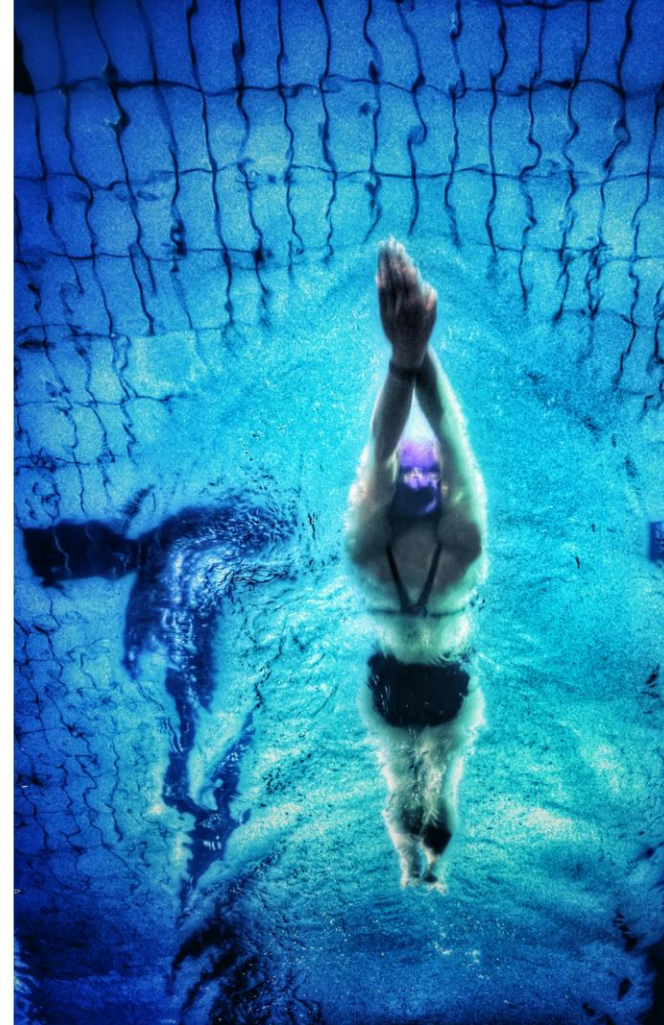


Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Registrations

- Estimated the number of registration based on St. Mary's data
 - Bather's load
 - Yearly swimmer registration

Season	Middlesex Registrations
Summer	2,690
Spring	3,588
Winter	2,242
Total	8,520





Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Programs	% of Registrations Based on St. Marys
Swimming lessons	15%
Open-Swim	80%
Pool Rentals	5%

Programs





Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

Swimming Lessons

Program	Sub-Type	Cost	% of Total Registrations	No. of Registrations by Program	% of registrations in each Sub-type	No. of Registrations by Program	Revenue
Swimming lessons	Parent and child	74.61	15%	1278	10%	128	9,535
	Preschool	74.61			10%	128	9,535
	Private 1on1 lessons	176.94			20%	256	45,226
	Swimmer 1-4	74.61			30%	383	28,605
	Swimmer 5-9	84.24			30%	383	32,298



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Open Swim



Program	Sub-Type	Cost	% of Total Registrations	No. of Registrations by Program	% of registrations in each Sub-type	No. of Registrations by Program	Revenue
Open Swim	Children/Teens/Adult	4.43	80%	6,816	90%	6,134	27,175
	Age 55+	3.54			10%	682	2,413



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Pool Rentals

Program	Sub-Type	Cost	% of Total Registrations	No. of Registrations by Program	% of registrations in each Sub-type	No. of Registrations by Program	Revenue
Pool Rentals	2023 School rate	73.76	5%	426	20%	85	6,284
	2023 Middlesex swim club rate	71.45			10%	43	3,044
	2023: Rentals	125.87			70%	298	37,534



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis



Programs	Revenue
Swimming lessons	125,199
Open Swim	29,588
Pool Rentals	46,863
Total	201,650

Total Revenue



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

FINAL RESULTS

Total Capital Costs	\$11,061,750.00
Total Fixed Costs	\$219,613.25
Total Variable Costs	\$348,659.97
Total Operating Costs	\$568,273.22
Total Revenue	\$201,650.00
Net Loss (Annual)	\$366,587.22



Indoor Pool for Middlesex Centre - Cost-Benefit Analysis

TAX LEVY IMPACT

		Tax Levy %
Total Capital Costs	\$11,061,750.00	3.9%
Net Loss (Annual)	\$366,587.22	1.6%
		5.5% (Total)

Scott Mairs

Director of Community Services

T: 519-666-0190 ext 5227

E: mairs@middlesexcentre.ca

W: middlesexcentre.ca