TOWN OF PINCHER CREEK COUNCIL MEETING AGENDA
Monday, May 9, 2022 at 6:00 p.m.
Council Chambers, Town Hall
Zoom Link

1. Call to Order

2. Scheduled Public Hearing

3. Agenda Approval

4. Scheduled Delegations

5. Adoption of Minutes

5.1 Minutes of the Regular Meeting of Council held on April 25, 2022

6. Business Arising from the Minutes

6.1 Disposition Of Delegation - Greater Metro Hockey League

6.2 Disposition Of Delegation - Pincher Creek Mustangs Football Club

7. Bylaws

7.1 Land Use Bylaw Amendment 1547-AN

8. New Business

8.1 Keep Alberta RCMP Community Engagement Tour

8.2 CFEP Grant Application Sage & Cayon

8.3 Request For Utility Credit

8.4 2022 Strategic Planning Priorities

9. Reports

10. Administration

10.1 Council Information Distribution List

11. Closed Session Discussion

11.1 Offer to purchase property First Right of Refusal
11.2 Eco Waste Services Review

12. Notice of Motion

13. Adjournment

The next Regular Council Meeting is scheduled for May 24, 2022 AT 6:00 p.m.

REGULAR MEETING OF COUNCIL
Held on Monday April 25, 2022
In Person & Virtually,
Commencing at 6:00 p.m.

IN ATTENDANCE:

Mayor:	D. Anderberg
Councillors:	M. Barber, D. Green, S. Nodge, and W. Oliver, B. Wright
With Regrets:	W. Elliott
Staff:	L. Wilgosh, Chief Administrative Officer; K. Green, Executive Assistant; M. Everts, Events, Marketing & Economic Development; A Grose, Recreation Manager and L. Rideout, Director of Community Services

1. CALL TO ORDER

Mayor Anderberg called the meeting to order at 6:00 pm.

2. SCHEDULED PUBLIC HEARING

3. AGENDA APPROVAL

NODGE:

The Council for the Town of Pincher Creek agrees to approve the April 25, 2022 agenda as presented.

CARRIED 22-156

4. DELEGATIONS

4.1 Appreciation gifts for Council service - Lorne Jackson, & Brian McGillivray

The Council presented gifts to Mr. Jackson and Mr. McGillvray for their previous service on council.

A.Roth jointed the meeting at 6:20 pm

4.2 PC & D Mustang Football Society - Faith Zachar

The society came and spoke to council on how the Matthew Halton field isn't regulation size, it has no lights and that the field isn't maintained. They ask that a long-term solution be investigated but for now invest into Matthew Halton to make it a playable space.

5. ADOPTION OF MINUTES

5.1 Minutes of the Joint Meeting of Council held on March 30, 2022

GREEN:

Initials _____

That Council for the Town of Pincher Creek approve the minutes of the Joint Council meeting held on March 30, 2022 as presented.

CARRIED 22-157

5.2 Minutes of the Regular Meeting of Council held on April 11, 2022

BARBER:

That Council for the Town of Pincher Creek approve the minutes of the Regular Meeting of Council on April 11, 2022 as presented.

CARRIED 22-158

6. BUSINESS ARISING FROM THE MINUTES

6.1 Disposition of Delegation – Pincher Creek Food Centre

NODGE:

That Council for the Town of Pincher Creek receive the Pincher Creek Food Centre presentation as information with thanks.

CARRIED 22-159

7. BYLAWS

8. NEW BUSINESS

8.1 Request For Chickens

NODGE:

That Council for the Town of Pincher Creek Direct administration to amend the Animal Control Bylaw # 1598-18 (3.2), to allow for residents within Pincher Creek to obtain and house chickens.

CARRIED 22-160

8.2 Napi Friendship Centre - Council Liaison

GREEN:

That Council for the Town of Pincher Creek approve the appointment of Cllr. Sahra Nodge as a Council Liaison to the Napi Friendship Centre as requested.

CARRIED 22-161

8.3 Falun Dafa Day - 30th Anniversary

GREEN:

That Council for the Town of Pincher Creek receive the request to recognize the 30th anniversary of World Falun Dafa Day and to send a letter of congratulations to the Falun Dafa Association of Calgary.

CARRIED 22-162

M. Everts left meeting at 7:15pm

9. REPORTS

9.1 Upcoming Committee Meetings and Events

10. ADMINISTRATION

10.1 Council Information Distribution List

NODGE:

That Council for the Town of Pincher Creek accepts the April 25, 2022 Council Information Distribution List as information.

CARRIED 22-163

Mayor Anderberg called a recess at 7:22 pm
Mayor Anderberg called the meeting back to order at 7:33 pm

11. CLOSED MEETING DISCUSSION

OLIVER:

That Council for the Town of Pincher Creek agree to move into a closed session of Council on Monday, April 25, 2022 at 7:34 pm in accordance with section 16 & 24 of the Freedom of Information and Protection of Privacy Act, with the Chief Administrative Officer, Director of Community Services, Recreation Manager, Operations Manager, and Executive Assistant in attendance.

CARRIED 22-164

WRIGHT:

That Council for the Town of Pincher Creek agree to move out of a closed session of Council on Monday, April 25, 2022 at 9:05 pm in accordance with section 19 & 24 of the Freedom of Information and Protection of Privacy Act, with the Chief Administrative Officer, Director of Community Services, Operations Manager, and Executive Assistant in attendance.

CARRIED 22-165

11.1 Ag Society Lease Review 2022 - FOIP 26

OLIVER:

That Council for the Town of Pincher Creek receive the information and background regulations related to the Pincher Creek Agricultural Society lease agreement restrictions and direct administration to gather further information.

CARRIED 22-166

A.Grose left meeting at 8:20 pm

11.2 Safety Codes Services Agreement - FOIP s. 16, 24 & 25

OLIVER:

That Council for the Town of Pincher Creek agree and direct administration to enter into a one-year Safety Codes Services Agreement Extension with Park Enterprises Ltd. with the percentage split increased to 65% (agency) / 35% (Town), including the proposed Permit and Inspection Fee Schedule.

CARRIED 22-167

12. NOTICE OF MOTION

13. ADJOURNMENT

GREEN:
That this meeting of Council on April 25, 2022 be hereby adjourned at 9:08 pm.

CARRIED 22-168

_____
MAYOR, D. Anderberg

_____
CAO, L. Wilgosh

APPROVED BY RESOLUTION
OF THE COUNCIL OF THE
TOWN OF PINCHER CREEK,
THIS 9th DAY OF MAY 2022 S E A L
NEXT REGULAR MEETING OF COUNCIL TO BE HELD ON MONDAY MAY 9, 2022 AT 6:00 P.M.

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: Disposition of Delegation - Greater Metro Hockey League	
PRESENTED BY: Adam, Recreation Manager	**DATE OF MEETING:** 5/9/2022

PURPOSE:

To dispose of the delegation from Derek Prue from the Greater Metro Hockey League (GMHL) West Division.

RECOMMENDATION:

That Council for the Town of Pincher Creek accept the presentation from the Greater Metro Hockey League as information and direct administration to bring a draft contract with the GMHL back to a future council meeting for review.

BACKGROUND/HISTORY:

The Greater Metro Hockey League is a Junior Hockey club which is looking to expand it's operations into the South West region of Canada.

ALTERNATIVES:

To accept the presentation from the GMHL as information.
Agree to enter into an agreement with the GMHL as soon as possible.
Thank the GMHL for their presentation to Town Council, and respectfully decline to enter into a contract at this time.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:

Arena upgrades were identified as the second highest priority in the 2020 Regional Recreation Master Plan.

FINANCIAL IMPLICATIONS:

The MCC Arena would require the following upgrades in order to secure a contract with the GMHL:
New Dedicated Dressing Room - $350,000
Expansion of Players Benches and work under Bleachers (majority can be completed in house) - $25,000
Upgrade to Sound System - $60,000.
Additional ice revenue would be generated by hosting a GMHL team.
There would be beneficial economic spin-off to local businesses in the community.
There are grant opportunities which could be applied for to off-set some of the costs of construction including: CFEP ($125,000) - would need to partner with a local non-profit to apply, FCM Green Municipal Fund (up to 50% of costs) - construction would need to focus

on energy efficiency, and target net zero energy performance, however, this may increase the cost of estimated construction costs.

PUBLIC RELATIONS IMPLICATIONS:
Players from the GMHL are encouraged to get involved and integrate themselves into the communities they play in. Some athletes would require billets for houses to stay in. Junior level Hockey would be seen as a benefit to the community.

ATTACHMENTS:
20200123_FNL_RPT_FLA_Pincher Creek Ice Rink - 2879
A 3.5 Floor plan 11 x 17 Sept 28 '21 (002) - 2879
Arena av upgrade quote - 2879

CONCLUSION/SUMMARY:
Administration supports entering into a contract with the Greater Metro Hockey League.

Signatures:
Department Head: Adam Grose

CAO: Laurie Wilgosh

stephenson ENGINEERING

FINAL REPORT

Facility Lifecycle Assessment Report
MCC Arena
867 Main Street
Pincher Creek, AB

Submitted to:
Town of Pincher Creek.
962 St. John Avenue (Box 159)
Pincher Creek, AB, T0K 1W0
Attention: Alexa Levair

Submitted by:
Stephenson Engineering Ltd.
639 5th Avenue SE, Suite 710
Calgary, Alberta T2G 4Z6

Date: January 23, 2020
Project No.: 20191806

stephenson ENGINEERING

Table of Contents

TABLES

APPENDICES

EXECUTIVE SUMMARY

Stephenson Engineering Ltd. (Stephenson) was retained by Town of Pincher Creek (TPC) to perform a Facility Lifecycle Assessment (FLA) in accordance with Stephenson's proposal dated September 12th, 2019 of the property located at 867 Main Street, in the Town of Pincher Creek, Alberta (the "Site").

The building is known as the Memorial Community Centre (MCC) Arena, and provides approximately 2,230 m^2 (24,000 ft^2) gross floor area (GFA) according to information provided by the client and was constructed circa 1964 and is situated on a Site covering approximately 0.53 hectares (1.31 acres) of land. The building is utilised as a hockey rink, and provides service to the town regarding local sports organizations and events. It consists of a concrete masonry unit (CMU) construction, as well as wood frame components on the interior and the roof. It hosts a number of rooms, including a canteen/lobby area, as well as dressing rooms, a small office space and full seating area which is provided by wood bleachers.

1.1. Defined General Terms

The common abbreviations noted below may or may not appear in the report and may not be all inclusive:

ABS: Acrylonitrile butadiene styrene

ACM: Asbestos containing material(s)

BUR: Built-up roof

CFL: Compact fluorescent light

CIP: Cast-in-place

CMU: Concrete masonry unit

CPT: Carpet tile

CRT: Capital reserve table

CT: Ceramic tile

EPDM: Ethylene propylene diene terpolymer

FLA: Facility Lifecycle Assessment

GFCI: Ground fault circuit interrupter

GFA: Gross floor area

GWB: Gypsum wall board

HID: High intensity discharge

HPS: High pressure sodium

HVAC: Heating, ventilation and air conditioning

IGU: Insulated glazing unit

LED: Light emitting diode

PCA: Property condition assessment

PCB: Polychlorinated biphenyl

PEX: Cross-linked polyethylene

PVC: Polyvinyl chloride

RTU: Roof top unit

SBS: Styrene-butadiene-styrene

SF: Square foot

SM: Square metre

SOG: Slab-on-grade

VCT: Vinyl composite tiles

1.2. Summary of Findings

A cursory summary of findings of this Facility Lifecycle Assessment (FLA) is provided below. However, details are not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. To assess the physical condition of the site components and building, a Site Representative was interviewed and a visual site review was conducted. No destructive or non-destructive testing was conducted. No calculations were performed to confirm the adequacy of the original design.

Based on the findings of this FLA, the following conclusions are made:

- Architectural

The site and building were developed circa 1964, while the buildings main entrance and canteen area were developed in 1975 as a later addition. The sidewalks in front of the property consist of cast-in-place (CIP) concrete. Vehicle access is provided directly from Main Street at the south elevation. The pavements throughout the parking lot consist of asphalt, with parking provided at the building's west elevation.

The exterior cladding was reviewed visually from grade level. The building envelope is primarily clad with concrete masonry units and prefinished metal panels, and the main entrance is veneer brick. Exterior wall insulation was concealed and not directly reviewed but assumed to be provided with batt insulation and polyethylene vapour barrier. The section of the building

occupied by the Senior Citizen Centre is not a part of the project scope, and will therefore not be covered in this report The main entry doors on the south elevation are aluminum storefront doors with transoms, with secondary storefront entrances provided near the main entry point (on the east elevation). Painted metal utility doors (some with glazed inserts) in painted metal frames are provided on the west and east elevations. A prefinished overhead door is provided on the north elevation.

Interior floor finishes are generally rubber tile throughout, while some areas are exposed or painted concrete, including the main lobby/canteen area and service rooms. Interior walls consist of painted CMU and ceramic tiles in the washrooms. Interior ceiling finishes generally consist of painted and stained wood boards, exposed structure and some acoustic ceiling tiles in the two public washrooms.

The roof has both a flat and arched roof section that are finished with Styrene-Butadiene-Styrene (SBS). Water is drained from roof surfaces through internal roof drains on the flat roof system, while gutters and downspouts are provided along sections of the arched roof. Prefinished metal fascia is provided along the perimeter of the building. A prefinished vented metal soffit is provided on the roof overhangs of the arched roof.

The architectural components are in overall acceptable condition.

- Structural

The foundation system is generally concealed by architectural flooring, wall and grade outside. According to drawings provided, the building sub-structure consists of concrete piers and concrete grade beams. A small length of grade beam at the north-east corner of the main building was above grade and visible. The main floor in the building consists of a concrete slab on grade.

The superstructure mainly consists of load bearing CMU walls and concrete columns in the main arena building. Some vertical cracks were also observed in the CMU wall inside the building. But they appear to be the designed joints in the wall.

The wood joists form the flat roof over the Lobby and office space. In the Lobby area wood beams and round steel columns were provided to replace load bearing walls. The mono-pitched roof on the east side of the main building is also formed with wood joists. The roof over the arena is formed by 120'-0" span wood trusses with a curved top chord. Wood purlins span between trusses which supports the roof sheathing, deck and insulation. Diagonal cross bracings are provided in alternate bay between trusses. Connection of trusses to the walls and steel plates and bolts used as connecting members was observed.

The structural components are in overall good condition.

- Mechanical

Domestic water is supplied from the local service provider. Sanitary waste is disposed to the municipal mains. Storm water is drained by gutters and downspouts and internal roof drains, which feed to both the grade and to municipal storm drains. Domestic water distribution piping is

generally copper where observed. Sanitary drainage pipe was concealed and therefore not directly reviewed. Inspections of sanitary lines under building can be accessed through crawl space. As the area was a confined space, inspection could not be completed. Domestic hot water is provided by one gas-fired water heater located in the basement mechanical room.

Heating to the building is provided by a Lennox gas-fired furnace, four ceiling mounted radiant unit heaters, and three hydronic baseboard heaters throughout the rink. Cooling for the ice rink is provided by natural means, as well as a roof mounted air conditioning unit. Ventilation was provided by openings and ceiling mount fans, while exhausted was provided through grilles that lead to ducts, and vented out to roof mounted exhaust fans. In general, the visual review of the premises revealed that the mechanical equipment and systems have had routine maintenance, and where equipment has failed it has generally been repaired and/or replaced.

The building is equipped with ABC type fire extinguishers throughout.

The mechanical components are in overall good condition.

- Electrical

Electrical service is provided to the building via buried conductors from a pad-mounted transformer located southwest of the building and owned by a local service provider. Primary electrical distribution is accomplished by one 277/408 V, 600 Amp, 3-Phase, 4-Wire Siemens main switchgear Central Distribution Panel (CDP). Power is then stepped down via two transformers. This leads to typical 120/208 V, 100-125 Amp, Westington sub-panels. Interior lighting throughout the building is typically tubular fluorescent T-8 and T-12 fixtures and LED lighting in the rink. Exterior lighting is wall and soffit mounted LED lights controlled by photocell receptors. Lighting on the interior is controlled by in-line voltage switches. Building access is provided by magnetic locks, while some interior doors are provided with keypad access. The building is equipped with battery packs emergency lighting and LED exit signs throughout.

In general, the visual review of the property indicates that the electrical equipment is old and outdated, and much of it will require replacement within the evaluation period.

The electrical components are in overall marginal condition.

- Hazard Materials

Given the year of original construction of the building (~1964), hazardous building construction materials such as asbestos-containing materials (ACMs) and/or polychlorinated biphenyls (PCBs) may be present.

- Immediate and Capital Reserve Summary

Immediate investigation / action items identified pertain to repair of tripping hazard on wheelchair ramp, installation of GFCI receptacles where necessary and replace damaged junction boxes. Deficiencies and Capital Reserve Items have been identified within the 20-Year time frame of this report with respect to architectural, mechanical and electrical components and systems. The Immediate Repairs and Capital Reserve Analysis are included in Appendix C.

1.3. Opinions of Probable Costs

The following tables summarize our opinion of budgets for capital expenditures above the threshold value of $3,000 over the 20-Year evaluation period that is identified by this report. Expenditures that are expected to be managed as part of normal operations are not shown. The budgets assume a prudent level of ongoing maintenance.

Section	Description	Immediate	Reserve Years 1 to 5 (2020 - 2024)	Reserve Years 6 to 10 (2025 - 2029)	Reserve Years 11 to 20 (2030- 2039)	20-Year Reserve Total
4.0	Architectural	$2,000	$858,500	$121,100	$178,800	$1,158,400
5.0	Structural	$0	$9,000	$0	$0	$9,000
6.0	Mechanical	$0	$199,200	$0	$247,539	$446,739
7.0	Electrical	$6,000	$207,700	$5,000	$96,700	$309,400
TOTALS		$8,000	$1,274,600	$126,100	$523,039	$1,923,539

Note: Immediate expenditures are not included in the Capital Reserve totals.

Table 1: Summary of Capital Reserve Expenditures per year (uninflated)

Year 1	Year 2	Year 3	Year 4	Year 5
$166,400	$70,000	$0	$0	$1,038,000

Year 6	Year 7	Year 8	Year 9	Year 10
$0	$77,100	$0	$13,400	$35,600

Year 11	Year 12	Year 13	Year 14	Year 15
$0	$65,000	$0	$0	$282,400

Year 16	Year 17	Year 18	Year 19	Year 20
$0	$5,000	$19,400	$113,700	$37,539

2. INTRODUCTION

2.1. Background

Stephenson Engineering Ltd. (Stephenson) was retained by Town of Pincher Creek (TPC) to perform a Facility Lifecycle Assessment (FLA) in accordance with Stephenson's proposal dated September 12th, 2019 of the property located at 867 Main Street, in the Town of Pincher Creek, Alberta (the "Site").

2.2. Objectives

The objective of the FLA was to document the Site conditions at the time of the Site reconnaissance and, based on available sources of information and observations of surface conditions during the Site reconnaissance, to identify the exterior site improvements as well as the building structure, envelope, interior finishes, mechanical systems, electrical systems, fire/life safety systems, conveyance devices and visually obvious signs of non-compliance with respect to building code and barrier free accessibility.

2.3. Methodology

The FLA was conducted in general accordance with the American Society for Testing and Materials (ASTM) "Standard Guide for Property Condition Assessments: Baseline Property Condition Process E 2018-15", as locally applicable and as stated in our Mandate and Report Resources in Appendix A.

Deviations and exceptions from the aforementioned ASTM are included in this report under section 2.4 ("Deviations from the Guide"). Limitations to our work are provided in Appendix B ("Limitations and Use of the Report").

Site Escort and general building information was provided by Sherry Belanger, Maintenance Manager at the rink (hereafter referred to as the "Site Representative"). Site reconnaissance was conducted by Tyler Borden, A.E.T., Bea Dilan, E.I.T, and Sanjay Desai, P. Eng. of Stephenson on November 21st, 2019. The FLA was completed by Tyler Borden, A.E.T., and reviewed by Lawrence McSorley, Architect, AAA of Stephenson. The weather at the time of assessment was sunny and -1°C with previous snowfalls limiting investigation of some areas on site. However, most areas were accessible at the time of the site visit.

The scope of work did not include sampling or testing to identify the potential presence of hazardous building construction materials such as asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyl (PCB)-containing electrical equipment or other hazardous materials. Due to the year of construction of the building, 1964, it is possible that hazardous building construction materials may be present on Site.

2.4. Deviations from the Guide

The FLA was conducted and this report prepared in accordance with the scope of work outlined in accordance with Stephenson's proposal dated September 13th, 2019 and executed by the Client on September 27th, 2019.

The deviations from the ASTM used as a reference to complete the FLA and report for this project were as follows:

- Capital Threshold used is the $3,000 recommended amount which was agreed upon with the Client
- The term "Point of Contact" has been replaced with "Site Representative"
- Verification of number of parking spaces was not conducted.
- Verification of gross and net usable areas of the site buildings was not performed.

2.5. Evaluation Criteria

The FLA was completed in general accordance with TPC stated scope of work as documented in 2019-OP-13 Arena and Curling Rink Assessments (hereafter referred to as the "RFP"). The scope of the FLA was limited to identifying components, systems and potential concerns by visual examination of surface features and operating practices, and from available documented information sources. Only those items identified as being above the specified Capital Threshold will be addressed in the Capital Reserve Table. The Condition Rating system (CR) used throughout this report is based on the RFP:

Code	Description
1	**Critical Unsafe-** high risk of injury or critical system failure.
2	**Poor-** does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.
3	**Marginal-** meets minimum requirements, has significant deficiencies. May have above average operating / maintenance costs.
4	**Acceptable-** meets present requirements, minor deficiencies. Average operating/maintenance costs.
5	**Good-** meets all present requirements. No deficiencies.
6	**Excellent-** as new/state of the art, meets present and foreseeable requirements.

The capital expenditures identified with respect to deficiencies or deferred maintenance shall be identified by the following categories ("Cat X"):

Category	Description
A	Code & Safety
B	Repair & Maintenance
C	Capital Expenditure
D	Modernization / Improvements
E	Other

Items identified with a CR rating of 1 and/or Cat A, shall be treated as "Immediate" action items, considered to have conditions that include deficiencies that require action in the next 60 to 90 days. Items identified with a CR of 2 or 3 and/or Cat B shall be considered to have conditions that include deficiencies that can be addressed within the next five years (2020 to 2024 in the Capital Reserve Table). Preventative Maintenance (PM) items may have been identified. These PM items are items anticipated to be required to maintain specific components/systems through to the end of their Expected Useful Life (EUL) and are considered to have CR of 4 or better that can be addressed at any time within the 20-year evaluation period (2020 to 2039 in the Capital Reserve Table).

Other non-urgent conditions identified with a CR of 4 to 6, are prioritized by their identification as Cat B to Cat E and are included in the Capital Reserve Table in an appropriate year. For items with no observed or reported deficiencies, a lifecycle replacement (LCR) cost estimate has been provided in the Capital Reserve Table spreadsheet in the year equal to the year of original installation plus that component's EUL. For example, if an item with no observed or reported deficiencies is nearing or has surpassed its EUL in the next 5 years (i.e., 2020 to 2024), an LCR cost estimate will be provided in the Lifecycle Plan spreadsheet in year 2024.

For similar components that have been replaced/installed at different times but where the age difference is equal to or less than 20% of the component's EUL, the average install year has been used in calculating the next lifecycle replacement event (i.e., for similar vinyl floor tile installed in 2007 versus 2009, each having a 20 year EUL, an average install year of 2008 has been used to calculate a single lifecycle replacement event in 2028).

No building material sampling or testing was conducted as part of this assessment.

2.6. Recommendations for Additional Investigation

RAI.1) Barrier free study of the buildings interior circulation and building access.

RAI.2) Further investigation into roof leaks and drainage of arched roof.

RAI.3) Electrical study.

2.7. Desktop Data Collection

The following documents were reviewed:

- Architectural drawings, prepared by UMA Engineering Ltd., dated August 2nd, 1992.

2.8. Outstanding Information

No outstanding information.

2.9. Building and Fire Code Compliance Overview

The Site Representative reported that they were not aware of any outstanding work orders, building code violations or infractions, building ordinances or municipal health and fire safety by-laws violations.

2.10. Evidence of Mould

Evidence of mould spores were observed on the building's exterior walls.

2.11. Outline of the Report

The report that follows this section contains a summary description of the Site and building systems/components along with a detailed listing and description of systems/components. Furthermore, current, imminent or anticipated deficiencies above the Capital Threshold (if any) and excluding normal operating maintenance are presented with a CR, including a description of the risk/consequence of deferral, probability of imminent/anticipated failure and/or a further description of any failure if it has already occurred.

A more detailed Capital Reserve Table is presented in Appendix C outlining the specific systems/components, EUL, Install Date, Remaining Useful Life (RUL), replacement event type, basis of estimate and specific years for Capital Reserve planning.

2.12. Mandate and Report Resources

Please refer to Appendix A for the report General Purpose, Scope of Work and Reliance for this project and for additional resources related to the assumptions used in preparing this report such as:

Operating and Maintenance Items; and,

Discussions of Overall Concepts and Terminology.

3. SITE DESCRIPTION

3.1. Site Location and Setting

Stephenson was retained by TPC to perform a FLA in accordance with Stephenson's proposal dated September 12th, 2019 of the property located at 867 Main Street, in the Town of Pincher Creek, Alberta (the "Site").

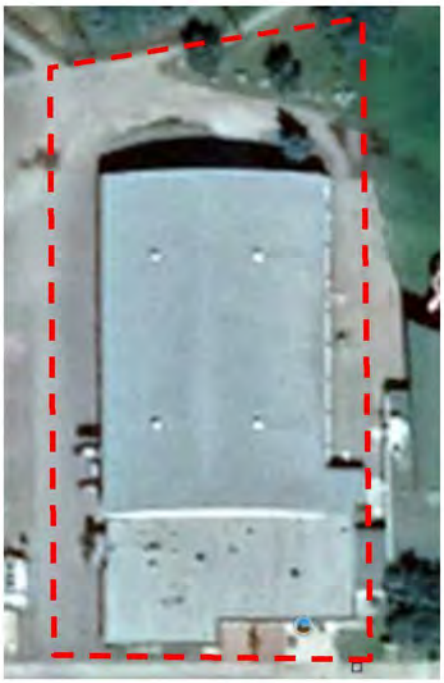
The building, the MCC Arena, consists of a CMU construction, as well as wood frame components on the interior and the roof. It hosts a number of rooms, including a canteen/lobby area, as well as dressing rooms, a small office space and full seating area which is provided by wood bleachers.

3.2. Site Physical Description

Table 2: Building Physical Description

Site Area	0.53 hectares (1.31 acres)
Number of Buildings on Site	1
Building (s) Footprint	(2,230 m^2) (24,000 ft^2)
Levels Above Grade	1
Levels Below Grade	None
Date of Building Construction	1964
Date of Major Renovations	1975 & 2013 (Ice Plant)
Percentage Site Coverage by Building(s)	60.4%
Percentage Site Coverage by Landscaped/Grassed/Bare Ground Areas	7%
Percentage Site Coverage by Paved or Other Sealed Surface Materials	32.6%

General view of the Site building.



Site plan including the building.

4. ARCHITECTURAL

The site and building were developed circa 1964, while the buildings main entrance and canteen area were developed in 1975 as a later addition. The sidewalks in front of the property consist of cast-in-place (CIP) concrete. Vehicle access is provided directly from Main Street at the south elevation. The pavements throughout the parking lot consist of asphalt, with parking provided at the building's west elevation.

The exterior cladding was reviewed visually from grade level. The building envelope is primarily clad with concrete masonry units and prefinished metal panels, and the main entrance is veneer brick. Exterior wall insulation was concealed and not directly reviewed but assumed to be provided with batt insulation and polyethylene vapour barrier. The section of the building occupied by the Senior Citizen Centre is not a part of the project scope, and will therefore not be covered in this report The main entry doors on the south elevation are aluminum storefront doors with transoms, with secondary storefront entrances provided near the main entry point (on the east elevation). Painted metal utility doors (some with glazed inserts) in painted metal frames are provided on the west and east elevations. A prefinished overhead door is provided on the north elevation.

Interior floor finishes are generally rubber tile throughout, while some areas are exposed or painted concrete, including the main lobby/canteen area and service rooms. Interior walls consist of painted CMU and ceramic tiles in the washrooms. Interior ceiling finishes generally consist of painted and stained wood boards, exposed structure and some acoustic ceiling tiles in the two public washrooms.

The roof has both a flat and arched roof section that are finished with Styrene-Butadiene-Styrene (SBS). Water is drained from roof surfaces through internal roof drains on the flat roof system, while gutters and downspouts are provided along sections of the arched roof. Prefinished metal fascia is provided along the perimeter of the building. A prefinished vented metal soffit is provided on the roof overhangs of the arched roof.

A cursory review was performed regarding the accessibility and barrier free compliance of the building. Generally, the building appears to be barrier-free compliant, but some issues regarding interior circulation and washrooms were noted.

The architectural components are in overall acceptable condition. Immediate action items with respect to mould presence is required. Capital expenditures with respect to interior finishes, barrier free study and a mould study are anticipated within the evaluation period. Additional investigation is recommended with respect to mould presence and barrier free elements are expected.

A detailed description of Site and building systems/components including (if any) current, imminent or anticipated deficiencies above the Capital Threshold and excluding normal operating maintenance are presented below.

A01.0 SITE

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A01.1	Site Servicing	**Water**: Water is provided by the local service provider. **Sanitary Sewer**: Sanitary sewer is disposed to the municipal sewer mains. **Electrical**: power is fed to the building from the local service provider pad mounted electrical transformer and into the building through underground conductors.	4	-	No concerns observed or reported.
A01.2	Parking Lots & Drive Aisles	**~2016:** The parking lot and drive aisles are finished with asphalt pavement.	4	B	Parking lot was partially covered by snow at the time of assessment but is showing some longitude and transverse cracks throughout the parking lot. However, parking lot should continue to perform throughout the time frame of this report with continued maintenance and repairs. No concerns observed or reported. A repair allowance is provided in the capital reserve table.
A01.3	Parking Lot Markings	Not present.	-	-	No markings were visible throughout the parking lot. It is recommended that markings be installed throughout at a cost below the capital threshold.
A01.4	Concrete Sidewalks	**~2016:** The sidewalks at the front (south elevation) of the property are constructed with cast-in-place concrete. Coloured concrete is provided adjacent to the main entry.	4	-	Minor cracking of the concrete sidewalks was observed at the time of the site review. No other concerns observed or reported.
A01.5	Concrete Curbs / Pads	**~2016:** Concrete pads are provided at egress doors on the east and west elevations and at the coiling door on the north elevation.	4	-	No concerns observed or reported.
A01.6	Parking Islands	Not present.	-	-	N/A

A01.7	**Parking Bumpers**	**~2016:** Painted metal parking bumpers are provided on the west facing elevation.	4	C	No concerns observed or reported. **(See Note 4B)**
A01.8	**Site Drainage**	**~1975:** One catch basin was identified in front of the entry drive to the parking area located in the roadway/public right of way. The site surface drains to the street or to the north of the building.	4	-	No issues with ponding were noted or reported at the time of the review.
A01.9	**Grassed Areas**	**~1964:** Sodding and various plantings, trees, shrubs and planter beds at Northwest corner of property.	4	-	No concerns observed or reported.
A01.10	**Fencing**	**~1975:** Chain link fencing is located at the back of the property.	4	-	Property management maintains that this fencing is not the property of the rink, and will therefore not be included in costing.
A01.11	**Retaining Walls**	Not present.	-	-	N/A
A01.12	**Amenities**	**~2016:** A painted metal enclosure for propane tanks are provided on the north elevation of the building with a wood framed roof.	4	-	The wood portions of the enclosure should be painted. See Note 4A)
A01.13	**Amenities - Signage**	**~1975:** Wall mounted painted metal signage was observed on the building's south and west elevations. Building mounted metal parking signs are provided on the west elevation of the building.	4	-	No concerns observed or reported. (See Note 4A)
A01.14	**Amenities - Site Furnishing**	**~2016:** Three aluminum/wood picnic tables, a metal/wood bench and painted metal bike rack are provided at the south and north elevations of the property.	4	-	No concerns observed or reported.
A01.15	**Ancillary Buildings**	**~1975:** A wood framed storage building with vinyl siding is provided behind the breezeway connector on the north side of the building.	4	C	No concerns observed or reported. **(See Note 4B)**
A01.16	**Bollards**	**~2016:** Painted metal concrete filled bollards are provided by the on-site transformers on both the east and west elevations.	4	C	No concerns were observed or reported. **(See Note 4B)**

A01.17	**Exterior Ramp**	**~2016:** A CIP Concrete ramp and landing with painted metal handrails is provided at the egress doors on the east elevation of the building.	4	-	No concerns observed or reported.

A02.0 EXTERIOR WALLS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A02.1	**CMU Cladding**	**~1964/1975:** The building envelope is primarily clad with unpainted CMU. The upper portion of the exterior walls are clad with prefinished metal siding.	4	B	The CMU cladding is in serviceable condition, but minor cracking in mortar joints and holes in cladding were observed upon investigation. A repair allowance will be provided in the capital reserve table.
A02.2	**Brick Cladding**	**~1964/1975:** The south elevation is clad with brick veneer.	4	-	No concerns observed or reported
A02.3	**Metal Cladding**	**~1964/1975:** The upper portion of the exterior walls are clad with prefinished metal siding.	4	C	No concerns observed or reported. **(See Note 4B)**
A02.4	**Exterior Paint**	**~1990:** The exterior utility doors and frames are painted.	3	B	The paint was peeling in several locations. **(See Note 4A).**
A02.5	**Joint Sealers**	**~1985:** Urethane -based sealants are provided at expansion joints and material transitions.	2	C	The caulking was observed to be cracked or disconnected from the surrounding materials in several locations. A replacement cost has been provided in the Capital Reserve Table. In addition, property management reported that some openings were not provided with sealants, and investigation confirmed this. It is recommended that sealants be provided at these areas to ensure that heat loss is retained.
A02.6	**Louvers**	**~1975:** Prefinished metal wall louvers were observed for ventilation along the north facing exterior wall of the arena.	4	-	No concerns observed or reported. **(See note 4A)**
A02.7	**Insulation**	**~1964:** Concealed, but likely batt fiber glass insulation.	-	-	No concerns observed or reported.

A02.8	**Roof Insulation**	**~2009:** Vinyl faced batt insulation is provided in the roof system.	-	-	No concerns observed or reported.
A02.9	**Vapour Barrier**	**~1964:** Concealed, but likely a polyethylene vapour barrier.	-	-	No concerns observed or reported.

A03.0 EXTERIOR WINDOWS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A03.1	**Exterior Windows**	~1975: Storefront windows are present in the breezeway connection of leading from the hockey rink to the swimming pool. Windows are double pane and aluminum.	-	-	Was not mentioned in scope, and therefore will not be priced. However, no concerns observed or reported.
A03.2	**Curtain Wall**	Not present.	-	-	N/A.

A04.0 EXTERIOR DOORS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A04.1	**Main Entrance Door**	**~1975:** The main entrance to the building is located on the south elevation. The building entrances are three sets of aluminum store-front double doors in aluminum l frames and transoms above. The center door is equipped with an automatic door opener.	4	C	The exterior doors are in serviceable condition. No concerns observed or reported. (**See Note 4B**)
A04.2	**Secondary Doors**	**~1975:** Secondary entrances are located in on the east elevation of the south entrance and consist of:	4	C	No concerns observed or reported. (**See Note 4B**) The cost has been combined with item A04.1 above.

		One pair and one single aluminum storefront in aluminum frames with transoms above.			
A04.3	**Utility Doors**	**~1964:** Painted metal utility doors in painted metal frames are provided on the west and east elevations of the building. (some are provided with vision panes)	3	C	Paint chipping and weather deterioration was observed on doors. Doors are serviceable, but will require replacement within the time frame of this report as their EUL is near expiration.
A04.4	**Overhead Doors**	~2004/2013: Overhead doors are provided at the Zamboni storage area (leading into the rink), as well as the back of the ice rink (North elevation).	4	C	No concerns observed or reported, but will require replacement within the time frame of this report. **(See Note 4B)**

A05.0 FASCIA AND SOFFITS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A05.1	**Fascia**	**~1994:** Prefinished metal fascia is provided along the roof perimeter on the west and east elevations.	4	-	No concerns observed or reported. **(See Note 4A)**
A05.2	**Soffit**	**~1994:** Prefinished vented metal soffit is provided along the underside of the roof overhangs.	4	-	No concerns observed or reported. **(See Note 4A)**

A06.0 INTERIOR WALLS AND PARTITIONS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A06.1	**Fixed Partitions**	**~1964/1975:** Interior partitions are generally CMU walls.	4	-	No concerns observed or reported.

A06.2	**Interior Sports Partitions**	**~1964:** Movable wood framed dasher boards with plastic faced panel and acrylic guards above are provided surrounding the rinks ice surface.	4	C	No concerns observed or reported. Boards have been replaced as needed throughout their service life (**See Note 4B**).
A06.3	**Interior Paint**	**~2011:** Interior paint is provided throughout the building.	4	C	No concerns observed or reported. (**See Note 4B**)
A06.4	**Wallpaper**	Not present.	-	-	N/A
A06.5	**Ceramic Tiles**	**~2005:** Ceramic wall tiles are provided in washrooms and shower stalls throughout the ice rink.	4	-	No concerns observed or reported.

A07.0 INTERIOR DOORS AND WINDOWS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A07.1	**Interior Doors**	**~1964/1975:** Interior wood doors and frames and metal doors in metal frames are located throughout the building.	3	C	Wood doors throughout appear to be original, with any replacements occurring as needed. Upon investigation, some doors were shown to have holes in them and possible rot in wood due to age. It is recommended that interior wood doors be replaced with metal doors and frames. A cost for this has been provided in the capital reserve table. (**See note 4B**)
A07.2	**Interior Fire Rated Doors**	**~1964/1975:** Fire rated metal doors (some with wire glass vision panes) are provided at most locations along corridors, mechanical, electric, service rooms, kitchen, change rooms/washrooms and the separation between the lobby and the rink.	4	C	No concerns observed or reported. (**See note 4B**)
A07.3	**Counter Shutters**	**~1975:** Two fire rated rolling counter shutters are provided in the kitchen.	4	C	No concerns observed or reported. (**See note 4B**)

A07.4	**Interior Windows**	**~1975:** Interior single pane wire glass metal framed windows were observed in wall separating the main lobby addition and the ice rink. Metal framed windows are provided in the press box.	4	C	No concerns observed or reported. **(See note 4B)**

A08.0 CEILINGS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A08.1	**Suspended Ceilings**	~1995: Acoustic ceiling tiles in metal grids are provided in some of the offices, service rooms, change rooms and washrooms.	4	C	No concerns observed or reported. **(See note 4B)**
A08.2	**Gypsum Ceiling**	**~1975:** Some of the washrooms, kitchen and corridor ceilings are provided with painted GWB.	4	-	No concerns observed or reported.
A08.3	**Exposed Structure**	**~1964:** Exposed wood framed structure exists in corridors below the bleachers, portions of the rink roof, the Zamboni room, and some service rooms.	4	-	No concerns observed or reported.
A08.4	**Wood Boards**	**~1975:** Wood decking boards are utilised as a ceiling finish throughout the additions in the lobby/café area of the ice rink, in the main washrooms and change rooms.	4	-	No concerns observed or reported. Property management reports that that wood ceiling consists of structural lumber, and therefore will not require to be replaced within the time frame of this report.
A08.5	**Ceiling Paint**	**~2011:** Ceiling paint is provided wherever wood board finish is present, with exception to the main lobby of the building- which has a stained finish.	4	C	No concerns observed or reported. **(See Note 4B)**

A09.0 FLOORING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A09.1	Ceramic Tiles	~1975: Ceramic floor tiles are present in the shower stalls located in the ice rink dressing rooms, as well as the breezeway connecting the ice rink and pool.	4	C	Tiles are showing signs of wear from age, and stain where mortar joints are present. Will be due for replacement within the time frame from of this report. As such a cost has been provided for replacement in the capital reserve table.
A09.2	Resilient Flooring (Rubber Sheet)	~1975: Rubber sheet flooring is provided throughout the ice rink and dressing rooms.	4	C	Rubber sheet flooring is beginning to deteriorate due to high foot traffic and skate blades. Will reach its EUL within the time frame of this report and will need to be replaced. A cost has been provided in the capital reserve table.
A09.3	Resilient flooring (Tiles)	Not present.	-	-	N/A
A09.4	Carpet	Not present.	-	-	N/A
A09.5	Floor Paint	~2011: Floor paint is present in areas where concrete slab is exposed. This includes the main lobby and offices.	4	C	No concerns observed or reported. (See Note 4B)

A10.0 FIXTURES

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A10.1	Counter/Cabinets	~1975/2005: Wood base cabinets with stainless steel counter tops are provided in the kitchen. Washrooms are provided with plastic laminate countertops.	2	C	Counter tops as well as cabinets are beginning to show signs of significant wear, in kitchen. All components are present from original build, and will need to replaced within the time frame of this report. (See Note 4B).

A10.2	**Seating**	**~1975:** Painted wood bleachers are provided inside the ice rink. Painted wood benches are provided in the change rooms.	4	-	No concerns observed or reported
A10.3	**Railings**	**~1975:** Painted metal railings are provided on the stadium bleachers.	4	-	No concerns observed or reported.
A10.4	**Lockers**	**~1975:** Heavy duty steel storage lockers are provided near one of the rink gates at the secondary entrance on the western elevation. **~1975:** Four (4) standing metal equipment lockers are located in the ice rinks janitor closet.	4	C	No concerns observed or reported. **(See Note 4B)** Lockers found in the janitors closet will also require replacement within the time timeframe of this report, but will be priced at a cost below capital threshold.
A10.5	**Washrooms Accessories**	**~2008:** Washrooms accessories include mirrors, grab bars, paper towel and hand soap dispensers, wall mounted waste receptables in women's bathroom and hand dryers.	4	C	No concerns observed or reported. **(See Note 4B)**
A10.6	**Toilet Partitions**	**~1975:** Toilet partitions are present in the washrooms located off the main lobby.	4	C	According to property management, any issues were addressed when the bathroom partitions were repainted in 2011. No concerns have been observed or reported, but the units will be past their useful life and should be replaced within the timeframe of this report. **(See Note 4B)**
A10.7	**Appliances**	**~1975/2008:** Commercial grade appliances such as a griddle, fryer and fume hood, refrigerator drink cooler, freezer is present in the building's kitchen.	4	C	No concerns were observed or reported, but appliances are outdated and will need replacement within the time frame of this report.
A10.8	**Wayfinding**	**~1975:** Fire diagrams are posted throughout the building. Adhesive vinyl signs are provided on doors for room identification.	4	-	No concerns observed or reported, signs have been replaced as need throughout the years.

A11.0 BARRIER-FREE REQUIREMENTS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A11.1	Parking	The parking lot does not fully comply with barrier free requirements.	3	A	Wall mounted signage on the buildings exterior wall indicates an area for barrier free parking is provided, however no striping and surface stall sign is provided delineating the parking space. No concerns observed or reported. **(See note 4C)**
A11.2	Access Route and Building Entrance	The access route from the parking lot to the main entrance is barrier free, with a concrete walkway leading from the parking area to the main entrance. In addition, access through the buildings main entrance is provided by automatic door openers.	4	A	No immediate concerns were observed or reported, but the distance from the parking lot to the rink main entrance was an issue with seniors going to the senior citizen centre. A barrier free study is recommended to be carried out. This will include a study of interior circulation for the overall MC. **(See Note 4D) (RAI.01)**
A11.3	Interior Circulation	For the most part, interior circulation in the building does not fully meet requirements.	2	D	Door hardware for the most part is knob rather than levers, and the ramp does not appear to be in accordance to code as it does not have hand rails, and has an existing trip hazard at the access point at bottom of ramp. Stairs in the bleachers have non compliant and insufficient number of handrails. As mentioned in the previous line item, a barrier free study is recommended for the building's interior circulation. Immediate action is recommended for tripping hazard on wheelchair ramp. An allowance will be provided for this. **(See Note 4D) (See Imm.01)**
A11.4	Washrooms	The main washrooms off the lobby of the building appear to be mostly barrier free.	2	D	The main doors are provided automatic openers; however, the mirrors are mounted too high, and the stalls do not have rear grab bars. The men's room does not have a compliant urinal. No other concerns observed or reported. **(See Note 4D)**
A11.5	Other	Not present.	-	-	N/A

R01.0 ROOFING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
R01.1	**Styrene-Butadiene-Styrene Roofing**	**~1994/2008:** The arched roof and flat roofing sections of the building is both observed to be styrene-butadiene-styrene roofing (SBS)	3	C	The roofs were mostly snow covered at the time of the site visit. Property management reports that there are minor roof leaks in some areas of the building. In addition, the roof study should be able to determine reason for leaks and the cause of the CMU wall staining on the exterior of the building., and determine final repair costs. A repair allowance is provided in year 2 if necessary. **(See Note 4B) (See Note 4D) (See RAI.02)**
R01.2	**Asphalt shingles**	**1994:** The sloped roof over the Zamboni room is finished with asphalt shingles.	4	-	Roof was mostly covered by snow at the time of site visit, but will require replacement within the timeframe of this report. No leaks were observed or reported during investigation. **(See Note 4A)**
R01.3	**Gutters and Downspouts**	**~1994:** Prefinished metal gutters and downspouts are provided on a portion of the arched roof and sloped roof.	3	B/C	Exterior walls were showing signs of water stain from roof runoff, which could be a result of poor roof drainage. In addition, gutters were not provided on full length of overhangs, only serving a small portion of the arched roof. It is recommended that additional gutters and downspouts are added for the entire length of the arena, as well as replacement of existing downspouts and gutters. A cost will be provided on the capital reserve table.
R01.4	**Roof Drains**	**1994:** Internal roof drains are provided on flat roof section of the building.	4	C	No concerns observed or reported. **(See Note 4B)**
R01.5	**Cap Flashing**	**1994:** Metal cap flashing is provided along the perimeter of flat roof section.	4	C	No concerns observed or reported **(See Note 4B)**
R01.6	**Skylights**	Not present.	-	-	N/A
R01.7	**Roof Ladder**	Roof access ladder is present in the swimming pool connected to the hockey rink.	-	-	Access to the roof was provided through the swimming pool service room, but because the swimming pool is not in the

					scope of work provided, the ladder becomes bot applicable for pricing and evaluation purposes.
R01.8	**Roof Railing**	Not present.	-	-	N/A

A99.0 OTHER (STAIRS AND CONVEYANCE DEVICES)

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
A99.1	**Mould**	**~1964:** The building was constructed in 1964 and property management reports no active mould.	**4**	-	Upon investigation of the building's exterior, possible mould and staining was noted along the face of CMU walls. Although not confirmed upon assessment as mould, possible poor drainage from the ice rinks arched roof appeared to be causing the water staining on the blocks. Prolonged moisture on blocks may be led to the eventual transfer of moisture from the exterior to the interior- which then can lead to interior mould issues. It is recommended that a roof drainage study by performed. **(See RAI.02)**
A99.2	**Elevators**	Not present.	-	-	N/A

NOTES:

4A) The cost associated with repairs/replacement of this item is expected to fall below the Capital Threshold; as such, no costing has been included in the Capital Reserve Table.
4B) Line item identified will surpass its EUL within the time frame of this report; as such, a cost will be provided on the capital reserve table.
4C) It is recommended that barrier free parking stall is painted with appropriate markings. This will come at a cost below capital threshold.
4D) Recommended study will determine final cost of any additional repairs required; a repair allowance has been provided.

IMMEDIATE ITEMS IDENTIFIED:

Imm.1) Fix wheelchair access ramp tripping hazard.

No other immediate action items identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

A01.2) Repair asphalt pavement.
A01.7) Replace metal parking bumpers.
A01.15) Wood Storage shed repairs.
A01.16) Replace concrete-filled metal bollards.
A02.1) Repairs to exterior concrete masonry cladding.
A02.3) Replace metal panel siding.
A02.4) Repainting of exterior finishes.
A02.5) Repairs to exterior joint sealants.
A04.1) Replacement of automatic entrance double door.
A04.1 & A04.2) Replacement of storefront doors.
A04.3) Replacement of utility doors.
A04.4) Replacement of both overhead doors.
A06.2) Replacement and repairs of sports (ice surface) partitions.
A06.3) Repainting of interior walls.
A07.1) Replacement of interior doors.
A07.2) Replacement of all fire rated doors.
A07.3) Replacement of fire rated counter shutters in kitchen.
A07.4) Replacement of interior windows.
A08.1) Replacement of acoustic ceiling tiles throughout.
A08.5) Repainting of ceilings throughout.
A09.1) Replacement of ceramic floor tiles.
A09.2) Replacement of all rubber flooring.
A09.5) Repainting of floors throughout.
A10.1) Replacement of outdated wood cabinetry.
A10.4) Replacement of metal storage lockers near ammonia plant.
A10.5) Replacement of washroom accessories throughout.
A10.6) Replacement of toilet partitions in men and women's washrooms.
A10.7) Replacement of commercial appliances and equipment.
RAI.01) Barrier free study for interior circulation and washrooms, as well as building access.
RAI.02) Roof study for water runoff/roof drainage.
R01.1) Replacement of SBS roofing on flat and arched roof systems.
R01.3) Replacement and installment of current and additional metal downspouts and gutters.
R01.4) Replacement of roof drains.
A01.5) Replacement of parapet cap flashing.

No other Capital Reserve Items above the threshold identified.

RECOMMENDED ADDITIONAL INVESTIGATION:

RAI.1) Additional investigation is recommended for easier barrier free access to building entrance and interior circulation of ice rink.
RAI.2) Additional investigation is recommended for leaks and drainage of arched roof system.

No other recommended additional investigation required.

Photo #A1: Site parking lot.

Photo #A2: Asphalt Cracks in parking lot.

Photo #A3: Concrete pad walkway near front entrance.

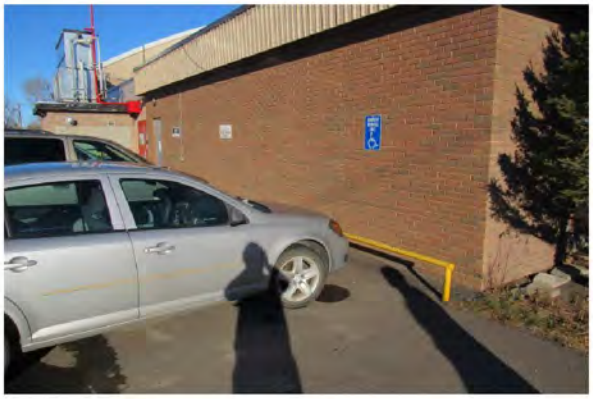


Photo #A4: Barrier-free parking space.

Photo #A5: Exterior cladding finishes.

Photo #A6: Previous fix in cladding exposed to elements.

Photo #A7: Disconnected Joint Sealers on the exterior wall.

Photo #A8: Improper sealant (weather stripping) shown at the overhead door on the rear of the building.

Photo #A9: Storm sewer in street near entry drive.

Photo #A10: Building main entrance.

Photo #A11: Main lobby interior finishes.

Photo #A12: Metal railings and painted bleachers in the rink.

Photo #A13: Change room finishes.

Photo #A14: Ceramic wall and floor tiles in change room shower area.

Photo #A15: Ammonia plant entry and utility egress doors.

Photo #A16: Interior fire rated door.

Photo #A17: Urinals located in main lobby washroom; not barrier free compliant.

Photo #A18: Tripping hazard and lack of handrails on barrier free ramp near bleachers.

Photo #A19: SBS flat roof system.

Photo #A20: Cap flashing and SBS arched roof and asphalt shingle sloped roof.

5. STRUCTURAL

The foundation system is generally concealed by architectural flooring, wall and grade outside. Therefore, it was not reviewed in detail at the time of the assessment. According to drawings provided, the building sub-structure consists of concrete piers and concrete grade beams. A small length of grade beam at the north-east corner of the main building was above grade and visible. No cracks or spalls were found on the concrete surface.

The superstructure mainly consists of load bearing CMU walls and concrete columns in the main arena building. Short, intermittent cracks were observed in the piers of CMU walls at various locations on exterior west side of the main building. The walls between piers appeared to be structurally in good condition. Some vertical cracks were also observed in the CMU wall inside the building. But they appear to be the designed joints in the wall. Overall the walls are in good condition.

The main floor in the building consists of a concrete slab on grade. Some cracks and spalls were observed were observed in the Zamboni room. Some cracks were also visible under the seating space. The cracks and spalls in slab on grade shall be repaired with epoxy grout. Overall the concrete slab is in good condition.

The wood joists form the flat roof over the Lobby and office space. In the Lobby area wood beams and round steel columns were provided to replace load bearing walls. There was some indication of previous moisture penetration but it appeared to have been resolved. The mono-pitched roof on the east side of the main building is also formed with wood joists and appears to be in good condition. No excessive deflections or deformations were observed. The roof over the arena is formed by 120'-0" span wood trusses with a curved top chord. Wood purlins span between trusses which supports the roof sheathing, deck and insulation. Diagonal cross bracings are provided in alternate bay between trusses. Previous report indicated cracking observed in some of the wood members and it appears that repair was completed before this review. No new location of cracking in wood members of the trusses or the braces were observed. Previous report also indicated rusting of bolt connection. This is expected in a high moisture atmosphere of an ice rink. The rusting of bolts was not found to be unusual or excessive. Connection of trusses to the walls was also reviewed and bolts were found to be in acceptable condition. No excessive deflection, deformation or damage to wood members of trusses and braces as well as steel plates and bolts used as connecting members was observed.

The structural components are in overall good condition. No Immediate action items have been identified. No Capital expenditures are anticipated within the evaluation period; however, allowances have been included for the slab-on-grade and CMU wall repairs. No additional investigation is recommended at this time.

A detailed description of the Site and building structural systems/components including (if any) current, imminent or anticipated deficiencies above the Capital Threshold and excluding normal operating maintenance are presented below.

S01.0 FOUNDATIONS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S01.1	Footings	~1964: Concealed. No information available on drawings reviewed on site.	4	-	No concerns observed or reported.
S01.2	Foundation Walls	~1964: Conventional reinforced concrete grade beam / wall around the building perimeter, partially visible	4	-	No concerns observed or reported.

S02.0 FLOORS ON GRADE

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S02.1	Slab on Grade	~1964: The main floor consists of concrete slab-on-grade	4	B	Some cracks observed. No abnormal cracking or heaving or settlement was observed. Provide $ 3000 for repair works.

S03.0 SUSPENDED FLOOR AND STAIRS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S03.1	Suspended Floors	Not present.	-	-	N/A
S03.2	Crawlspace	Not present.	-	-	N/A
S03.3	Stairs	Not present.	-	-	N/A

S04.0 ROOF STRUCTURES

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S04.1	Framing	Wood joists and wood trusses.	4	-	No concerns observed or reported.
S04.2	Decking	Plywood sheathing.	4	-	No concerns observed or reported.
S04.3	Lateral Resistance	Wood cross bracing in the roof over arena.	4	-	No concerns observed or reported.

S05.0 INTERIOR WALLS AND COLUMNS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S05.1	Interior Walls	CMU walls.	4	B	Some cracks observed. No concerns observed or reported. Provide $3000 for repair works.
S05.2	Interior Columns	Steel columns in cafeteria area.	4	-	No concerns observed or reported.

S06.0 EXTERIOR WALLS AND COLUMNS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S06.1	Exterior Load-bearing Walls	CMU walls.	4	B	Some cracks observed. No concerns observed or reported. Provide $3000 for repair works.
S06.2	Exterior Columns	Concrete columns for the arena building. Encased in CMU piers. Not available for review.	-	-	No concerns observed or reported.

S99.0 OTHER

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
S99.1	**Specially Engineered Construction**	None	-	-	N/A

NOTES:

None.

IMMEDIATE ITEMS IDENTIFIED:

No immediate work items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

S02.1) Slab-on-grade repairs.
S05.1) CMU interior wall repairs.
S06.1) CMU exterior wall repairs.

No other Capital Reserve Items above the threshold identified.

RECOMMENDED ADDITIONAL INVESTIGATION:

No additional investigation recommended at this time.

Photo #S1: Wood Beam-Steel Column in Lobby.

Photo #S2: Crack in slab-on-grade under the seating area.

Photo #S3: Vertical joint separation in CMU wall.

Photo #S4: Cross bracing between trusses over arena.

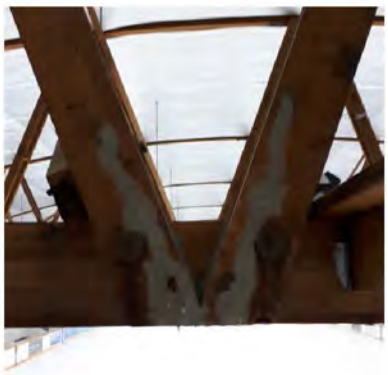


Photo #S5: Repaired cracks in wood members of trusses.

Photo #S6: Cracks in pier of the exterior CMU wall.

Photo #S7: Wood truss-concrete column connection.

6. MECHANICAL

Domestic water is supplied from the local service provider. Sanitary waste is disposed to the municipal mains. Storm water is drained by gutters and downspouts and internal roof drains, which feed to both the grade and to municipal storm drains. Domestic water distribution piping is generally copper where observed. Sanitary drainage pipe was concealed and therefore not directly reviewed. Inspections of sanitary lines under building can be accessed through crawl space. As the area was a confined space, inspection could not be completed. Domestic hot water is provided by one gas-fired water heater located in the basement mechanical room.

Heating to the building is provided by a Lennox gas-fired furnace, four ceiling mounted radiant unit heaters, and three hydronic baseboard heaters throughout the rink. Cooling for the ice rink is provided by natural means, as well as a roof mounted air conditioning unit. Ventilation was provided by openings and ceiling mount fans, while exhausted was provided through grilles that lead to ducts, and vented out to roof mounted exhaust fans. In general, the visual review of the premises revealed that the mechanical equipment and systems have had routine maintenance, and where equipment has failed it has generally been repaired and/or replaced.

The building is equipped with ABC type fire extinguishers throughout.

The mechanical components are in overall good condition. No immediate action is required. Capital expenditures with respect to hot water heaters, plumbing fixtures and ice making equipment will be needed. No additional investigation is recommended at this time.

A detailed description of the Site and building mechanical systems/components including (if any) current, imminent or anticipated deficiencies above the Capital Threshold and excluding normal operating maintenance are presented below.

M01.0 SITE SERVICES

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M01.1	Domestic Water Supply	Domestic waster is supplied by municipal mains.	4	-	No concerns observed or reported.
M01.2	Sanitary Sewer	Sanitary waste is disposed to municipal mains.	4	-	No concerns observed or reported.
M01.3	Storm Sewer	Storm water is drained through overland soil absorption and surface drainage and to municipal storm water drainage system.	4	-	No concerns observed or reported.
M01.4	Natural Gas	Gas is supplied into the building by the local service provider.	4	-	No concerns observed or reported.

M02.0 PLUMBING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M02.1	Water Distribution	**~1975:** Copper domestic water distribution piping is provided.	4	-	Minor leaks were reported by property management but no major concerns were observed or reported. Any repairs should come at a cost below the capital threshold.
M02.2	Backflow Prevention	**~2010/1975**: A backflow prevention device for the ice rinks sprinkler system is present in a mechanical room located in the local swimming pool attached to the rink facility. Make: Watts (in the adjacent building) Model: 774 Size: 4"	4	C	Backflow device for sprinklers is a part of another facility which was not in the scope of work; therefore, no costing will be provided. However, backflow prevention device located in rink's furnace room is original and will require replacement within the timeframe of this report. A cost will be provided in the capital reserve table.

		An additional backflow device is present in the ice rinks furnace room. Make: Watts Model: 009M2 Size: 2"			
M02.3	Domestic Hot Water Heater	**~2004/2016:** Domestic hot water is generated by 3 gas-fired, category 1, atmospheric type domestic hot water boiler units located in the furnace room, which is found in the back of the rink's ice plant. Make: Giant (2004) Model: UG40-36LE-N1U Capacity: 40 Gal Input: 36,000 Btu/Hr Make: A.O Smith Water Products Co. (2016) Model: BTRC 75A 118 Capacity: 100 Gal Input: 47,500 Btu/Hr Make: A.O Smith Water Products Co. (2016) Model: BTRC 75A 118 Capacity: 100 Gal Input: 47,500 Btu/Hr	4	C	No concerns observed or reported. The Giant hot water heater will require replacement within the time frame of this report. A cost will be provided on the capital reserve table.
M02.4	Instantaneous Hot Water Heater	**~2004:** An electrical, instant hot water heater is present in the janitors closet next to the washrooms located in the main lobby. Hot water heater is manufactured by Rinnai, and likely services the washrooms and kitchen area.	4	C	No concerns observed or reported (**See Note 6B**).
M02.5	Waste Water Piping	**~1995:** Cast iron waste water piping is provided.	4	-	No concerns observed or reported.
M02.6	Irrigation System	Not present	-	-	N/A

M02.7	**Washrooms Fixtures**	**~1975/2011:** The washrooms fixtures include vitreous china flush tank water closets, and ground recessed urinals with automatic flush valves, wall mounted vitreous china snicks and counter-mounted china sinks with chrome finished, single lever faucets.	4	C	Washroom fixtures including urinals and water closets are all original and due for replacement. A cost for replacement will be provided in the capital reserve table for such. Sinks were replaced in 2011 and show no concerns upon investigation. Will not need to be replaced during the timeframe of the report.
M02.8	**Sinks**	**~1975:** Counter mounted stainless-steel single and double basin sinks are provided for the kitchen/canteen. A cast iron and one plastic floor mop sinks are provided in the janitor's closet	4	C	No concerns observed or reported. **(See Note 6B)**
M02.9	**Grease Trap**	**~2017:** A PVC grease trap is present under canteens stainless steel sink, and is utilised to prevent oil and grease runoff in graywater disposal pipes from clogging.	4	-	No concerns observed or reported.
M02.10	**Drinking Fountain**	**~2011:** A stainless steel drinking fountain is provided in the corridor of the rink. .	4	-	No concerns observed or reported.

M03.0 HEATING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M03.1	**Boilers**	Not present.	-	-	N/A.
M03.2	**Unit Heaters**	**2016:** 4 gas-fired unit heaters were located throughout the ice rink and manufactured by Modine and Stelpro.	4	-	No concerns observed or reported.
M03.3	**Baseboard Heaters**	**~2010:** 3 radiant baseboards electric heaters are present in some rooms in the ice rink.	4	-	No concerns observed or reported. **(See Note 6A)**

		No nameplates were visible at the time of inspection.			
M03.4	**Radiators**	**~2004: both** Gas fired and electric radiant heater is provided above the bleachers in the rink, a gas fired radiant heater is provided above the main lobby. One wall mounted electric heater is provided in the Zamboni Room. Manufacture label were not legible.	4	C	No concerns observed or reported. **(See Note 6B)**
M03.5	**Heat Exchanger**	**~2015:** A Heat Exchanger is provided in the Ice Plant room and tied to the chiller. Make: Docal Model: DELSA-18 10:2 B7169 CRN: A2361 32 Serial #: 15986	4	-	No concerns observed or reported.
M03.6	**Furnace**	**~2004:** One Lennox gas fired furnace is present in the buildings mechanical room, which is attached to the ice plant. The furnace is as follows: Make: Lennox Model: G40UH-60D-155-07 Capacity: 154,000 Btu/Hr	4	C	No concerns observed or reported. **(See Note 6B)**

M04.0 COOLING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M04.1	**Chillers**	**2015:** One Shell and tube chiller with a surge tank is present in the ice plant. Make: Docal Model: DLESA-14 7 B7169 CRN: H2290.2	4	C	No concerns observed or reported. **(See Note 6B)**

		Serial # 15986			
M04.2	**Cooling Tower**	**2014:** A Vilter evaporative cooling tower is provided atop the ice plant. Make: Vilter Model: VC1-100 Serial: U15884801-1-1	4	C	No concerns observed or reported. **(See Note 6B)**
M04.3	**Air Handling Unit**	Not present.	-	-	N/A
M04.4	**Air Conditioner Unit**	**1999:** One Lennox air conditioning compressor unit is found on the roof above the rinks lobby and is tied to the furnace as part of a split system. Make: Lennox Model: 10ACB36-11P Serial: 5899F 62751	4	-	No concerns observed. Will soon surpass EUL and will require replacement. **(See Note 6A)**

M05.0 VENTILATION

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M05.1	**Air Distribution**	Not present.	4	-	N/A
M05.2	**Ventilation**	**~1985:** There are 6 through wall fans mounted on the end walls of the arena for outside air. Through wall fans also provide outside air to the ice plant and Zamboni Room. **~1985:** Six roof mounted gooseneck and box type supply air fans provide ventilation for the wash and change rooms at the flat roof section of the building as well as those located in the rink section. No label information was present.	4	C	No concerns observed or reported. **(See Note 6B)**

M05.3	**Air Outlets & Inlets**	**-1975:** Metal grilles with covers are provided throughout the building in areas such as the washroom and dressing rooms, which feeds into metal ducts.	4	-	No concerns observed or reported. Any repairs or replacements should come at a cost below capital threshold.
M05.4	**Exhaust Fans**	**-2017:** building exhaust of the rink is via four (4) rooftop mounted mushroom exhaust fans on the arched roof and one wall mounted exhaust fan located in the Zamboni room and the ice plant. -1985/2017: The flat roof section has a total of six exhaust fans that serve the kitchen, washrooms, and service rooms located in this portion of the building. No nameplates were observed at the time of assessment, with the exception of one; this one was manufactured by Solar & Palau and AMCA.	4	C	No concerns observed or reported. Will surpass the time frame of evaluation. (**See Note 6B**)

M06.0 FIRE PROTECTION

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M06.1	**Fire Extinguishers**	Portable dry-type ABC fire extinguishers are provided throughout the building.	4	-	Inspections were observed to be up to date. Continue to inspect annually and replace as needed. Costs are below the capital threshold.
M06.2	**Kitchen Hood dry chemical suppression**	**-1975:** A kitchen hood rain guard fire-extinguishing system is present above the canteen gas fired stove.	4	C	No concerns observed or reported. (**See Note 6B**)

M06.3	**Sprinklers**	**~1975**: Wet-type sprinkler provide coverage throughout ice rink, covering areas of main arena as well as mechanical/ electrical rooms and Zamboni room, ice plant and change/washrooms.	4	-	No concerns observed or reported. Annual inspections on sprinkler systems should be carried out at a price below capital threshold. Inspections were noted to be up to date.

M07.0 CONTROLS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M07.1	**Electric and Electronic Controls**	Manual and digital thermostats were observed to control internal temperature in the building.	4	-	No concerns observed or reported.

M99.0 OTHER

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
M99.1	**Humidifiers**	Not present.	4	-	No concerns observed or reported.
M99.2	**De-humidifiers**	Not present.	4	-	No concerns observed or reported.
M99.3	**Compressor**	**~1964:** One compressor is present in the ice plant. Make: Mycom Model: NW8A	4	C	No concerns observed or reported. Replace at the end of its life.
M99.4	**Compressor Motor**	**~2009**: A motor for the compressor is assembled with the compressor and maintain 75 HP. Make: Nema Premium Optimum HE Plus Model: AEHH8N	4	C	No concerns observed or reported. Replace at the end of its life. (See Note 6B)

		Serial: JWP7119359002			
M99.5	**Oil Interceptor**	**~2014:** Two (2) oil interceptors are provided in the ice plant room. No name plates were observed at the time of the site visit.	4	C	No concerns observed or reported. (**See Note 6B**)
M99.6	**Brine Tank**	**~2014:** One brine storage tank is present in the in the ice plant.	4	C	No concerns observed or reported. Will need replacement at the end of its life. A cost will be provided on the capital reserve table. (**See Note 6C**)
M99.7	**Brine Pump**	**~1964/2018:** One brine pump is located in the ice plant attached to the chiller and brine tank. Make: Nema Premium Model: 02018OT3E2567C-S Serial: T0o1COXON0000301084	4	-	No concerns observed. Pump is original, but was rebuilt within the last year. Property management maintains no issues and that brine pump is functioning well; thus, it is expected that pump's EUL will surpass the evaluation period of this report.
M99.8	**Calcium Tank**	**~2014:** One calcium tank is provided near the entry point of the ice plant.	4	C	No concerns observed or reported. Will need replacement at the end of its life. A cost will be provided on the capital reserve table. (**See Note 6C**)
M99.9	**Circulation Cooling Pump**	**~2014:** A circulation pump is attached to the calcium tank and feeds into the cooling tower for the ice plant. Make: Nema Premium Model: 00318OT3E182TC-S Serial: To01C0X0N0000301503	4	C	No concerns observed or reported. Replace at the end of its life. (**See Note 6B**)
M99.10	**Brine Pressure Gauge**	**~2014:** A pressure gauge is present beside the brine pump and monitors and protects the pumps net positive suction. Make: Pall Deland Model: X-100 Serial: 1076093	4	-	It is essential that this pressure gauge is implemented to prevent the pump from overload; thus, it is important for regular maintenance and inspection. Moreover, the gauge will require replacement within the time frame of this report at a cost below capital threshold.

M99.11	**Brine Pipes**	**~1964:** Brine header pipes are provided under wood planks and rubber flooring along the front of the ice surface. Brine pipes are used to flood brine onto slab and create an ice surface.	4	-	Property management reports that minor leaks occur at times in pipes, but overall are in acceptable condition. It is recommended that regular maintenance is carried out on the pipes, with any repairs coming at a cost below the capital threshold.

NOTES:

6A) The cost associated with repairs/replacement of this item is expected to fall below the Capital Threshold; as such, no costing has been included in the Capital Reserve Table.
6B) Line item identified will surpass its EUL within the time frame of this report; as such, a cost will be provided on the capital reserve table.
6C) Storage tanks will be provided as a combined sum on the capital reserve table as they both consist of the same model, but store different chemicals.

IMMEDIATE ITEMS IDENTIFIED:

No immediate items were identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

M02.2) Replace backflow prevention device.
M02.3) Replacement of gas-fired Domestic Hot Water Heaters at end of expected useful life.
M02.4) Replacement of instant hot water heater in janitor room.
M02.7) Replacement of bathroom fixtures (toilets, urinals).
M02.8) Replacement of bathroom sinks.
M03.1) Replacement of gas and electric overhead heaters.
M03.6) Replacement of gas-fired Lennox furnace.
M04.1) Replacement of ice plant chiller at end of expected useful life.
M04.2) Replacement of ice plant cooling tower at the end of expected life.
M04.4) Replacement of Rooftop Unit at end of expected useful life.
M05.2) Replacement of supply air fans.
M05.4) Replacement of Exhaust Fans at end of expected useful life.
M06.2) Replacement of chemical fire extinguishing suppression system.
M99.3 & 99.4) Replacement of Compressor and motor at end of expected useful life.
M99.5) Replacement of Oil Separators at end of expected useful life.
M99.6 & 99.8) Replacement of brine and calcium tanks.
99.9) Replacement of circulation cooling pump.

No other capital reserve items identified.

RECOMMENDED ADDITIONAL INVESTIGATION:

No additional investigation recommended at this time.

Photo #M1: Stainless steel double basin sinks in canteen.

Photo #M2: Grease trap and piping.

Photo #M3: Water closet fixture.

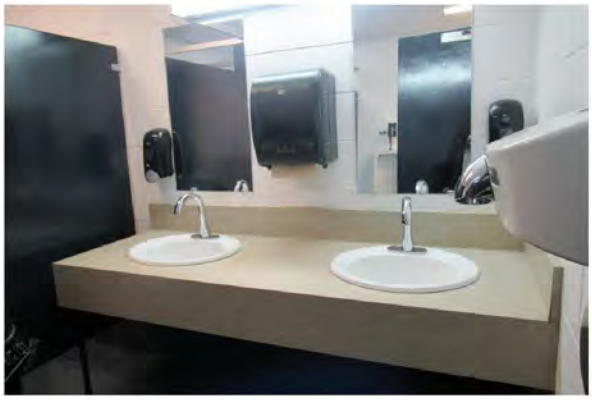


Photo #M4: Counter mounted sinks in washroom.

Photo #M5: Ceiling mounted radiant heater.

Photo #M6: Hydronic baseboard heater.

Photo #M7: Overhead electric radiant heaters.

Photo #M8: RINNAI instant hot water heaters.

Photo #M9: Lennox furnace.

Photo #M10: AO Smith water heater.

Photo #M11: Wet pipe sprinkler system in Zamboni room.

Photo #M12: ABC fire extinguisher.

Photo #M13: Ice plant chiller/heat exchanger.

Photo #M14: Cooling tower for ice plant.

Photo #M15: Oil interceptor.

Photo #M16: Brine Pump.

Photo #M17: Brine pressure gauge.

Photo #M18: Compressor and circulation pumps in ice plant.

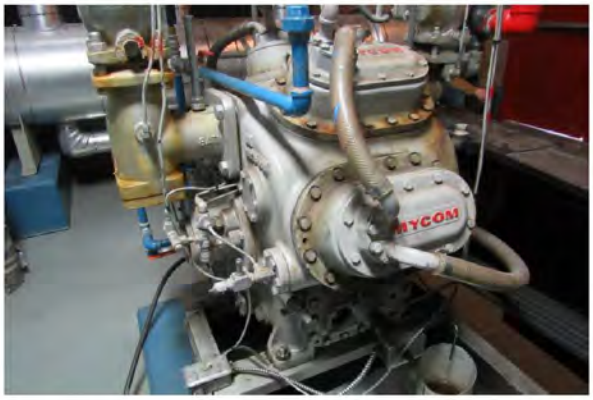


Photo #M19: Ice Plant Compressor.

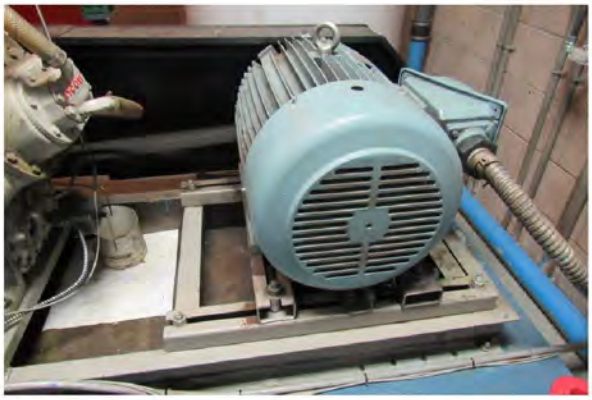


Photo #M20: Compressor motor.

7. ELECTRICAL

Electrical service is provided to the building via buried conductors from a pad-mounted transformer located southwest of the building and owned by a local service provider. Primary electrical distribution is accomplished by one 277/408 V, 600 Amp, 3-Phase, 4-Wire Siemens main switchgear Central Distribution Panel (CDP). Power is then stepped down via two transformers. This leads to typical 120/208 V, 100-125 Amp, Westington sub-panels. Interior lighting throughout the building is typically tubular fluorescent T-8 and T-12 fixtures and LED lighting in the rink. Exterior lighting is wall and soffit mounted LED lights controlled by photocell receptors. Lighting on the interior is controlled by in-line voltage switches. Building access is provided by magnetic locks, while some interior doors are provided with keypad access. The building is equipped with battery packs emergency lighting and LED exit signs throughout.

In general, the visual review of the property indicates that the electrical equipment is old and outdated, and much of it will require replacement within the evaluation period.

Testing of the entire system - coordination, balancing, ground fault relays, and complete infrared scanning of switches and panels shall be done, as part of routine maintenance, on an annually basis and, all found deficiencies shall immediately be rectified.

The electrical components are in overall marginal condition. Immediate action items with respect to GFCI receptacles and damaged cover plates. Capital expenditures with respect to electrical distribution equipment, lighting and fire alarm systems are anticipated within the evaluation period. Additional investigation is recommended with respect to additional electrical distribution and arc flash.

A detailed description of Site and building electrical systems/components including (if any) current, imminent or anticipated deficiencies above the Capital Threshold and excluding normal operating maintenance are presented below.

E01.0 INCOMING SERVICES

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E01.1	Exterior Transformers	Power to the building is fed from a pad mounted transformer.	4	-	No concerns observed or reported.
E01.2	Conductors	Underground power conductors from the exterior transformer and into the interior main electrical panel provide power for the building.	4	-	No concerns observed or reported.

E02.0 DISTRIBUTION EQUIPMENT

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E02.1	Primary Distribution (Switchgear, CDPs, splitters, disconnects)	~1964: Primary power is supplied through a central distribution panel manufactured by Westinghouse, rated at 400 Amps, 277/480 Volts, 3 phase 4 wire.	3	C	Primary distribution equipment is outdated and will require replacement in the short-term time frame of this report. A cost for replacement is provided in the capital reserve table.
E02.2	Interior Transformers	~1964: Two interior transformers are present in the electrical service room. Transformers are as follows: Manufacturer: Polygon Location: Electrical Room Rating: 50 KVA Manufacturer: General Electric Location: Electrical Room Rating: 45 KVA	3	C	No concerns observed or reported, but transformers are outdated and will require replacement within the time frame of this report. A cost will be provided for replacement in the capital reserve table.

E02.3	**Secondary Distribution (disconnects, splitters & sub-panels)**	**~1975:** Secondary power distribution is provided by a number of subpanels throughout. Manufacturer: Westinghouse (2) Location: Referee Room Rating: 100 Amp, 120/208 Volt, 3 phase, 4 wire Circuits: 42 Circuits Manufacturer: Federal Pioneer Location: Canteen Rating: 100 Amp, 120/240 Volt, 1 phase, 3 wire Manufacturer: Westinghouse Location: Near Metal Lockers Rating: 125 Amp, 120/208 Volt, 3 phase, 4 wire Circuits: 36 Circuits Another Westinghouse panel is located on site, but is no longer being used and should be removed. In addition, two electrical disconnects are present in the rinks electrical room.	2	D	Property management reported that its possible not enough circuits are available for the building power distribution. As a result, it is recommended that an electrical study is provided for additional electrical service. A cost will be provided. **(See Note 7B) (See Note 7C) (See Note 7C) (RAI.04)** Electrical disconnects are reportedly utility owned, and will therefore not be included in the capital reserve table.
E02.4	**Motor Starter/VFD**	**~1975/2014:** Several motor starters and one VFD devices are provided in the building for mechanical equipment. Brands include Danfoss and ABB. Original units are Allen-Bradley	4	C	No Concerns observed or reported. **(See Note 7B)**
E02.5	**Branch Wiring**	**~1964:** Electrical branch circuit wiring is reportedly copper throughout the building.	1	A/C	Some junction boxes are shown to have dented cover plates, but remain intact. Damaged junction boxes should be replaced immediately to prevent any risk of fire hazard. No other concerns observed or reported. **(See note 7B) (Imm. 03)**

E02.6	**Receptacles**	**~1964:** Electrical receptacles are provided throughout the building.	**1**	**A**	The Canadian Electrical Code (Part 1) requires that receptacles located within 1.5 m of sink, bathtub, or shower shall be protected by a ground fault circuit interrupter (GFCI) of the Class A type (subrule 26-700). The receptacles near the sinks in the kitchen should be replaced with GFCI protection. (**See Imm. 03**) In addition, receptacles are past due and will need replacement within the short-term time frame of this report. A cost will be provided in the capital reserve table for replacements.
E02.7	**Surge Protection**	Not present.	-	-	N/A

E03.0 LIGHTING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E03.1	**Interior Lighting**	**~1975/2011/2014:** Lighting is provided by surface mounted light fixtures; linear fluorescent, compact fluorescent (consist of T12 and T8 bulbs) and LED lighting in the arena.	**3**	**C**	Lighting in the rink's café is original and was installed in 1975. A number of lighting boxes in this section are no longer in use and will need replacement within the time frame of this report. Lighting elsewhere with exception to the ice surface was replaced in 2011, but will surpass their EUL within the time frame of this report. A cost will be provided for replacement as well. Lighting over the ice surface was replaced in 2014 and consist of LED hanging lights. No concerns observed or reported. (**See Note 7B**)

E03.2	**Lighting Controls**	**~1975:** Interior lighting is controlled by in-line voltage switches. Exterior lighting is reportedly controlled by photocells.	4	C	No concerns observed or reported. An allowance has been provided.
E03.3	**Emergency Lighting**	**~2017:** Battery packs with integral lighting heads are provided throughout the building.	4	C	No concerns observed or reported. (**See Note 7B**)
E03.4	**Exit Lighting**	**~2017:** LED exist signs are provided at emergency exits and corridors.	4	C	No concerns observed or reported. (**See Note 7B**)
E03.5	**Exterior Lighting**	**~1975:** Exterior lighting is provided by wall mounted LED type lamps.	3	D	No concerns observed or reported. (**See Note 7B**)

E04.0 GROUNDING

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E04.1	**Grounding**	**~1995:** Concealed, but assumed to be present on major electrical equipment and conduit systems.	4	-	No concerns observed or reported.

E05.0 FIRE ALARM

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E05.1	**Fire Alarm Panel**	**~1975:** The building is outfitted with an Edwards EST fire alarm system. This alarm panel is located in the referee dressing room.	2	D	No issues were reported at the time of assessment, but fire alarm panel is extremely outdated and will require replacement within the next year in accordance to fire safety. (**See Note 7A**)
E05.2	**Devices**	**~1975:** The fire alarm system monitors audible devices (bells & buzzers), pull stations, detectors. In addition, ammonia and CO2 detectors are	3	D	No concerns observed or reported, but systems appear to be outdated and will need some upgrades within the short-term time frame of this report. A cost for this will be provided in the capital reserve table.

		present in areas near ice plant, Zamboni room and mechanical room.			

E06.0 COMMUNICATIONS, DATA & SECURITY

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E06.1	**Telephone**	**~2009:** Telephone services are provided by a local provider.	4	-	No concerns observed ore reported.
E06.2	**Internet Systems**	**~2009:** Internet services are provided by a local provider.	4	-	No concerns observed ore reported.
E06.3	**Intrusive Systems**	Not present.	-	-	N/A.
E06.4	**Surveillance Systems**	**~2008:** The building is provided with a closed-circuit television (CCTV) video surveillance system. The system records footage in colour.	4	C	No concerns observed ore reported. **(See Note 7B)**
E06.5	**Access Controls**	**~2008:** The front entrance doors are equipped with magnetic locks. Entrances throughout the building, including offices and service areas are accessed through keypad locks.	4	C	No concerns observed ore reported. **(See Note 7B)**

E99.0 OTHERS

I.D#	SYSTEM/COMPONENT	DESCRIPTION	CR	Cat.	COMMENTS/ASSESSMENT
E99.1	**Emergency Generators**	Not present.	-	-	N/A
E99.2	**Electronic Scoreboards**	**~2005:** An electronic scoreboard is provided on the back of the rink, above the overhead door on the	4	C	No concerns observed or reported. **(See Note 7B)**

		north elevation and protected by metal wire grating.			

NOTES:

7A) The cost associated with repairs/replacement of this item is expected to fall below the Capital Threshold; as such, no costing has been included in the Capital Reserve Table.
7B) It is recommended to perform an Arch Flash Hazard Analysis (CSA Z462-12) on all electrical equipment throughout the building. The purpose of the study is to identify potential arc flash hazards prior to any work being performed on energized equipment. Warning labels will be affixed to the electrical equipment which provide recommendations for protective personal equipment (PPE), set boundaries for approaches, and establish safe work practices.
7C) Subpanels will be priced individually, and then combined into a lump sum total on the capital reserve table.
7D) Electrical study will determine future replacement costs. As such, only cost for electrical study will be provided.

IMMEDIATE ITEMS IDENTIFIED:

Imm.2) Replacement of damaged junction boxes.
Imm.3) Installment of GFCI receptacles at sinks.

No other immediate action items identified.

CAPITAL RESERVE ITEMS IDENTIFIED:

E02.1) Replacement of central distribution panel in electrical room.
E02.2) Replacement of interior transformers.
E02.3) Replacement of subpanels throughout the ice rink.
E02.4) Replacement of motor starters and VFD's.
E02.6) Replacement of receptacles throughout the ice rink.
E03.1) Replacement of interior fluorescent lighting.
E03.1) Replacement of LED lights above ice surface.
E03.2) Replacement of lighting controls.
E03.3) Replacement of emergency lighting packs.
E03.4) Replacement of LED exit signs.
E03.5) Exterior LED wall mounted lighting.
E05.1) Replacement of fire alarm panel.
E05.2) Upgrades to fire detection and alarm devices.
E06.4) Replacement of surveillance video.
E06.5) Replacement of access controls.
E99.2) Replacement of electronic scoreboard.

No other Capital Reserve Items above the threshold identified.

RECOMMENDED ADDITIONAL INVESTIGATION:

RAI.3) Additional investigation into electrical systems to determine an adequate number of subpanels and an arc flash study.

No other recommended additional investigation is required at this time.

Photo #E1: On site electrical transformer.

Photo #E2: Interior transformer.

Photo #E3: Central distribution panel/switchgear.

Photo #E4: Circuit layout in CDP.

Photo #E5: Subpanels located in referee room.

Photo #E6: Non GFCI receptacle found within 1 meter of a sink.

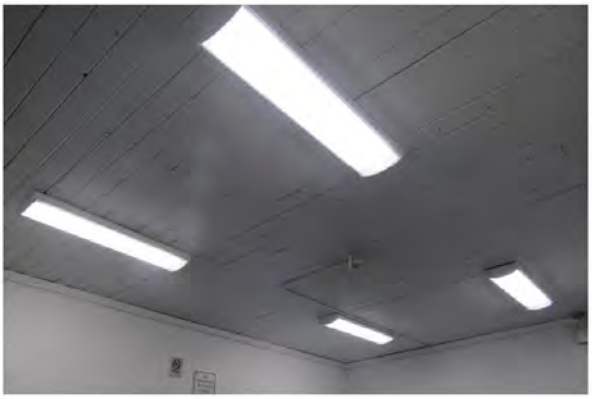


Photo #E7: Ceiling mounted fluorescent lights.

Photo #E8: Exterior LED light.

Photo #E9: Exit and emergency lighting.

Photo #E10: Northern surveillance camera

8. HAZARDOUS MATERIALS REPORTS

No previous hazardous materials reports were made available for review. Based on the year of the construction of the building outlined in this report (~1965), hazardous building construction materials such as ACMs (asbestos containing materials), and/or PCBs (polychlorinated biphenyls) may be present in the building.

Report Signature Page

STEPHENSON ENGINEERING LTD.

Tyler Borden, A.E.T
Building Conditions Assessor
Report Author

Lawrence McSorley, Architect, AAA
Principal - Building Science
Senior Reviewer

APPENDIX A

Mandate & Report Resources

MANDATE AND REPORT RESOURCES

Authorization

Written Notice of Award of 2019-OP-13 Arena and Curling Rink Assessments was provided on September 27th, 2019. A Facility Lifecycle Assessment (FLA) of the Site identified in the Introduction section of the report was subsequently conducted. The Site is currently owned and managed the Town of Pincher Creek, Alberta.

Purpose

The primary objective of the FLA was to visually examine and evaluate the present condition of the property elements, buildings and related structures. The FLA process is being undertaken to assist (TPC) in capital planning and evaluating the potential financial liabilities associated with the condition of the site elements, building and related structures on the sites. Stephenson Engineering understands that (TPC) will rely on the contents of this report for capital planning.

Scope

The FLA was conducted in general accordance with the American Society for Testing and Materials (ASTM) "Standard Guide for Property Condition Assessments: Baseline Property Condition Process E 2018-15", as locally applicable. The Stephenson Engineering Assessors (identified on the first page of the report) conducted the sites reconnaissance on the date shown. The Site reconnaissance was limited to a walk around the sites, a walk-through of the buildings and interview with personnel listed in the Introduction section of the report (referred to as the "Site Representative" in this report). Copies of selected photographs documenting conditions at the time of the visit are provided throughout the report.

The purpose of the report is to communicate identified physical deficiencies, future capital projects, and the associated opinions of estimated costs where the cost is greater than the Capital Threshold and expected to occur within the time frame used for the report. In accordance with this agreed mandate, assumptions were required to delineate between capital items and routine maintenance. Please refer to the "Operating and Maintenance Item" list below. Also, please refer to the attached "Discussions of Overall Concepts and Terminology" for additional explanation of assumptions used.

The review of the structural elements was limited to a visual review of the accessible, exposed portions of the buildings and related structures during our visit to the building. The roofs, walls, floors and ceilings were visually reviewed to collect information in this regard.

The review of the mechanical, electrical and fire safety systems was performed by non-specialists in conjunction with discussions with the Site Representative. A detailed assessment by a mechanical or electrical professional consultant should be conducted if further information regarding the condition, durability and/or expected future capital expenditures related to these systems is required.

Compliance with national and provincial building codes and/or fire codes is not part of the scope of this assessment.

The estimated costs outlined in this report are based on the conditions encountered and observations made during the reconnaissance. Estimates of quantities and areas are based on information supplied, field observations and/or interviews. Item repair/replacement costs are approximate only. Restoration costs are sensitive to local and overall economic factors and therefore, specific quotations from qualified contractors should be obtained when a specific deficiency is addressed or a capital project is to be implemented.

Operating and Maintenance Items

Stephenson Engineering assumes the following items will be maintained under normal operating budgets and are therefore not included in the Capital Reserve Table.

SITE
- Buried services
- Landscaping

STRUCTURE
- Foundations and footings

ROOF
- Periodic maintenance

WALLS AND WINDOWS
- Local periodic repairs and needle glazing
- Weather-stripping

INTERIORS
- Various common furnishings, specialty equipment
- Small residential appliances

MECHANICAL
- Motors, ductwork and in-duct equipment
- Oil supply systems
- HVAC distribution piping
- Air inlets and outlets

ELECTRICAL
- Buried conductors

DISCUSSIONS OF OVERALL CONCEPTS AND TERMINOLOGY

Evaluation Period

The period of evaluation used for this report is 20 years. Capital repairs and replacement that are reasonably expected to be required within this evaluation period and that cost in excess of the Capital Threshold are included in the Capital Reserve Table.

Effective Age

The estimated age of a building component that considers actual age as affected by maintenance history, location, weather conditions, and other factors. Effective age may be more or less than actual age.

Expected Useful Life (EUL)

The average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

Site Representative (POC)

Client, client's agent, or client-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

Remaining Useful Life (RUL)

A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

Capital Threshold

The Capital Threshold used for this report is ($3,000). This threshold is used to determine whether a capital repair item is to be included in the Capital Reserve Table. Capital repairs identified and estimated to cost less than the threshold, or that will likely to be performed in phases, as a part of routine maintenance as required, at a cost less than the threshold are not included in the Capital Reserve Table.

Costs

Costs presented in this study for future capital repairs and replacement projects are our Opinions of Probable Budgets and are intended to include the work as per the description, taxes, permit fees, contingency and where appropriate, Engineering fees for design, specifications, tendering, project management and construction monitoring. We have generally assumed replacement will occur on a like-for-like basis except where obsolescence or technological advancements logically dictates an upgrade. More accurate costing in the future will require a condition assessment, choice and development of an appropriate repair option, designing and tendering the work to qualified contactors.

Recommended Work

Work that is required due to end of EUL, current condition, code or immediate health risks to keep the facility operating over the evaluation period of this report. This work is considered to be beyond normal or routine maintenance work or for maintenance procedures

that are currently not in force but are strongly recommended to maintain the system under consideration.

Immediate Items

Immediate repairs include deficiencies that require action in the next 60 to 90 days as a result of (i) existing or potentially unsafe conditions, (ii) negative conditions significantly impacting marketability or habitability, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, or (v) a condition that if left "as is" with extensive delay in addressing same, would result in or contribute to critical element or system failure within 12 months or a significant escalation in the repair cost.

Short Term Work (1 to 5 years)

Short term work includes work items that may not warrant immediate attention, but require repairs or replacement that should be undertaken on a priority basis in addition to routine preventive maintenance.

Mid Term Work (6 to 10 years)

Mid term work includes work items that require repair or replacement but do not have significant deficiencies or have not reached their EUL.

Long Term Work (more than 10 years)

Long term work includes work items that require repair or replacement beyond the evaluation period of this report or those which under our opinion, with periodic scheduled maintenance, replacement can be deferred beyond the evaluation period.

Capital Reserve Analysis

The Capital Reserve Table includes a section that provides the average annual capital costs per square foot. Replacement Reserves include (i) deficiencies that may not warrant immediate attention, but require repair or replacement that should be undertaken on a priority basis over routine preventive maintenance work and (ii) components or systems that have realized or exceeded their Expected Useful Life (EUL) during the evaluation period (realization of EUL alone does not constitute an immediate repair). Replacement reserve costs are included in Appendix C.

Opinions of probable costs are provided for material physical deficiencies and not for repairs or improvements that could be classified as:

- Cosmetic or decorative;
- Part or parcel of a building renovation program or tenant improvement/finishes;
- Enhancements to reposition the asset in the marketplace;
- For warranty transfer purposes;
- Routine or normal preventative maintenance;

- Less than the capital threshold for this report; and
- Are expected to occur beyond the time frame of this report

Cost Inflation Rate

We have presented the costs in current year (2020) values. We have used 3% in the capital reserve table attached. Further sensitivity analysis using other inflation assumptions should be tested when projecting future cash-flows.

Life Expectancies

Our estimates of the life expectancy of common element components, systems and sub-systems are based on our opinion of the observed condition during our Site visit, experience with similar material at other buildings, published industry standards, articles and recommendations made by material suppliers and manufacturers. For some materials or systems, the history of use is not sufficient to predict life expectancy accurately. Monitoring and adjustments to the assumptions are required.

The year in which the capital work is required is estimated on the basis of the current observed conditions, or the construction methods and materials used. This may be shorter or longer than the remaining time in the standard estimated life cycle based on the current age of the item. Our estimates of life cycles reflect our understanding of the standards that the prudent long-term owners would maintain. Deferring and phasing of work is often possible keeping in mind that doing so could reduce building standards, increase disruption to residents, increase costs and risks.

APPENDIX B

Limitations and Use of the Report

LIMITATIONS

This report is intended to provide an assessment of the property conditions at the subject property, at the time of the site visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. Should additional parties require reliance on this report, Stephenson Engineering may be contacted to extend reliance to such parties. Stephenson Engineering disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs, which result from reporting the factual information contained herein.

The conclusions as presented represent the judgement of Stephenson Engineering based on the visual observations of the accessible, exposed building elements, supplemented by information and data obtained by Stephenson Engineering and discussions with the Site Representative and other representatives of the owner identified. Except as otherwise may be requested, Stephenson Engineering disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Stephenson Engineering after the time during which Stephenson Engineering conducted the FLA. No physical testing or intrusive investigations were conducted, and no samples of building materials were collected to substantiate the observations made.

In evaluating the Site, Stephenson Engineering has relied in good faith on information provided by other individuals noted in this report. Stephenson Engineering in certain instances has been required to assume that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the Site Representative. Stephenson Engineering accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Actual costs may vary from the opinions of probable cost outlined by Stephenson Engineering. Factors affecting actual cost may include, but are not limited to, type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

Stephenson Engineering makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus any parties making use of this report should review these issues with appropriate legal counsel.

Should additional information become available with respect to the building elements or systems, Stephenson Engineering requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

APPENDIX C
Capital Reserve Table

stephenson ENGINEERING

[illegible]
MEC Admin
247 Main Street, Pilot Mound, MB

Appendix B - Capital Reserve Table

Project Information

Total Gross Floor Area (m²)	2,230	Year Built	1984	Reserve Term (years)	30
Number of Buildings	1	Age	36	Assumed Inflation	3%

Identified Costs

Report Section	Building Component	Expected Useful Life	Observed Age	Remaining Useful Life	Unit Rate	Quantity	Recommended Action	Immediate	Short Term					Mid Term					Long Term									
									Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	Total
A	**ARCHITECTURAL**																												
A01	**Site**																												
A01.2	Parking Lot, Asphalt Paving	25	0	20	225,000 Allowance	1	each	Repair	17,000									17,000					21,000					10,000	125,000
A01.7	Parking Lot, Bumpers	20	5	15	25,000 Lump Sum	1	each	Replace																25,000					25,000
A01.10	Heavy Frame Storage Repair	-	-	-	12,000 Allowance	1	each	Repair															12,000						12,000
A01.14	Parking Lot, Wheels	20	5	15	12,000 Allowance	1	each	Replace															12,000						12,000
A02	**Exterior Walls**																												
A02.1	Cladding, Concrete Block	100	36	64	110,000 Allowance	1	each	Repair	10,000																				10,000
A02.3	Cladding, Metal	40	40	0	175	780	m²	Replace	136,500														32,000						175,700
A02.4	Exterior Paint	15	0	15	11,000 Allowance	1	each	Repair															11,000						11,000
A03.3	Joint Sealant	20	21	0	130	750	m	Repair / Replace	25,350																				25,350
A04	**Exterior Windows**																												
	No Capital Items Identified																												
A04	**Exterior Doors**																												
A04.1	Interior Door, Automatic Entrance	10	10	0	12,225 each	1	each	Replace					12,200																12,200
A04.2/4.3	Double Doors, Aluminum Storefront	30	30	0	135,000 Lump Sum	1	each	Replace					135,000																135,000
A04.3	Exterior Utility Door	40	25	5	14,175 each	10	each	Replace					141,750																145,700
A04.4	Overhead Doors	25	6	19	112,779 each	1	each	Replace																			112,700		112,700
A04.4	Overhead Doors	25	10	15	27,781 each	1	each	Replace										27,700											27,700
A05	**Fascia and Soffits**																												
	No Capital Items Identified																												
A06	**Interior Walls and Partitions**																												
A06.2	Interior Doors, Partitions	30	-	-	150,000 Lump Sum	1	each	Replace	110,000				110,000					110,000					110,000					150,000	550,000
A06.3	Wall Finishes, Interior Paint	15	8	10	11	8,200	m² GFA	Repaint							100,700														100,700
A07	**Interior Doors and Windows**																												
A07.1	Interior Metal Doors	30	20	5	1,674 each	10	units	Upgrade					110,500																110,500
A07.2	Interior Doors, Fire	30	20	5	1,214 each	100	units	Replace					121,700																121,700
A07.3	Counter Shutters	20	10	10	12,500 Lump Sum	1	each	Replace										11,500											11,500
A07.4	Interior Windows	40	20	20	427 each	10	units	Replace										14,400											14,400
A09	**Ceilings**																												
A09.1	Ceiling Finishes, Acoustic Ceiling Tiles	25	20	5	5.76 /m²	150	m²	Replace					11,400																11,400
A09.5	Ceiling Finishes, Paint	10	5	5	0.1 /m² GFA	2,000	m² GFA	Repaint											10,000										10,000
A09	**Flooring**																												
A09.1	Floor Finishes, Tile	40	15	25	114 /m²	140	m²	Replace					19,100																19,100
A09.2	Floor Finishes, Rubber Tile	20	15	5	12.95 /m²	400	m²	Replace					190,000																190,000
A09.3	Floor Finishes, Paint	10	5	5	24 /m² GFA	2,230	m² GFA	Repaint					50,900																50,900
A10	**Fixtures**																												
A10.1	Fixed Casework	25	20	5	131,000 Lump Sum	10	unit	Replace					2100,000																2100,000
A10.4	Change Lockers	30	23	7	1,472 each	8	units	Replace					12,500																12,500
A10.5	Washroom Accessories	20	11	9	34 /m² GFA	2,230	m² GFA	Replace									111,400												111,400
A10.6	Trash Partitions	10	10	10	11,000 each	1	units	Replace															17,000						17,000
A10.8	Commercial Appliances & Equipment	25	20	5	131,000 Lump Sum	1	each	Replace					110,000																115,000
A10.7	Commercial Appliances & Equipment	20	10	10	110,000 Lump Sum	1	unit	Replace															110,000						110,000
A11	**Barrier Free**																												
Bar.A1	Tripping Hazard Repair	-	-	-	11,000 Allowance	1	each	Safety	12,000																				
Bar.1	Barrier Free, Interior Circulation	-	-	-	11,000 Lump Sum	1	each	Study	11,000																				11,000
Bar.1	Barrier Free Upgrades	-	-	-	130,000 Lump Sum	1	each	Repair / Replace		130,000																			130,000
B01	**Roofing**																												
Rof.2	Roof Study	-	-	-	121,000 Lump Sum	1	unit	Study / Repair	11,000	120,000																			131,000
R01.1	Asphalt Roof, SBS	15+	20+	-	2,100 /m²	2,215	m²	Replace	2,215,000																				2219,500
R01.1	Tar Roof, SBS	15	15	15	1,100 /m²	224	m²	Replace															194,400						194,400
R01.3	Metal Gutters and Downspouts	20	10	5	110 /m	210	m	Repair / Replace	14,700																				16,700
R01.4	Roof Drains	40	25	15	975 each	4	units	Replace															11,700						13,700
R01.5	Parapet Cap Flashing	40	31	11	11,000 Lump Sum	1	unit	Replace															13,000						13,000
A99	**Other**																												
	No Capital Items Identified																												
S	**STRUCTURAL**																												
S01	**Foundations**																												
	No Capital Items Identified																												
S02	**Floors on Grade**																												
S02.1	Slab-on-grade repair	-	-	-	11,000 Allowance	1	unit	Replace					11,000																12,000
S03	**Suspended Floors and Slabs**																												
	No Capital Items Identified																												
S04	**Roof Structures**																												
	No Capital Items Identified																												
S05	**Interior Walls and Columns**																												
S05.1	Cold Storage wall repairs	-	-	-	11,000 Allowance	1	each	Replace					11,000																11,000

stephenson ENGINEERING

Town of Swastika
MCC Arena
347 Main Street, Elk Park Drive, AB

Project Section	Building Component	Expected Useful Life	Observed Age	Remaining Useful Life	Unit Rate	Quantity	Recommended Action	Immediate	Short Term Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Mid Term Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Long Term Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	Total
700	**Exterior Walls and Columns**																												
700.1	Caulk exterior joint repair	-	-	-	$1,000 (Allowance)	1	Replace						$1,000																$1,000
999	**Other**																												
	No Capital Items Identified																												
A	**MECHANICAL**																												
M01	**Site Services**																												
	No Capital Items Identified																												
M07	**Plumbing**																												
M07.2	Backflow Preventer	20	20	0	$1,000 (Lump Sum)	1	Replace						$1,000																$1,000
M07.3	Domestic Water Heater, 450 Gal	20	5	15	$5,000 each	2	Replace																$10,000						$10,000
M07.3	Domestic Water Heater, 40 Gal	10	10	0	$1,000 each	1	Replace						$1,000																$1,000
M07.4	Recirculating Hot Water Pump	15	10	5	$1,000 each	1	Replace						$1,000																$1,000
M07.5	Washroom Fixtures, Water Closet	30	20	10	$600 each	12	Replace																						$0
M07.7	Washroom Fixtures, Urinals	30	20	10	$1,200 each	3	Replace						$3,600																$3,600
M07.7	Washroom Fixtures, Faucets	30	20	10	$400 each	9	Replace						$3,600																$3,600
M07.8	Stainless Steel Sinks	30	20	10	$4,000 (Lump Sum)	1	Replace						$4,000																$4,000
M08	**Heating**																												
M07.4	Radiators, Gas	30	15	15	$4,000 each	8	Replace																						$16,000
M07.4	Radiators, Electric	30	15	15	$1,000 each	8	Replace																						$40,000
M07.5	Furnaces	20	15	5	$4,400 each	1	Replace																						$4,400
M09	**Cooling**																												
M09.1	Chiller	25	6	19	$100,000 each	1	Replace																						$100,000
M09.2	Cooling Towers	25	9	20	$72,578 each	1	Replace																						$72,578
M05	**Ventilation**																												
M07.2	Supply Air Fan	20	15	5	$5,000 each	12	Replace																						$60,000
M07.4	Exhaust Fans	20	15	5	$1,000 each	10	Replace																						$10,000
M06	**Fire Protection**																												
M06.1	Fire Extinguishing System, Dry Chemical	15			$16,600 each	1	New Install						$16,600																$16,600
M07	**Controls**																												
	No Capital Items Identified																												
M09	**Other**																												
M09.4	Compressed Air	15	3	12	$15,000 each	1	Replace													$15,000									$15,000
M09.1	Compressor	20	5	15	$25,000 each	1	Replace																$25,000						$25,000
M09.4	Compressed Air	20	5	15	$15,000 each	1	Replace																$15,000						$15,000
M09.5	Oil Separator	20	5	15	$10,000 each	1	Replace																$10,000						$10,000
M09.6/M09.8	Brine Tank	20	5	15	$12,000 (Lump Sum)	1	Replace																$12,000						$12,000
M09.7	Circulation Cooling Pump	20	5	15	$15,000 each	1	Replace																$15,000						$15,000
E	**ELECTRICAL**																												
E01	**Incoming Devices**																												
	No Capital Items Identified																												
E02	**Distribution Equipment**																												
E02.1	Electrical Switchboard	25	25	0	$5,000 each	1	Replace		$5,000																				$5,000
E02.2	Electrical Transformer (Switchgear)	30	30	0	$4,241 each	2	Replace		$8,500																				$8,500
E02.1	Electrical Subpanels	30	18	8	$1,000 each	6	Replace		$12,000																				$12,000
E02.3	Electrical Study				$5,000 Allowance	1	Study		$5,000																				$5,000
E02.4	Motor Starter/VSD	20	10	5	$2,000 each	4	Replace						$12,000																$12,000
Item E2	Electrical Repair Allowance	20	20	5	$1,000 Allowance	1	Repair	$1,000																					
Item E3	UPS / Receptacles	10	10	0	$2,000 Allowance	1	Repair	$2,000																					
E02.6	Receptacles	20	15	5	$200 each	400	Repair						$80,000																$80,000
E03	**Lighting**																												
E03.1	Interior Lobby Lighting, Fluorescent	20	20	0	$300 each	14	Replace		$4,200																				$4,200
E03.1	Interior Lighting, Fluorescent	20	5	15	$225 each	63	Replace																$19,500						$19,500
E03.1	Interior Lighting, LED	20	5	15	$414 each	55	Replace																$22,800						$22,800
E03.2	Interior Lighting, Control	20	15	5	$5,000 Allowance	1	Replace																$5,000						$5,000
E03.3	Emergency Lighting, Battery Pack	20	5	15	$437 each	17	Replace																			$6,700			$6,700
E03.4	Exit Signs	20	5	15	$667 each	9	Replace																			$6,000			$6,000
E03.5	Exterior Lighting, LED	20	5	15	$1,324 each	4	Replace																			$5,300			$5,300
E04	**Grounding**																												
	No Capital Items Identified																												
E05	**Fire Alarm**																												
E07.1	Fire Alarm Panel	15	10	5	$10,000 Allowance	1	Replace		$10,000																				$10,000
E07.2	Detectors and Fire Alarm	15	10	5	$10,000 Allowance	1	Upgrade						$5,000					$5,000											$10,000
E06	**Communications, Data & Security**																												
E06.4	Surveillance System, Video	15	10	5	$11,724 / EA	2.00	per EA	Replace					$24,500																$24,500
E06.5	Security System, Access	15	10	5	$12,124 / EA	2.00	per EA	Replace					$25,200																$25,200
F99	**Other**																												
E04.2	Electrical Commission	15	15	0	$10,000 (Lump Sum)	1	Replace						$10,000																$10,000

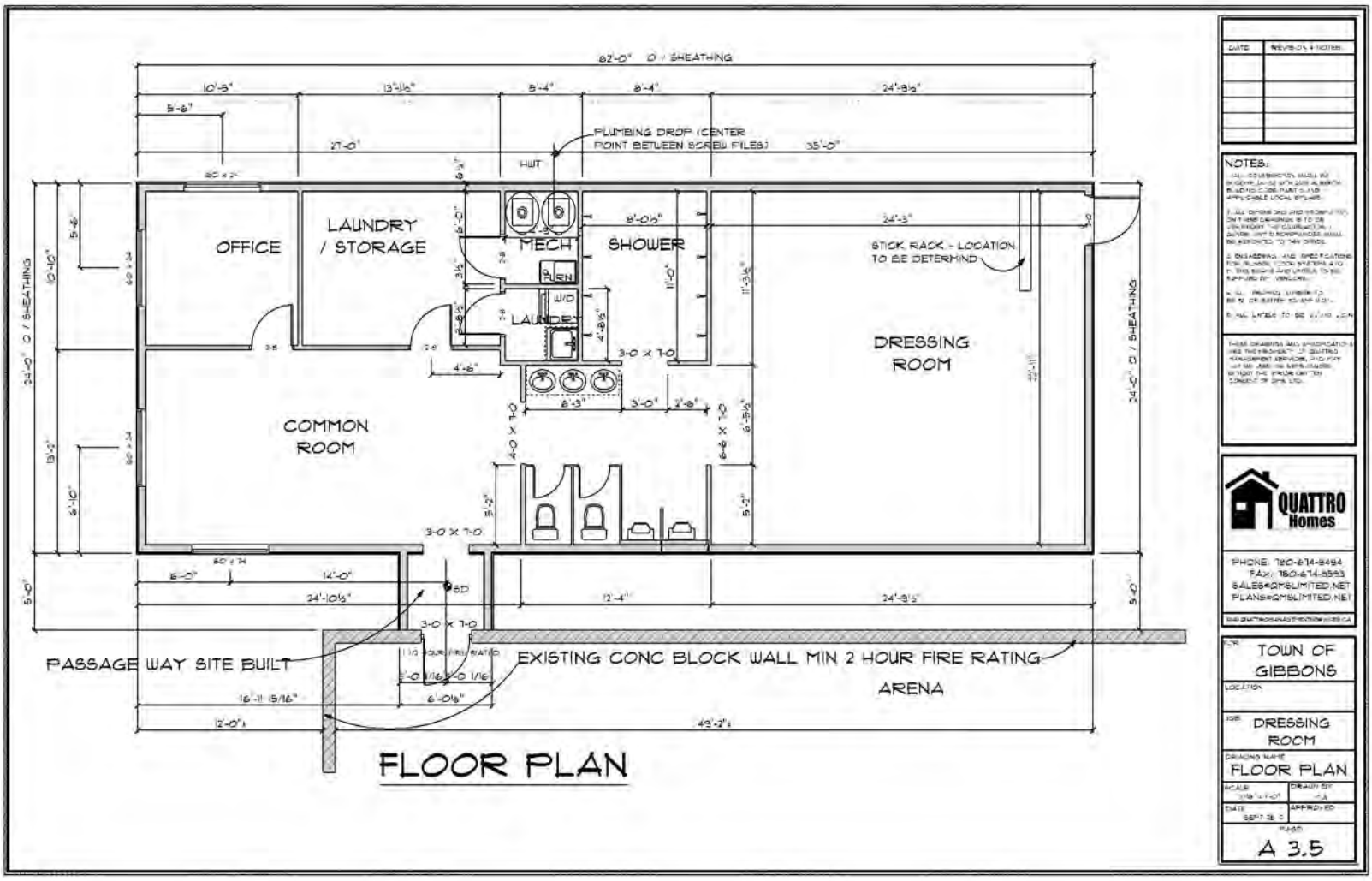
Capital Reserve Analysis

	Inflated	Uninflated
Average Cost / Year	$101,643	$96,375
Average Cost / Year / Sq. ft.	$34.55	$43.11

Total Costs

Totals (Uninflated)	$4,000	$168,400	$39,000	$0	$0	$1,819,000	$0	$79,100	$0	$17,400	$17,000	$0	$41,000	$0	$0	$202,800	$0	$9,000	$19,400	$177,700	$27,275	$2,623,875
Totals (Inflated)	$4,000	$177,263	$42,411	$0	$0	$1,981,324	$0	$94,611	$0	$21,464	$21,843	$0	$55,196	$0	$0	$289,970	$0	$14,244	$33,027	$293,174	$50,445	$2,823,894

Compiled on: TBD
Prepared by: LPM



FLOOR PLAN

DATE	REVISION + NOTES

NOTES:

QUATTRO Homes

PHONE: 780-674-8494
FAX: 780-674-8593
SALES@QMSLIMITED.NET
PLANS@QMSLIMITED.NET

FOR: TOWN OF GIBBONS

LOCATION:

JOB: DRESSING ROOM

DRAWING NAME: FLOOR PLAN

SCALE: 3/16" = 1'-0" | DRAWN BY: KA

DATE: SEPT 28, 0 | APPROVED:

PLAN#: A 3.5

evolution AV

Quote

Q0057987-0

Arena Sound System

Customer: QUOTE
Order Date: 16-Nov-21

Prepared for:

Calgary

, AB

Prepared by:

Chris Meaney
129, 2312 52 Ave SE
Calgary, AB T2C 0A3
Phone: (403) 863-9078

Whse.	Qty.	Part Number	Description	Unit Price	Ext. Price
Town of Poncher Creek Arena Sound System					
Ice and Bleachers					
CGY	8	EVF-1122D/99-BLK	Ev Evf-1122D 90 X 90 Evcoat Black	2,655.24	21,241.92
CGY	8	EBK-M10-4PACK	Ev Forged M10 Eyebolt Kit, Set Of 4, For Evc	131.04	1,048.32
CGY	4	HRK-1B	Ev Black Horizonal Rigging Kit For Evf	1,002.96	4,011.84
CGY	1	C2800FDI-US	Bosch Dynacord Power Amplifier 2x1400W w/FIR Drive and Phoenix Connectors	1,546.20	1,546.20
Distributed Sound					
CGY	1	AMP-X75	Crestron X-Series Amplifier, 75 W	367.34	367.34
Audio					
CGY	1	TESIRAFORTE DAN AI	Biamp Tesiraforté Fixed I/O Dsp-12 Ana Inp/8 Ana Outp/8 CH Conf Usb (See Spec)	2,887.80	2,887.80
CGY	2	DGS-1210-10P	Snx D-Link 10Port Smart Network Switch W/Poe	257.21	514.42
CGY	1	TX-J2	Jam RDL Unbalanced Input Transformer	142.95	142.95
CGY	1	UND6IO-BT-C-WHITE	SFM Attero Tech Multi I/O Dante Wall Plate -2 Gang W/ Bluetooth Rca 3.5Mm	1,502.31	1,502.31
EDM	1	AXON-D2I	Axon Dante/AES67 Network Audio Interface	1,305.00	1,305.00
CGY	1	SM58S	SFM Shure Cardioid Dynamic Microphone With On/Off Switch	179.10	179.10
CGY	1	NXX-6	SFM Digiflex SFM 6' Xlr Microphone Cable	16.62	16.62
CGY	1	NXX-15	SFM Digiflex 15' Cable	18.02	18.02
CGY	1	NXX-50	SFM Digiflex Pro/Tour Series Microphone Cable 50'	34.89	34.89
CGY	2	STI-7520	Safety Technology NEMA 4X Protective Cabinet with Backplate and Key Lock - Clear	236.37	472.74
CGY	1	SUPPLY-75	2 gang surface mount boxes 2gang x1, 1 gang x2	75.00	75.00
Control					
CGY	2	TESIRA TEC-1S	Biamp Tesira Poe Ethernet Control Surface Mount	567.08	1,134.16
Rack					
CGY	1	ERK-1825	MA 18 Space (31 1/2"), 25" Deep Stand Alone Rack	881.11	881.11
CGY	1	EB1-55485	MA Evolution Custom Silk Screened EB1	15.71	15.71
CGY	3	EB1	MA 1 Space (1 3/4") Flanged Econo-Blank, Black P	13.69	41.07

				... continued	
Rack					
CGY	1	HP	Black 10-32 Phillips Screws With Wash - 100 Pieces	40.58	40.58
CGY	1	UD2	MA 2 Space (3 1/2") Utility Drawer, Black Powder	227.53	227.53
CGY	1	BR1	MA BRUSH GROMMET PANEL, 1 RU	81.97	81.97
CGY	1	PD-915R	MA 9 Outlet, Single 15 Amp Circuit, Surge/ Spike	160.54	160.54
CGY	1	U2V	MA 2 Space Vented Utility Shelf	67.71	67.71
CGY	1	PBL-3	MA 3 Space (5 1/4") Flanged Aluminum Blank Panel	32.87	32.87
CGY	1	S2	MA 2 Space (3 1/2") Security Cover, Large Perfor	53.40	53.40
Installation					
CGY	2	SUPPLY-1400	Installation Supplies 1200' 12-2, 400'Cat6 and mounting hardware	1,400.00	2,800.00
CGY	1	INSTALL-9200	Installation Charge	9,200.00	9,200.00
CGY	1	INSTALL-2200	DSP Programming/Testing/Debug and Commissioning	2,200.00	2,200.00
Travel					
CGY	434	KILOMETER CHARGE1	Travel, Per Kilometer	0.60	260.40
CGY	8	TRAVEL-100	Travel Charge	100.00	800.00
CGY	4	LODGING-150	Lodging Charges	150.00	600.00
CGY	8	PERDEIM-65	Meal Per Diem	65.00	520.00

Net Amount	54,481.52
GST	2,724.08
Total	**57,205.60**

Ask us about our leasing options!

Terms + Conditions

Validity: All quotes are valid for a period of 30 days.

Currency: All quotes are quoted in CAD unless otherwise stated. Quotes including items from international suppliers may be subject to price adjustment based upon exchange rate fluctuation.

Preparation Work: Evolution AV will coordinate and cooperate with any outside trades to ensure satisfactory progress on any preparation work. The following items are the responsibility of the customer and must be in place prior to installation of AV equipment by Evolution AV:

- Electrical terminations
- Conduit
- Structural modifications or reinforcement
- Mechanical modifications
- Millwork - Including any drilling, cutting or modifications required for installation of microphones, table monuments or other AV equipment
- Network infrastructure and cabling
- Provision of computer (PC) hardware and peripherals

Drawings: All drawings are provided for conceptual reference only. If there is a disagreement between items shown on drawings and those shown on the itemized quote, the quote shall take precedence.

Labor: All quoted labor charges are estimated and subject to change. Any labor that is required outside the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday will be charged at 1.5x the standard labor rate. Any work performed on statutory holidays will be charged at 2x the standard labor rate.

Payment Terms: Unless otherwise specified in writing, the total contracted price shall be paid according to the following schedule and is subject to credit approval.

- 30% at time of order
- 40% upon delivery to customer
- 30% upon substantial completion of project

If this quotation covers equipment for more than one system, each system will be treated as a separate sale, with payments made accordingly.

Payment Methods: Acceptable forms of payment include cash, cheque, EFT, bank transfer and credit card. A 3% processing fee will be added to all payments made via credit cards.

Restocking Fees: If the customer chooses to change or cancel any part of a previously confirmed order for circumstances outside of Evolution AV's control, they will be responsible for payment of a restocking fee, equal to 35% of the value of the canceled equipment and/or services. If the equipment manufacturer is unwilling to accept a return, or if the equipment has been opened or installed, the customer is responsible for 100% of the equipment costs

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: Disposition of Delegation - Pincher Creek Mustangs Football Club	
PRESENTED BY: Adam, Recreation Manager	**DATE OF MEETING:** 5/9/2022

PURPOSE:

To dispose of the delegation from the Pincher Creek Mustangs Football Club.

RECOMMENDATION:

That Council for the Town of Pincher Creek accept the presentation from the Pincher Creek Mustangs Football Club as information and direct administration to bring back to the 2023 budget negotiations.

BACKGROUND/HISTORY:

At the January 10th, 2022 Council Meeting it was moved 'That Council for the Town of Pincher Creek direct administration to provide options for irrigating the sports field at Matthew Halton for the 2022 football season with either raw or treated water and to provide the budget estimates for those options on or before March 14, 2022 council meeting.'

At the March 14th Council meeting it was moved 'That Council for the Town of Pincher Creek direct administration to proceed with repairing the irrigation system and supply line at the Matthew Halton High School Field and bring back to council if costs are to exceed $2,500.' A report on the irrigation at MHHS field was provided to Council by the Coordinator of Parks and Open Spaces, this report has also been included in this package.

At the April 25th, 2022 Council Meeting the Pincher Creek Mustangs Football Club attended the meeting as a delegation and brought forth concerns over the safety of the football field, lack of adequate facilities (washrooms and changerooms), lights, and a request to have a regulation size field in the Town of Pincher Creek .

Administration has looked at all existing sports fields within the Town of Pincher Creek, and the only location which would be suitable for a regulation size football field is the Agricultural grounds, however, there would be significant work and upgrades to get this field to regulation size including additional irrigation, removal of the white fence, and turf extension and improvements. In order to have the MHHS field built as a regulation field there would also be significant work to accomplish this including removing a portion of the hill to the south of the existing field, and removing the back alley to the north of the field. It should be noted that this field is currently owned by Livingstone Range School Division, and not the Town of Pincher Creek.

ALTERNATIVES:

Allocate an additional $_____ in the 2022 budget for field upgrades to the MHHS field.

To accept the presentation from the Mustangs Football Club as information.
Direct Administration to work with Livingstone Range School Division and MHHS to develop an agreement for use of the school facilities for football.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:
In the 2020 Regional Recreation Master Plan outdoor sports field upgrades were the number 3 priority.

FINANCIAL IMPLICATIONS:
A brand new football field with irrigation is expected to cost approximately $350,000. This would include all site preparation and landscaping involved. This estimate does not include washroom/changing facilities or lighting.
Normal operational costs currently at the MHHS field are approximately $6,900, a breakdown of these costs are in an attachment in this RFD.

PUBLIC RELATIONS IMPLICATIONS:
The Mustangs Football organization has been running for 27 years, and has been a great benefit to the health and well-being of youth in our community. Upgrades to the field would be seen as favorable to athletes utilizing the field.

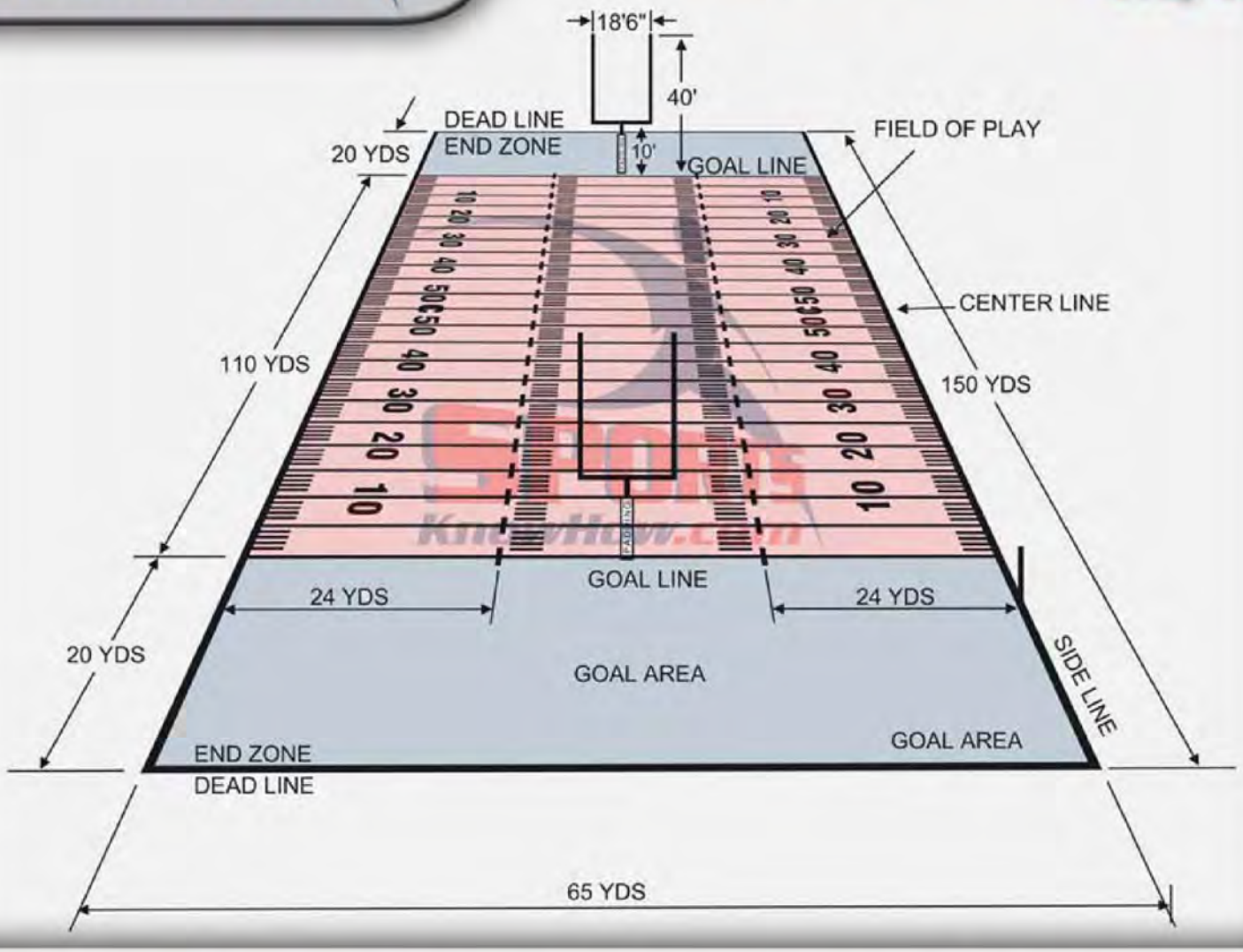
ATTACHMENTS:
football-canadian-CFL-field-dimensions-diagram - 2880
Full page photo
Matthew Halton Field Operational Timeline and Costs - 2880
Matthew Halton Irrigation Project Mar 8, 2022 - 2880
Regulation Football Field Size at MHHS - 2880

CONCLUSION/SUMMARY:
Administration supports continued maintenance to the field at MHHS focusing on irrigation and good turf maintenance practices.

Signatures:
Department Head: Adam Grose

CAO: Lauri Wilgosh

CANADIAN football field diagram



Regulation Football Field Size

Poplar Avenue

Town of Pincher Creek

MHHS Football Field Operational Costs

Late April - Field Preparation

Aeration, fill in holes, remove debris (rocks from parking lot, dog poop, branches and leaves)

38hrs____ Staff Hours (Plus and Additional 27hrs for bleacher removal and install)

Late April – Lining Field

Mark field line location, 3 x 5-gallon buckets of line paint,

$325_____ Material Cost (1 Reline)

9hrs_____ Staff Hours

Late April – Portable Toilet Delivery

~$700_____ Material Cost (Contracted Service) (Service from April-May)

Early May – Irrigation Start-up

Start irrigation system, locate and repairs line break(s), repair irrigation heads as required

~ $500+_____ Material Cost (Based on 1 line repair)

~ 36hrs_____ Staff Hours

Early June – Fertilizer and Weed Spray

~$700_____ Material Cost (contracted service) (One Spring/Summer Application)

Late August to Mid October – Regular Football Season

Lining Field (3-4 times), field preparation

~$975_____ Material Cost (1 Reline, plus 2 Times)

15hrs_____ Staff Hours

Late August to Mid October – Portable Toilet Delivery

~$1250_____ Material Cost (Contracted Service) (Service from August-October)

Total Material(s) Expense = ~$4,450

Total Staff Hour = ~98 @ $25/hour = $2,450

Revenue

2019 - $20/Player x 71 players = $1,420

2020 - $22/Player x 26 players = $572

2021 - $22/Player x 39 players = $858

TOWN OF PINCHER CREEK
Matthew Halton/Golf Course Line Irrigation Project

2022

Abstract

The purpose of this document is to provide a resource of knowledge towards the existing irrigation system connecting the Golf Course Line and Matthew Halton Field, along with possible options for repair during the Spring/Summer of 2022.

Brock Leavins - Coordinator of Parks & Open Spaces

parks@pinchercreek.ca

*Matthew Halton School (n.d.)

History of Irrigation at Matthew Halton Field

The responsibility of irrigation maintenance and operations has been in transition from the Operations Department to the Recreation Department since 2020. With that transition, knowledge has continued to be passed from Operations Staff to Recreation Staff, but transitions within the Operations Staff over the previous 5 years along with the new Parks Coordinator position has created potentials for information to be dropped. Alex Shenton has been the main Recreation Staff responsible for irrigation maintenance and operations over the past year, and prior to that Terry Oczkowski was the main Operations Staff for the previous 3 decades. Most of the systems have unknown installation dates, underground construction components, and recorded data. Some documentation has been passed along which includes the Town of Pincher Creek Irrigation for Parks and Greenspaces for Public Works (2016), and Irrigation for Parks and Greenspaces for Pincher Creek Public Works (2012). Within these documents includes lists of current irrigation systems, some system details, pictures of some system components and locations, system diagrams, a few GIS maps, controller manuals, and system quality score sheets.

Matthew Halton Field has not had consistent irrigation throughout the past 3+ years, and most likely ongoing years prior to that. The issue has mostly sourced from the Golf Course Irrigation Line, which had four significant breaks this past Summer, of which the last was not repaired. Jim VanOyen from the Operations Department did show me around the site, as his crew were responsible to fix the three line breaks this past summer. He said that the line was so old and kept breaking, so they stopped fixing it. The Golf Course Line is an odd diameter plastic line that was donated from the Shell Gas Plant a few decades ago, which makes it challenging to find repair parts and to repair. That Golf Course line is sourced from the Golf Course Pond, of which comes from the Old Water Treatment Plant, which draws from the Castle River. This irrigation system is a raw water system, not treated. At this time, I have not been able to locate adequate documentation on the age of most systems, exact material it is made from, repair information and receipts, or what the pressure and flow rates are. Currently, most valve boxes and most of the components are under snow and within frozen ground.

Current State of Irrigation at Matthew Halton Field

The Golf Course Pond supplies the whole Pincher Creek Golf Course for their irrigation needs and supplies the Matthew Halton Field for its irrigation needs. Currently the Golf Course irrigation systems are operational, but currently the specific Golf Course Line that supplies the Matthew Halton Irrigation System is not operational because of a break in the line within a few meters of the valve box located at the top of Matthew Halton Hill (Golf Course Side).

Land Ownership & Agreements

With the potential for costs associated with repairs on infrastructure or purchasing new infrastructure, it is important to consider the ownership of land and the dynamics of how aging agreements have an impact on the relationship of the use, maintenance, and ownership of Matthew Halton Field.

Currently the Livingstone Range School District is the owner of the land that contains Matthew Halton Field, and there is *Joint Use of Facilities Agreement (2006),* between the Livingstone Range School District and the Town of Pincher Creek that specifically explains the joint use sharing of facilities between both groups, but does not outline maintenance requirements, and allocated costs for repairs and new infrastructure of any facilities.

During a meeting with Alan Michalsky and Greg Gorzitza of the Livingstone Rance School District, they explained that there has been an unwritten agreement between the Livingstone Rance School District and Dianne Stuckey of the Town of Pincher Creek that was established approximately 6 years ago, which in basic terms outlined that the Town of Pincher Creek would look after the maintenance and cost of maintenance of Matthew Halton Field, ongoing.

As expressed by Alan Michalsky and Greg Gorzitza of the Livingstone Rance School District, they would prefer to keep the existing irrigation infrastructure as how it is currently designed as a raw water system, and they would not like to change over to a treated water system that would require additional expenses and service to the land. During the meeting it was also expressed that the School District would be open to contributing to costs associated to the repair of the irrigation system.

Currently the Golf Course does operate on land that is owned by the Town of Pincher Creek, and thus the irrigation infrastructure within the golf course, including the Golf Course Line to Matthew Halton, is the property and responsibility of the Town of Pincher Creek.

Future of Irrigation at Matthew Halton Field

Matthew Halton Field does need a fully functioning irrigation system to be able to improve the field quality issues and to maintain the field at an acceptable standard. The first step will be to reliably supply water to that area from either the Golf Course Line or a Main Water Line in the area. The second step will be to turn on the system to see what infrastructure is functioning properly and what is not functioning. At that time an inventory will need to be made on the system requirements for repair. The third step will be to make necessary repairs to in-field lines, valves, controls, and sprinklers. The fourth step will be to adjust the system to clean up the infrastructure positioning. The fifth step will be to narrow-in on the water needs of the field with taking true measurements of the soil quality and area coverage.

With establishing conversations with various staff and stakeholders involved with the Matthew Halton Field, it has been made clear that the lack of communication and recording has led to various thoughts on the layout of infrastructure and if specific systems have been operating correctly. Action will need to be taken to organize the layout of the infrastructure and the operating specifications to meet the irrigation needs of Matthew Halton Field.

A very important topic for discussion is the existing infrastructure that supplies the Golf Course Pond from the Castle River. After meeting with Al Roth of the Operations Department, it is my impression that this very long water line that consists of aging and varying materials has been very problematic and is highly probable to have serious issues in the near future. The costs associated with the potential repairs of this water line and a possibility of needing to replace this line would be very high. It is important to consider the long-term management of this utility, and alternatives to this current supply design.

Possible Options to Fix the Matthew Halton Irrigation Issue

Option 1: Repair the Current Break in the Golf Course Line

Option 2: Replace a Portion of the Golf Course Line

Option 3: Replace the whole Golf Course Line

Option 4: Cap Off the Golf Course Line & Attach to the Treated Water Line in Kettles Street (Add New Service)

Add-On Option 5: Replacement of the Matthew Halton In-Field Irrigation System

Option 1: Repair the Current Break in the Golf Course Line

With the actual line location and infrastructure being unknown due to the lack of records, it is estimated that the current line break within the Golf Course Line is located near the valve box at the top of Matthew Halton Field. The extent of the break is unknown. To fix this portion of the line, a marked location must be made of the current line infrastructure. The next step would be to either run a pipe camera through the pipe to determine the location of the break, or to turn on the system and to watch for any symptoms of a broken line, which would be an aerial pressurized stream, a puddle forming in the landscape, a puffy area forming in the landscape, or a sink area being created in the landscape. The third step would be to use a hand shovel to dig up that location of symptom that corresponds with the marked location of the pipe. The fourth step would be to determine the type of break, specific line size, and size of repair needed for that area of pipe. Most likely the pipe would be an odd size of 4" poly plastic line from the Shell Gas Plant. The fourth step would be to repair that area with new PVC Schedule 80 materials and compression coupling. The fifth step would be to turn on the system and assess for any additional symptoms of a broken line in all locations.

Line Locate: Visuals then and Line Locate
Line Size: (4" **Odd Shell Gas Plant Material and Size)
Digging Equipment Needed: Hand Dig (3' Max)
Material Needed: Approx. 5 Meters PVC Sched 80 (4"), PVC Schedule 80 Coupling (4"), Compression Coupling (4")
Time Needed: Approx. 2 Days
Cost: Depending on Odd Line Size, Can Repair with Town Employees

• 20' PVC Pipe Shed 80 4"	$304.95	**$304.95/20'
• PVC Schedule 80 Coupling 4"	$6.41	**$6.41/Each & $32.07/Box of 5
• Compression Coupling 4"	$80.19	**$80.19/Each
○ Approx. Total Cost	**$500+**	

Option 2: Replace a Portion of the Golf Course Line

With the actual line location and infrastructure being unknown due to the lack of records. The estimated replacement portion of the Golf Course Line would be between the Golf Course Irrigation Shed to the Top of Matthew Halton Field Hill, which is ~370 meters. With verbal communication with Jim VanOyen of the Operations Department, he said that the four breaks in the line this past summer were all located within this segment of the line. It was his impression that this is the most critical area to be replaced, and that he doesn't know of any other specific breaks in the line, but most of the Golf Course Line is well aged and probably needs replaced in the future. To replace this portion of the line, the existing infrastructure would be disconnected and left in the ground, and a new design for a new line would be needed, as it is recommended that the new line should be placed around the proximity of the Golf Course Fairways, and to connect with the existing line at the top of Matthew Halton Field, then asses the rest of the system.

Line Locate: Need Line Locate
Line Size: (4")
Digging Equipment Needed: Small Hoe
Material Needed: Approx. 400 Meters PVC Sched 80 (4"), PVC Schedule 80 Coupling (4"), Compression Coupling (4"), 400 Meters of Tracer Wire
Time Needed: Approx. 7 Days
Cost: **Need to Contract Service

• 1320' PVC Pipe Shed 80 4" (66pieces)	$20,126.70	**$304.95/20'
• 1320' Tracer Wire	$298.19	**$22.59/20'
• PVC Schedule 80 Coupling 4" (66pieces)	$423.06	**$6.41/Each & $32.07/Box of 5
• Compression Coupling 4" (1piece)	$80.19	**$80.19/Each
• Irrigation Shed Adapter Pieces	$	
• Contract Service	~$20,000	
○ Approx. Total Cost	**$50,000+**	

Option 3: Replace the Whole Golf Course Line (Only to MH Field)

With the actual line location and infrastructure being unknown due to the lack of records, it is estimated that the line from the Golf Course Pond to the Golf Course Irrigation Shed is ~75 metes, the Golf Course Irrigation Shed to the Top of Matthew Halton Field Hill is ~400 meters, the Top of Matthew Halton Field Hill to the Bottom of Matthew Halton Field Hill is ~80 meters, the Bottom of Matthew Halton Field Hill to the North End Zone of Matthew Halton Field is ~115m, the North End Zone of Matthew Halton Field to the South Sidewalk Edge of Kettles Street is ~50 meters. To replace this portion of the line, most of the existing infrastructure would be disconnected and left in the ground, and a new design for a new line would be needed, as it is recommended that the new line should be placed around the proximity of the Golf Course Fairways, and to connect with the existing line at the most North point of Matthew Halton Field before Kettles Street, then asses the rest of the system.

Line Locate: Need Line Locate
Line Size: (4")
Digging Equipment Needed: Small Hoe
Material Needed: Approx. 700 Meters PVC Sched 80 (4"), PVC Schedule 80 Coupling (4"), Compression Coupling (4"), 700 Meters of Tracer Wire, Elbows, PSI Gauge,
Time Needed: Approx. 14 Days
Cost: **Need to Contract Service

• 2300' PVC Pipe Shed 80 4" (115pieces)	$35,069.25	**$304.95/20'
• 2300' Tracer Wire	$2,597.85	**$22.59/20'
• PVC Schedule 80 Coupling 4" (115pieces)	$737.50	**$6.41/Each & $32.07/Box of 5
• Compression Coupling 4" (1piece)	$80.19	**$80.19/Each
• Irrigation Shed Adapter Pieces	$	
• Contract Service	~$30,000	
○ Approx. Total Cost	**$80,000+**	

Option 4: Cap Off the Golf Course Line & Attach to the Treated Water Line in Kettles Street

With the estimated location of the Golf Course Line that is placed within Matthew Halton Field, the first step is to get a marked location of the full Matthew Halton In-Field Irrigation System which includes the North Lawn of Matthew Halton School and if the system continues to travel North on Robertson Avenue. Currently, there are mixed opinions on the current infrastructure and without records. The second step is for the Operations Department to dig and install a to-curb system to the field entrance. The third step is to inspect all main pieces of the Matthew Halton In-Field Irrigation System, and to install a backflow prevention device and water meter. The fourth step will be to put a cap on the new designated end of the line, which will be located at the Bottom of Matthew Halton Field Hill and to attached to the new service line.

Line Locate: Need Line Locate
Line Size: (4")
Digging Equipment Needed: Large Hoe, Trench Digger & Hand Digging
Material Needed: Approx. 14 Meters PVC Sched 80 (4"), PVC Schedule 80 Coupling (4"), Compression Coupling (4"), Elbows, PSI Gauge, Water Meter, Flowback Preventer, Shutoff Valve, PVC Schedule 80 Cap, Valve Boxes (X3)
Time Needed: Approx. 2 Days
Cost: Operations Install of Service, Parks Connection of Existing Line to Service

• Install of Water Service	~$15,000	
• 40' PVC Pipe Shed 80 4" (2pieces)	$609.90	**$304.95/20'
• 40' Tracer Wire	$45.18	**$22.59/20'
• PVC Schedule 80 Coupling 4" (2pieces)	$12.82	**$6.41/Each & $32.07/Box of 5
• Compression Coupling 4" (1piece)	$80.19	**$80.19/Each
• Water Meter	$	
• Flowback Preventer	$	
• Shut Off Valve	$439.55	**$439.55/Each
• PVC Schedule 80 Cap	$64.96	**$12.99/Each & $64.96/Box of 5
• Valve Box (3pieces)	$ 135.00	**$45.00/Each
○ Approx. Total Cost	**$20,000+**	

Add-On Option 5: Replacement of the Matthew Halton In-Field Irrigation System

With the overall state of the field specific irrigation system being unknown, a replacement of the whole system is an option that should be explored. The football field is approximately 8,000m2 and comparable field contain approximately 30-50 sprinkler heads and 6-8 zones. This process would be to look at local irrigation businesses and what they can provide for estimates and to create a tender.

Line Locate: Need Line Locate
Line Size: (1-4")
Digging Equipment Needed: Trench Digger & Hand Digging
Material Needed: **Contractor Recommendations
Time Needed: Approx. 7 Days
Cost: **Need to Contract

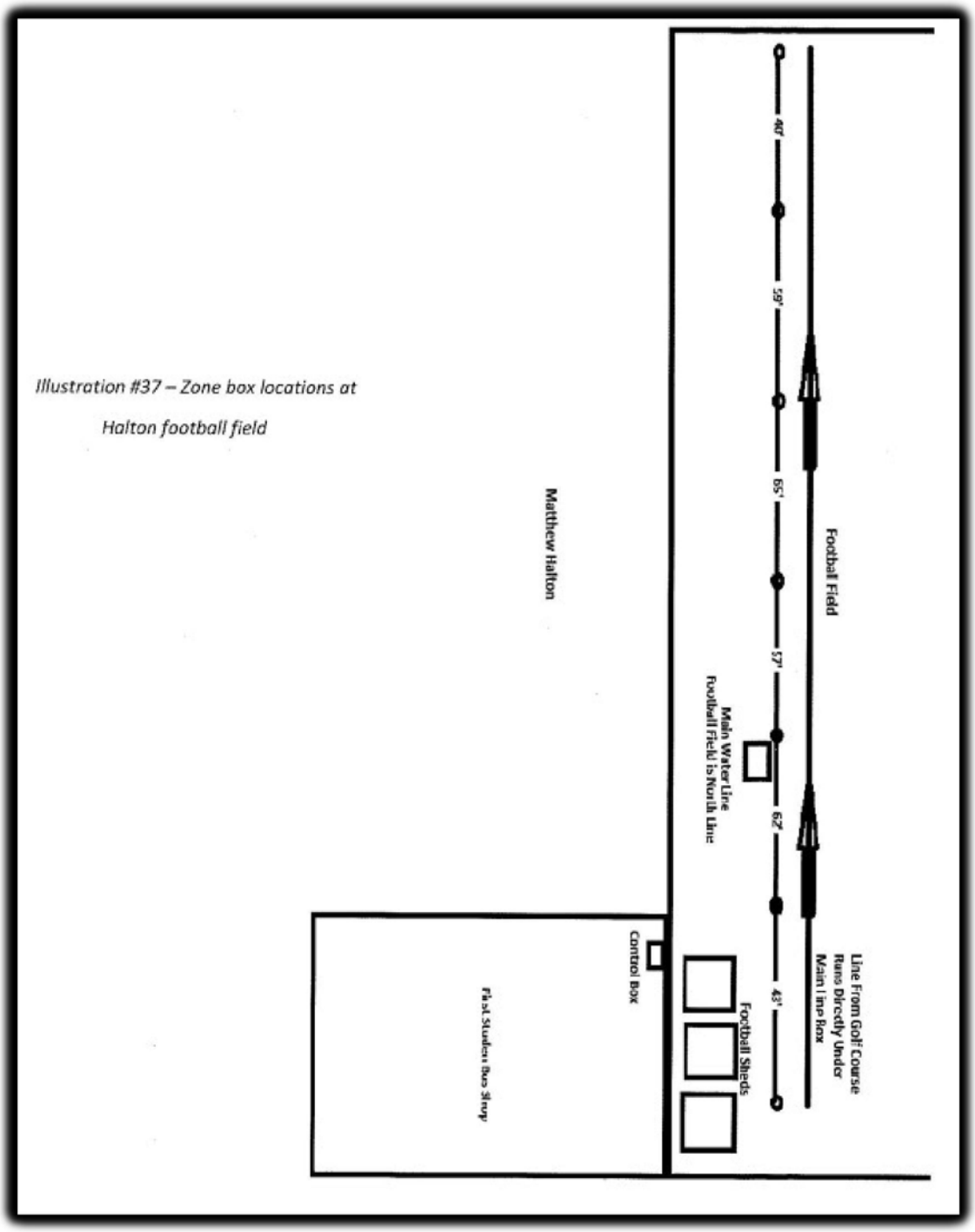
- Contractor & Material Costs
  - Approx. Total Cost **$20,000+**

Examples of Local Turf Irrigation Companies

- Southern Irrigation (Lethbridge, AB)
- Weing's Sprinkler (Lethbridge, AB)
- NewWay Irrigation (Lethbridge, AB)

Extra Pictures of Existing Infrastructure

*Matthew Halton Field – North to South (2022)



*Matthew Halton Field Irrigation Diagram (TOPC, 2016)

*Estimate of Matthew Halton Field Irrigation Diagram (2022)

*Golf Course Pond (2022)

*Golf Course Pond Suction (2022)

*Golf Course Irrigation Shed (2022)

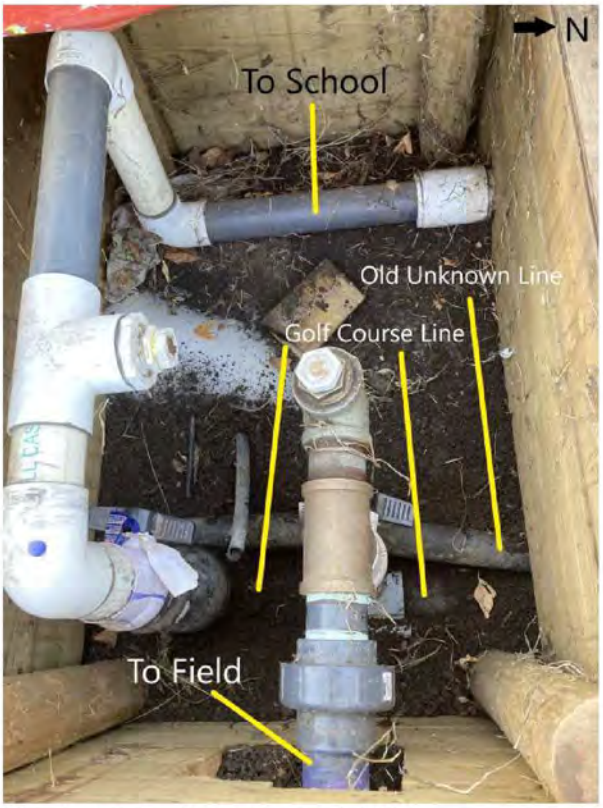
*Golf Course Irrigation Shed (2022)

*Golf Course Valve Cover (2022)

*Golf Course Valve Cover (2022)

*Matthew Halton Controller (2022)

*Matthew Halton Main Valve Box (2022)



*Matthew Halton Main Valve Box (2022)

*Matthew Halton Valve Box #6 (2022)

*Matthew Halton Valve Box #7 (2022)

*Matthew Halton Sprinkler Head (2022)

*Golf Course Garden Valve Box (2022)

*Golf Course Line Valve Box – North End of Matthew Halton Field (2022)

*Estimate MPF Irrigation Map (2022)

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: Land Use Bylaw Amendment 1547-AN	
PRESENTED BY: Lisa Goss, Legislative Service Manager	**DATE OF MEETING:** 5/9/2022

PURPOSE:

To present Council for the Town of Pincher Creek with Land Use Bylaw Amendment Application 22-D0013 and the proposed Bylaw 1547-AN to redesignate lands described as Unit 7, of a portion of legally designated Lot 3, Block 2, Plan 111 3492 lying within the SE¼-23-6-30-W4M from "Manufactured/Mobile Home - R2" to "Highway/Drive-in Commercial - C2" to accommodate the said use

RECOMMENDATION:

That Council for the Town of Pincher Creek agree and give Bylaw 1547-AN amending the Land Use Bylaw 1547 first reading.

That Council for the Town of Pincher Creek agree to hold a Public Hearing on Bylaw 1547-AN amending the Land Use Bylaw on June 13, 2022 before consideration of second and/or third reading.

BACKGROUND/HISTORY:

As a result of a Notice of Contravention of Land Use Bylaw 1547 issued to the property owner of Lot 3, Block 2, Plan 1113492 on March 4, 2022, on March 23, 2022 the Town received an Application for a Land Use Bylaw Amendment (Application 22-D0013) to redesignate lands described as Unit 7, of a portion of legally designated Lot 3, Block 2, Plan 111 3492 lying within the SE¼-23-6-30-W4M from "Manufactured/Mobile Home - R2" to "Highway/Drive-in Commercial - C2" to accommodate the said use

ALTERNATIVES:

That Council for the Town of Pincher Creek receives Bylaw 1547-AN amending the Land Use Bylaw 1547 as information.

That Council for the Town of Pincher Creek direct administration to bring back Bylaw 1547-AN with amendments for consideration.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:

None at this time

FINANCIAL IMPLICATIONS:

Advertisement and adjacent property owner notification. In addition, the Land Use Bylaw and the GIS mapping are to be updated accordingly.

PUBLIC RELATIONS IMPLICATIONS:

In addition to the Towns' Department referral comments, the adjacent property owners are to be notified in accordance with the Land Use Bylaw section 50 and the Municipal Government Act sections 230, 606 and 692. Subsequent to first reading of Bylaw 1547-AN the Notice of Public Hearing on Bylaw 1547-AN is to be published for two consecutive weeks in the local weekly newspaper as per Advertising for Public Hearing Policy 115-95. The suggested dates for advertising are May 25 and June 1, 2022 respectively.

ATTACHMENTS:

Application for a Land Use Bylaw Amendment 22-D0013 - 2881
CONFIDENTIAL Application for a Land Use Bylaw Amendment - Cover Letter 22.03.21 - 2881
DRAFT Land Use Bylaw Amendment 1547-AN - 2881
DRAFT Pincher Creek LUB 1547 Amendment Public Notice - Lot 3, Block 2, Plan 111 3492 - 2881
LUB Schedule 2 - Highway_Drive-In Commercial - C2 - 2881
LUB Schedule 2 - Manufactured_Mobile Home - R2 - 2881

CONCLUSION/SUMMARY:

Administration supports that Council for the Town of Pincher Creek agree and give Bylaw 1547-AN amending the Land Use Bylaw 1547 first reading and to hold a Public Hearing on June 13, 2022.

Signatures:

Department Head: Lisa Goss

CAO: Laurie Wilgosh

SCHEDULE 11
Form I

TOWN OF PINCHER CREEK

Box 159, 962 St. John Avenue, Pincher Creek, AB T0K 1W0
403-627-3156 fax: 403-627-4784 e-mail: reception@pinchercreek.ca

APPLICATION FOR A LAND USE BYLAW AMENDMENT

APPLICATION NO. 22-D0013.

APPLICANT: 1770319 AB LTD.

ADDRESS: BOX 265A PINCHER CREEK, TOK 1W0.

REGISTERED OWNER: 2175760 AB LTD.

ADDRESS: 301 FOXBORO POINTE, SHERWOOD PARK T8A 6C6

LEGAL DESCRIPTION: Lot(s) 3 Block 2 Plan 1113492

Quarter _____ Section _____ Township _____ Range _____

PROPOSED AMENDMENT:

FROM: A PORTION OF LOT 3, BLOCK 2, PLAN 1113492, MORE SPECIFICALLY, PAD NO. 7 CURRENTLY MANUFACTURED/MOBILE R2

TO: HIGHWAY/DRIVE IN COMMERCIAL C2 FOR PAD NO. 7 ONLY

APPLICANT'S SUBMISSION:

Please state your reasons for applying for this amendment. Attach a separate sheet if necessary.

AS PER COVERING LETTER, ATTACHED.

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I certify that I am the registered owner or that the registered owner(s) of the land described above is aware of this application.

Fees Submitted $ 500

Receipt No. _____

DATE: 21 MARCH 2022. **SIGNED:** _____
Applicant

TOWN OF PINCHER CREEK
BYLAW NO. 1547-AN

BEING a bylaw of the Town of Pincher Creek in the Province of Alberta, to amend Bylaw No. 1547, being the municipal Land Use Bylaw.

WHEREAS the Council of the Town of Pincher Creek is in receipt of an application to redesignate lands within its corporate limits to allow for cabin/chalet accommodation units on the subject land;

AND WHEREAS the purpose of proposed Bylaw No. 1547-AN is to redesignate lands described as Unit 7, of a portion of legally designated Lot 3, Block 2, Plan 111 3492 lying within the SE¼-23-6-30-W4M from "Manufactured/Mobile Home - R2" to "Highway/Drive-in Commercial - C2" to accommodate the said use;

AND WHEREAS the said lands are shown on the map in Schedule A attached hereto;

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Pincher Creek in the Province of Alberta duly assembled does hereby enact the following:

1. Lands described as Unit 7, of a portion of legally designated Lot 3, Block 2, Plan 111 3492 lying within the SE¼-23-6-30-W4M from "Manufactured/Mobile Home - R2" to "Highway/Drive-in Commercial - C2" as shown on the map in Schedule A.

2. Bylaw No. 1547, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 9th day of May, 2022.

_____ _____

***Mayor** – Don Anderberg* ***Chief Administrative Officer** – Laurie Wilgosh*

READ a **second** time this 13th day of June, 2022.

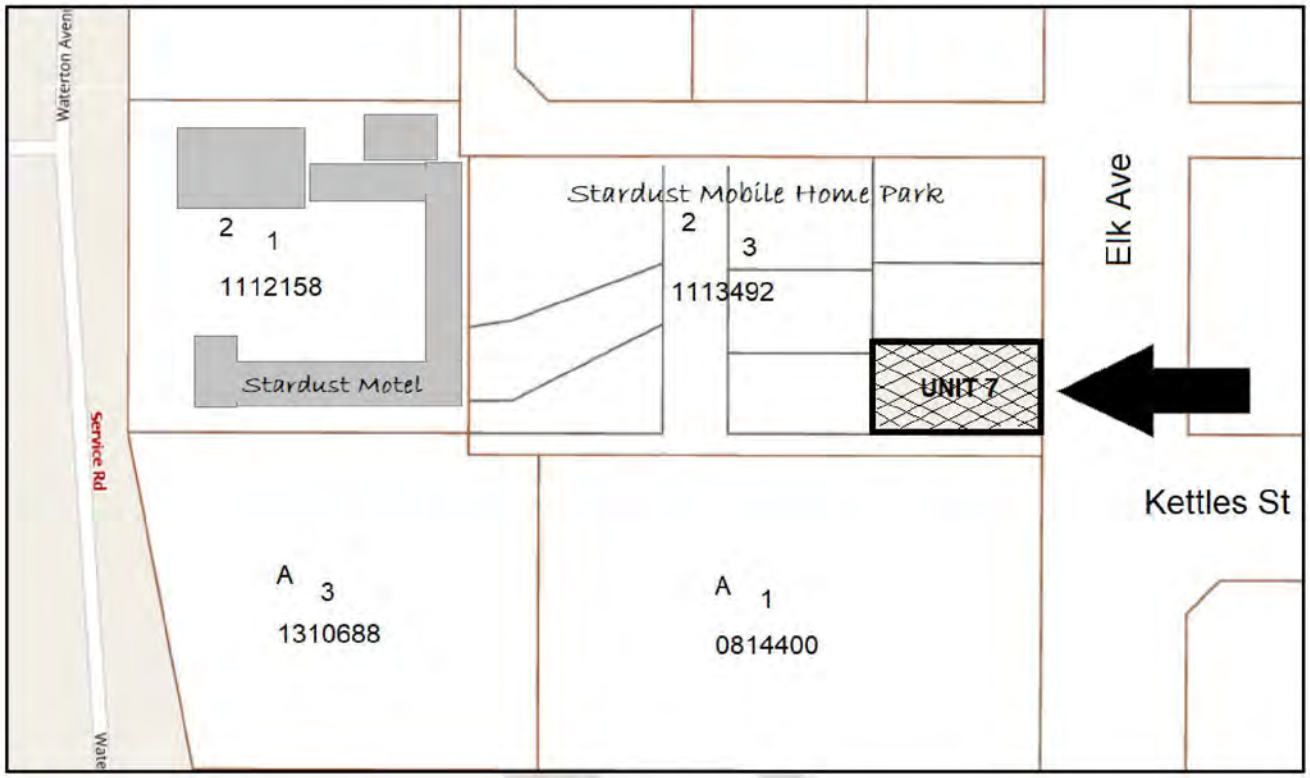
_____ _____

***Mayor** – Don Anderberg* ***Chief Administrative Officer** – Laurie Wilgosh*

READ a **third** time and finally passed this 13th day of June, 2022.

_____ _____

***Mayor** – Don Anderberg* ***Chief Administrative Officer** – Laurie Wilgosh*



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

(To amend Town of Pincher Creek LUB No. 1547)

Portion of Plan 1132492, Block 2, Lot 3 (Unit 7)
Within SE 23-6-30-W4M
Town of Pincher Creek

From: MANUFACTURED / MOBILE HOME R2
To: HIGHWAY / DRIVE-IN COMMERCIAL C2

BYLAW #: 1547-AN

DATE:

DATE: April 21, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Diagram prepared by the Oldman River Regional Services Commission
Not responsible for errors or omissions

NOTICE OF PUBLIC HEARING

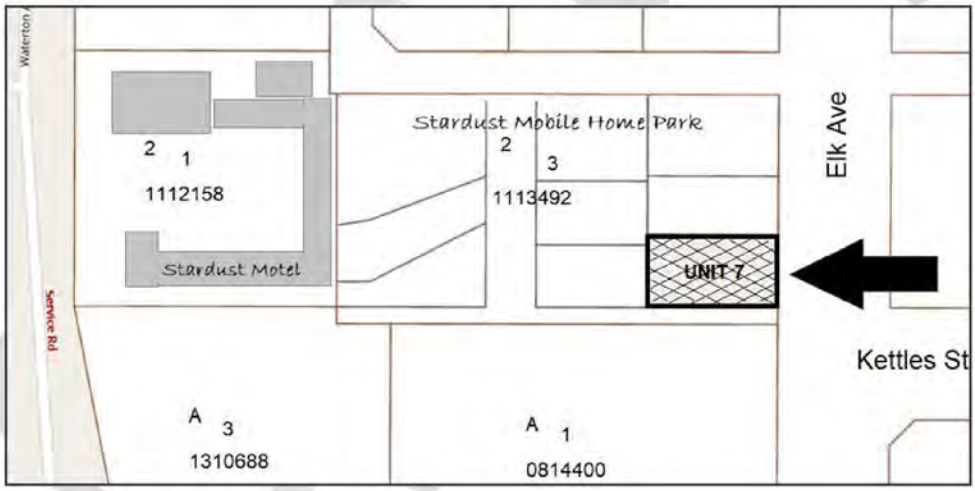
TOWN OF PINCHER CREEK
IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1547-AN

6:00 p.m., June 13, 2022
Town of Pincher Creek Council Chambers

PURSUANT to Sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Pincher Creek in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 1547-AN, being a bylaw to amend Bylaw No. 1547, being the municipal Land Use Bylaw.

THE PURPOSE of the proposed Bylaw No. 1547-AN is to redesignate lands described as Unit 7, of a portion of legally designated Lot 3, Block 2, Plan 111 3492 lying within the SE¼-23-6-30-W4M from "Manufactured/Mobile Home - R2" to "Highway/Drive-in Commercial - C2" to allow for cabin/chalet accommodation units on the subject land. The said lands are shown on the map in Schedule A.



THEREFORE, TAKE NOTICE THAT a public hearing to consider proposed Bylaw No. 1547-AN will be held in the Town of Pincher Creek Council Chambers at 6:00 p.m. on June 13, 2022.

AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed bylaw should contact the Chief Administrative Officer no later than 4:00 p.m. on the 8th day of June, 2022. Both written and/or verbal presentations may be given at the public hearing.

A copy of the proposed bylaw may be inspected at the Town of Pincher Creek office during normal business hours.

DATED at the Town of Pincher Creek in the Province of Alberta this ___ day of May, 2022.

Laurie Wilgosh
Chief Administrative Officer
Town of Pincher Creek
Box 159
Pincher Creek, Alberta
T0K 1W0

HIGHWAY / DRIVE-IN COMMERCIAL – C2

1. INTENT

The intent of the Highway/Drive-in Commercial land use district is to:

(a) manage development of commercial uses which require both high visibility and ready access to designated highways for the benefit of the motoring public;

(b) provide convenient highway proximate locations for commercial uses;

(c) ensure that development and land use in this district is functional and attractive.

PERMITTED USES*

Auto body and paint shops
Automotive repair and service
Convenience stores
Drive-in restaurants
Entertainment establishments
Hotels
Motels
Restaurants
Retail stores
Service stations
Signs
Vehicle sales and rentals

DISCRETIONARY USES

Accessory buildings and uses
Animal care service, large
Cannabis retail sales
Fleet and transportation services
Funeral homes
Laundromats and beauty salons
Offices
Public and institutional
Public or private utilities
Shipping containers
Similar uses
Specialty manufacturing/cottage industry
Truck stops

PROHIBITED USES

Shipping containers

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
Drive-in restaurants	30.5	100	30.5	100	929.0	10,000
Hotels	30.5	100	30.5	100	929.0	10,000
Motels	30.5	100	30.5	100	929.0	10,000
Vehicle sales and rentals	30.5	100	30.5	100	929.0	10,000
Truck stops	91.4	300	45.7	150	4,180.5	45,000
Public or private utilities	As required by the Designated Officer					
All other uses	30.5	100	30.5	100	929.0	10,000

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Automotive repair and service	15.2	50	3.0	10	3.0	10
Service station	15.2	50	3.0	10	3.0	10

* See Schedule 3, Development Not Requiring A Development Permit

Use	Front Yard m	Front Yard ft.	Side Yard m	Side Yard ft.	Rear Yard m	Rear Yard ft.
Truck stops	20.1	66	3.0	10	3.0	10
All other uses	9.1	30	3.0	10	3.0	10

4. **MAXIMUM LOT COVERAGE**

   Principal and accessory buildings – 80%

5. **MAXIMUM BUILDING HEIGHT**

   Principal buildings – 3½ storeys

   Accessory buildings – 4.6 metres (15 ft.)

6. **MINIMUM FLOOR AREA**

   69.68 m^2 (750 sq. ft.) or a relaxation of the minimum floor area may be granted by the Municipal Development and Subdivision Authority if deemed appropriate.

7. **ENVIRONMENTAL IMPACT ASSESSMENT**

   Where, in the opinion of the Designated Officer or the Municipal Development and Subdivision Authority, a proposed development may create an unacceptable environmental impact, an environmental impact assessment may be required prior to dealing with the application.

8. **LANDSCAPING REQUIREMENTS**

   (a) Landscaping shall be provided on all street frontage and shall be to the satisfaction of the Designated Officer or the Municipal Development and Subdivision Authority.

   (b) Other landscaping requirements – See Schedule 10

   (c) 10 percent of the total lot area must be landscaped.

9. **RESTRICTIVE COVENANTS**

   Principal buildings – 3½ storeys

10. **STANDARDS OF DEVELOPMENT** – See Schedule 4.

11. **HOME OCCUPATIONS** – See Schedule 5.

12. **MOVED-IN BUILDINGS** – See Schedule 8.

13. **PARKING AND LOADING SPACE REQUIREMENTS** – See Schedule 9.

14. **LANDSCAPING AND SCREENING** – See Schedule 10.

15. **SIGNS** – See Appendix 4.

MANUFACTURED / MOBILE HOME – R2

1. INTENT

The intent of the Manufactured/Mobile Home land use district is to accommodate manufactured/mobile home development in those areas of the community that are considered suitable for such uses.

PERMITTED USES*

Accessory buildings
Attached garages and carports
Double-wide mobile homes
Manufactured homes
Modular homes
Single-wide mobile homes

PROHIBITED USES

Shipping containers

DISCRETIONARY USES

Child care services
Home occupations
Mobile home additions
Mobile home parks
Public and institutional
Places of worship
Public or private utilities
Public park or recreation
Signs
Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
Single-wide mobile homes	13.4	44	36.6	120	490.5	5,280
Double-wide mobile homes	13.4	44	36.6	120	490.5	5,280
Manufactured homes	13.4	44	36.6	120	490.5	5,280
All other uses	As required by the Designated Officer					

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Single-wide mobile homes, Double-wide mobile homes and Manufactured homes	4.6	15	3.0 one side 1.5 other side	10 5	4.6	15
Accessory buildings	4.6	15	3.0	10	0.6	2
Attached, unenclosed improvements	4.6	15	1.2	4	4.6	15
All other uses	As required by the Designated Officer					

4. MAXIMUM LOT COVERAGE

Principal buildings – 35%
Accessory buildings – 10%

---

* See Schedule 3, Development Not Requiring A Development Permit.

5. MINIMUM FLOOR AREA

Single-wide mobile homes	– 65.0 m^2 (700 sq. ft.)
Double-wide mobile homes	– 74.3 m^2 (800 sq. ft.)
Manufactured homes	– 74.3 m^2 (800 sq. ft.)
All other uses	– As required by the Designated Officer

6. MAXIMUM BUILDING HEIGHT

All mobile homes	– shall not exceed one storey in height
Manufactured homes	– shall not exceed one storey in height
Accessory buildings	– shall not exceed 4.6 metres (15 ft.) in height
All other uses	– As required by the Designated Officer

7. ELIGIBLE UNITS

No mobile or manufactured home shall be permitted within this land use district if the dwelling unit is in excess of 20 years old.

8. STANDARDS OF DEVELOPMENT – See Schedule 4.

9. HOME OCCUPATIONS – See Schedule 5.

10. MOBILE HOME PARK REGULATIONS – See Schedule 6.

11. MANUFACTURED HOME COMMUNITY STANDARDS – See Schedule 7.

12. MOVED-IN BUILDINGS – See Schedule 8.

13. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 9.

14. LANDSCAPING AND SCREENING – See Schedule 10.

15. SIGNS – See Appendix 4.

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: KeepAlbertaRCMP Community Engagement Tour	
PRESENTED BY: Laurie Wilgosh, Chief Administrative Officer	**DATE OF MEETING:** 5/9/2022

PURPOSE:

Recently, the National Police Federation (NPF) completed our KeepAlbertaRCMP Community Engagement Tour. They promised Albertans that they would report back to the Government of Alberta what we heard. NPF has released its final report.

RECOMMENDATION:

That Council for the Town of Pincher Creek receive the KeepAlbertaRCMP Community Engagement Final Report as information.

BACKGROUND/HISTORY:

Across 38 municipalities, five virtual sessions and over 1000 participants including the public, Mayors, Reeves, Councillors, Members of the Legislative Assembly, and Members of Parliament, here are the key themes we heard:

- The majority of Albertans told us loud and clear that they do not want an expensive police transition to replace the RCMP with a new provincial police service.
- The Government of Alberta should make priority investments aimed at improving the justice system, strengthening social services, and increasing police resources.
- Participants felt they had not been consulted by the Government and that targeted investments would bring better and more immediate results to addressing crime in their communities.

ALTERNATIVES:

That Council request additional information regarding the National Police Federation report.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

PUBLIC RELATIONS IMPLICATIONS:

The public we have heard from seem to support keeping the RCMP for policing in Alberta

ATTACHMENTS:

FW_ KeepAlbertaRCMP Community Engagement Final Report - 2872

CONCLUSION/SUMMARY:
Administration supports that Council receive the NPF policing report as provided.

Signatures:
Department Head:

Laurie Wilgosh

CAO:

Laurie Wilgosh

From: Reception
Sent: Wednesday, April 27, 2022 10:16 AM
To: Cao <cao@pinchercreek.ca>
Subject: FW: KeepAlbertaRCMP Community Engagement Final Report

April McGladdery
Administrative Assistant
Town of Pincher Creek
Ph: 403-627-3156
Fax: 403-627-4784
Email: reception@pinchercreek.ca

From: Colin Buschman <cbuschman@npf-fpn.com>
Sent: Wednesday, April 27, 2022 9:04 AM
To: Don Anderberg <DAnderberg@pinchercreek.ca>
Cc: Reception <reception@pinchercreek.ca>
Subject: KeepAlbertaRCMP Community Engagement Final Report

This email was sent on behalf of National Police Federation President, Brian Sauvé

Dear Mayor Anderberg and Town of Pincher Creek Council,

Recently, the National Police Federation (NPF) completed our KeepAlbertaRCMP Community Engagement Tour. We promised Albertans we would report back to the Government of Alberta what we heard. Today, NPF today released its final report Your Police, Your Future – Listening to Albertans.

In it, we outline the reason for broad engagement, who we spoke with, and the places we visited. Most

importantly the report details what Albertans from across the province told us in response to the Government of Alberta's proposal to replace the RCMP with a new provincial police service.

Across 38 municipalities, five virtual sessions and over 1000 participants including the public, Mayors, Reeves, Councillors, Members of the Legislative Assembly, and Members of Parliament, here are the key themes we heard:

- The majority of Albertans told us loud and clear that they do not want an expensive police transition to replace the RCMP with a new provincial police service.
- The Government of Alberta should make priority investments aimed at improving the justice system, strengthening social services, and increasing police resources.
- Participants felt they had not been consulted by the Government and that targeted investments would bring better and more immediate results to addressing crime in their communities.

If you have any questions or if you would like to further discuss the report, please contact Colin Buschman, Western Government Relations Advisor, at cbuschman@npf-fpn.com.

Sincerely,

Colin Buschman

Western Government Relations Advisor | Conseiller, Relations Gouvernementales de l'ouest

National Police Federation | Fédération de la Police Nationale

(236) 233-8100

https://npf-fpn.com

NATIONAL POLICE FEDERATION | FÉDÉRATION DE LA POLICE NATIONALE

Your Police – Your Future: Listening to Albertans

EXECUTIVE SUMMARY

What we heard

Through the NPF's community engagement sessions and online surveys with Albertans we heard loud and clear that the majority do not want a new police service, and instead want to redirect that funding to prioritize improving the justice system, strengthening social services, and increasing police resources. Participants felt that these targeted investments would bring better and more immediate results to address crime within communities.

Background

In 2020, the Fair Deal Panel (FDP) recommended that the Government of Alberta consider transitioning away from the RCMP to an Alberta Provincial Police Service (APPS). The Panel's own survey showed that most Albertans do not support this idea, ranking it second last in terms of priorities for Alberta. Following the FDP recommendations, the Government hired PricewaterhouseCooper (PwC) in October 2020 to conduct a $2 million report which was completed in spring 2021 and released publicly in November 2021, titled APPS Transition Study.

Since December 2020, the National Police Federation (NPF) has conducted three rounds of public opinion research through Pollara Strategic Insights which have consistently shown that only less than nine per cent of Albertans support such a transition. This research has shown that Albertans do not want to pay for increased costs and instead want additional resources to be invested into the Alberta RCMP to continue to reduce and mitigate rural crime and more funding within the Alberta justice system to tackle the issue of repeat offenders.

Our community engagement

The NPF has been actively meeting with Albertans, stakeholders, and elected officials over the past year, all of whom have shared these same sentiments. Following the release of the APPS Transition Study, the Government continued to assert that the majority of Albertans supported such a plan: which is the exact opposite of Pollara's findings and what the NPF has heard. In response to this, the NPF undertook a community engagement tour of Alberta municipalities to both inform and hear from municipalities and residents on policing.

The KeepAlbertaRCMP Community Engagement Tour held meetings in 38 municipalities from Pincher Creek to Fort McMurray with five additional virtual sessions, and other meetings with stakeholders and organizations as requested by them. From the Community Engagement Tour, the NPF developed this report sharing what we heard from communities across the province and the questions they still want answered by the Government.

WHO WE HEARD FROM

The KeepAlbertaRCMP Community Engagement Tour held public sessions throughout the province which were open to everyone. Significant social media ads, print and digital ads, and local radio commercials ensured that as many people as possible knew we were coming to their community and how to join. The NPF also held additional presentations with community groups, on request, such as Rotary Club and Rural Crime Watch, as well as presented to numerous First Nations Chiefs and First Nations members.

In addition to the public, Mayors, Reeves, Councillors, Members of the Legislative Assembly, and Members of Parliament attended these engagement sessions, as well as various other municipal officials and municipal employees. Many community organizations also attended our engagement sessions including Rural Crime Watch chapters, Citizens on Patrol chapters, and others who work to make the Alberta justice system safer and fairer for all.

WHAT WE HEARD

Survey respondents and engagement session participants shared a great deal about both the positive aspects of the current policing structure and the challenges they have experienced with policing in their community. Participant views, challenges, and their need for more information on the proposed police model are outlined in more detail in the following sections.

The image above captures the most used words in open-ended responses across all surveys. The size of the word corresponds with the relative frequency each word was used. "RCMP", "money" and "resources" were the most frequently used words, followed by "financial pain", "judicial system", "great jobs" and "utmost respect"- indicating the predominance of these sentiments. It is important to note that in most open-ended responses, 86% supported keeping the RCMP. Statements most often reflected their concerns with transitioning to a new police service, while at the same time highlighting the great job and respect for the RCMP.

By the Numbers

Since October 2020, the NPF has conducted three rounds of research through Pollara Strategic Insights, October 2020 (W1), April 2021 (W2) and October 2021 (W3). The NPF also conducted an online survey during the same timeframe as the engagement sessions to gain feedback from those who attended and those who were unable to attend. This survey was open from January to March 31, 2022.

SURVEYS	Number of responses
Pollara October 2020 (W1)	1,300
Pollara April 2021 (W2)	1,228
Pollara October 2021 (W3)	1,221
NPF: Satisfaction of RCMP policing (2022)	672
NPF: Policing improvements within communities (2022)	739

Across all research conducted between 2020 and 2022, the graphic below demonstrates the average response to questions asked. See Appendix A for further analysis of the survey responses.

Municipal Support

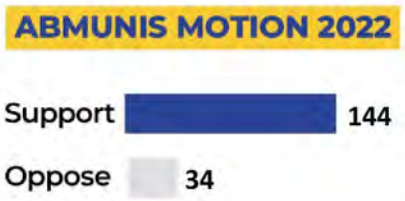
In March of 2022, both of Alberta's municipal associations, Alberta Municipalities (ABmunis) and Rural Municipalities of Alberta (RMA), passed resolutions opposing the Government of Alberta's provincial police service transition proposal. Together, these organisations represent all the 300+ municipalities across Alberta.

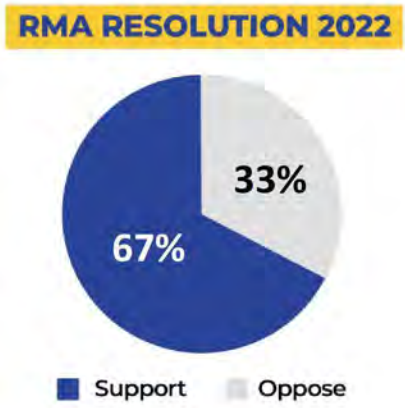
ABmunis passed a resolution that "Alberta Municipalities strongly oppose the APPS models proposed in the PwC study and develop an advocacy and communications strategy to advance our position.

Further, that Alberta Municipalities urge the Government of Alberta to invest in the resources needed to:

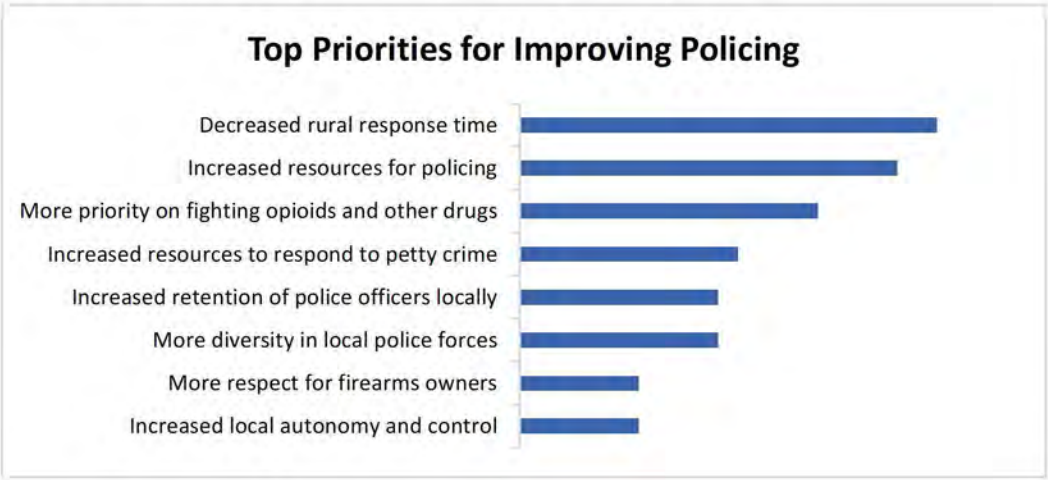
1. Address the root causes of crime (i.e., health, mental health, social and economic supports); and
2. Ensure the justice system is adequately resourced to enable timely access to justice for all Albertans."[i]

RMA passed a resolution that "Rural Municipalities of Alberta request that the Government of Alberta not create an Alberta Provincial Police Service".[ii]





Priorities of Albertans



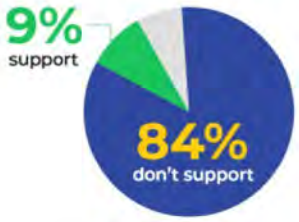
We know that there are improvements that can be made within the current policing model in Alberta. Through our surveys and during discussions at our engagement sessions and as noted above in the ABmunis motion, Albertans want the Government to decrease rural response time, increase resources for police and focus on fighting opioids and other harmful drugs that are on the rise within communities.

Key Themes

We heard about the positive aspects of the current policing model and of the challenges experienced by residents and communities. While some aspects of the discussions differed across the province, we heard overwhelmingly the same message: Albertans do not support a transition away from the RCMP.

During engagement sessions, two main issues continued to be raised: associated costs and impacts to public safety.

Albertans DO NOT SUPPORT replacing the Alberta RCMP



Participants also shared their frustration over the lack of basic information surrounding the potential transition from the Government. Many participants expressed that they had reached out to their local MLA and either did not receive a satisfactory answer or are still waiting for answers.

More specifically, Albertans noted that the challenges they face with the current policing structure are not just a result of policing, but a multitude of services that impact public safety including: the judicial system, lack of crown prosecutors, lack of community supports, reduction of mental health programs, and a need for better police infrastructure and resources - all of which the province oversees.

The following key themes emerged from the NPF's community engagement sessions:

1. Why is This Being Pursued?

Frequently asked questions

Why is the Alberta government continuing to pursue this?

What is so broken it must be replaced instead of fixed?

Who is going to benefit from this transition?

Many attendees questioned whether the Government was pursuing a new police service for motives other than public safety. This topic arose as residents pointed out that the Fair Deal Panel's findings through surveys of Albertans showed a lack of community support. Many continue to feel that this proposed transition is going to move forward, regardless of what Albertans want. Albertans want to ensure that public safety will not and can not be compromised for any political reason. Many people expressed that they did not feel consulted and were not heard by either the Government or their local MLAs.

Participants also questioned why the Government failed to conduct a review of the current services provided by the RCMP to identify where resources could be invested to improve the current police structure and associated costs of doing so.

2. Costs

Frequently asked questions

Why isn't the Government investing this "extra" money to address the root causes of crime?

Why does the Transition Study seem to ignore the federal contribution?

Where is all this additional money going to come from?

How much will costs increase if transition timelines are delayed?

Throughout the engagement sessions and surveys, participants emphasized their concern surrounding additional costs associated with a potential APPS. Many felt that while the Transition Study was fulsome in some cost areas, there were many noted "unknown" costs or areas where more analysis would be needed to assess the full costs and impacts. This has left participants with more questions than answers.

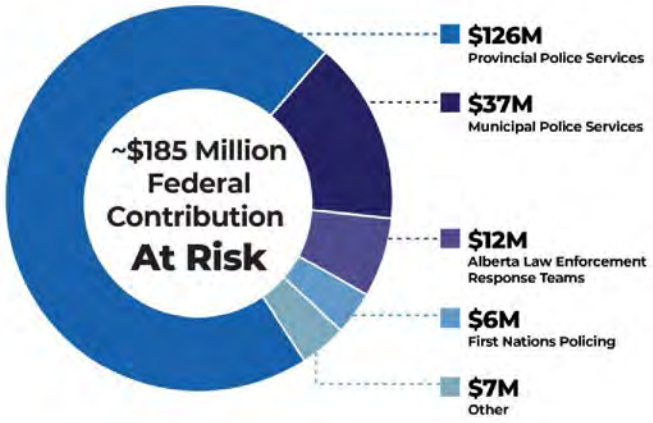
The most common question raised surrounding costs was "who is going to pay for this?" Attendees noted that the Government has stated that municipalities would not pay for the additional costs (+$139 million per year, increasing with inflation) but has still not been able to state clearly to Albertans who would. We heard that participants felt that ultimately municipalities and taxpayers would be saddled with the increased costs and/or the fear that taxes would be raised.

"Municipalities cannot bear to have more of these (police) costs downloaded to them, especially if there's not proof that there will be increased levels of service."

– Sturgeon County Mayor Alanna Hnatiw
St Alberta Today (February 9, 2021)[iii]

Costs continued to be the main concern amongst participants. Many found it hard to rationalize the proposed costs associated with an APPS and pointed out that the Transition Study noted that the APPS would be modeled after the RCMP. Many saw this as a waste of taxpayers' money which could be better spent in other ways to better address public safety in Alberta. Participants believed increased investments alone into policing will not fix rural crime, but instead a multi-pronged approach including hiring and retaining crown prosecutors and ensuring an end to the revolving door of the justice system would provide more immediate crime reduction.

We heard that some residents did not fully understand the current federal contribution that the federal government provides to the Government of Alberta to cover 30% of the policing costs for having the RCMP as the provincial police service. Many believed that the federal government would continue to provide the Government some money to cover policing costs.



At the same time, participants felt the Transition Study was misleading because it didn't outline the Ontario Provincial Police or the Sûreté du Québec policing models and associated costs, which would be the best comparison to demonstrate potential costs for an APPS. Neither Ontario nor Quebec receive any federal contributions to cover their own provincial police services. This benefit is provided only to provincial partners who use the RCMP. Many participants also expressed that they felt the Government was not doing a great job at providing accurate information to MLAs on the topic, as some UCP MLAs had been telling their residents that the federal contribution would continue under an APPS model. During one of our sessions, a UCP MLA in attendance, also stated this misleading information. In addition, we also heard from some UCP staff who attended that they believed that the contribution would continue. Many attendees felt mislead, frustrated, and expressed a lack of trust with the information being provided to them.

3. Oversight & Provincial Responsibility

Looking at the current state of policing in Alberta, there appeared to be some misunderstanding as to the role the Province plays in setting the priorities of the Alberta RCMP. Participants expressed that part of this confusion stems from false claims by the Province that the RCMP priorities are set by Ottawa.

During our engagement sessions we pointed to the various sections of the *Provincial Police Service Agreement* (PPSA), which outlines police services between the RCMP and the province, which state:

Article 6.1:
"The Provincial Minister will set the objectives, priorities and goals of the Provincial Police Service."

Article 6.3:
"The Provincial Minister will determine, in consultation with the Commissioner, the level of policing service to be provided by the RCMP..."

Article 18.1(e):
"Each fiscal year the Provincial Minister will...provide the Commanding Officer with the projected annual budget for the Provincial Police Service for the next fiscal year, as well as projected budgets..."

Did You Know?

Detachment Commanders hold townhalls regularly to get input from the general public in their communities around policing priorities, along with general discussions around community safety issues.

Some attendees found this helpful, while others still questioned why the Province would state otherwise. It was expressed that these two narratives are creating confusion amongst the public.

Municipal officials who attended the engagement sessions expressed appreciation for the hard work of Alberta RCMP Members and the difference they make in their communities. Municipal officials maintain direct and open contact with their local Detachment Commander through strong relationships. We heard that many municipalities utilize local advisory committees with their local RCMP as a way to express local concerns, identify crime trends, and to discuss and determine local priorities for the year. Many municipal leaders expressed fear that these strong

relationships would be lost through a transition, including local knowledge of crime trends and offenders.

"I believe that the town of Millet has great relationship with the local RCMP detachment and would not support their removal from the Province"

- Millet Mayor Doug Peel
The Wetaskiwin Times (Nov 3, 2021)[iv]

4. Staffing and Training

Frequently asked questions

If Alberta has the money for a transition, why not use it to provide additional resources to the RCMP?

Where is the Government going to find that many officers in Alberta?

How would an APPS match the high-level of police standards of the RCMP?

How much would a training facility costs, and the staff needed?

We consistently heard about staffing challenges with the current policing structure and concerns about how an APPS would better address these challenges. Participants noted that there is a decline in police personnel within Canada, which does create staffing issues within the RCMP and can impact crime rates within their communities. However, many noted that the Transition Study does not outline this issue and how it would be able to recruit and train the number of officers it would need to fully staff a provincial police service.

Many participants questioned if the current Alberta RCMP Members would transfer over to a new APPS. However, some municipal leaders pointed out that in the Government consultations they attended, the provincial government was citing that they predict about 15% of the current Alberta RCMP would transition over. This flagged a further issue with attendees on how the Government would recruit the remaining ~2,500 officers needed to form an APPS. During the engagement sessions, the NPF outlined that most of the RCMP officers would continue to stay with the RCMP and transfer to other postings, as we have seen in other jurisdictions. We then heard attendees note that the Government is highlighting a potential APPS as being local officers from Alberta, and with recruiting challenges and most of the RCMP officers remaining with the RCMP, such a notion would be impossible.

"The RCMP are serving us well...I don't see a lot of positives to a provincial police force."

– St. Albert Mayor Cathy Heron
St Alberta Today (February 9, 2021)[v]

Another issue that was raised was that the current RCMP model allows for officers to move in and out of communities, which can be a challenge. While the current RCMP structure does move officers, most often these officers are relocated between communities within Alberta and not out of province. This still allows the community to benefit from the Member's Alberta crime knowledge. However, not all participants saw this as a concern and praised the model as it allows for officers with various expertise and backgrounds to come into the community; stops political influence of officers in communities; and if a municipality wishes to retain an officer there were avenues to obtain the officer for a longer contract.

"Lethbridge County Council and a majority of other rural municipalities do not support this proposed transition to an Alberta Provincial Police Service."

– Lethbridge County Reeve Tory Campbell
My Lethbridge Now (Jan 20, 2022)[vi]

During our sessions we also heard that the RCMP has some of the highest training standards in the world and that a move to an APPS could jeopardize the quality of service they receive. The Transition Study also noted a two-tiered police model for an APPS with less fully trained officers. Many participants expressed huge concerns, especially in rural communities, on how this could negatively impact police services to some of the complex crimes they experience and how this would improve public safety and confidence in the police.

5. Improve, Not Replace

Communities across Alberta appreciated having both the NPF and the Government come to their community to discuss policing but felt that the conversation should not be about replacing, but instead on ways to improve the current policing model.

It was often repeated throughout the NPF engagement sessions that Albertans do not have an issue with the RCMP, but instead with the Alberta justice system that seems to create a revolving door for criminals to reoffend with little-to-no repercussion. Part of this problem comes from the shortage of crown prosecutors which communities want addressed first and foremost.

"The issue with rural crime is not about the police force, it's about the justice system not performing well"

– Edson Mayor Kevin Zahara
CBC Edmonton (March 9, 2022)[vii]

We heard how the RCMP can better serve communities including better support for mental health calls, continuing to address rural response times, addressing delays in RCMP transfers, and increasing administrative help to ensure RCMP officers can be out on the streets instead of behind a computer.

6. Call for Consultation and Answers

Frequently asked questions

Why isn't the public allowed into the Government consultations?

How do we make sure our MLAs are listening to us?

Why is the Government pursuing this without consulting Albertans?

Since the release of the Transition Study, the Government has undertaken limited consultations with only municipal leaders and key stakeholders. The public was not allowed to attend and even had their participation revoked if they were invited by a municipal official. We heard repeatedly from participants that they do not feel properly consulted by the Government on this matter. They were frustrated that the only consultation that is open to the public is a proposed online survey. We also heard from many First Nation leaders that they were not consulted and grew frustrated with this proposal and lack of communication from the Government.

We heard that participants have written letters to their local MLA, but many have gone unanswered, or the response received was vague and did not answer the questions asked, but instead only received a templated response.

Unanswered Questions

During our engagement sessions we heard a multitude of questions from participants that have gone unanswered by the Government. Albertans need answers to make an informed decision.

1. The proposed APPS transition will cost Albertans more than $185 million/year in Federal contributions, plus more than $366 million in transition costs. Where is this money going to come from?
2. With so many police departments struggling to recruit, and the Government assuming only 15% of Alberta RCMP would transition to an APPS, how do they plan to fill the other ~2,500 positions in just four years?
3. The Transition Study states that APPS officers would initially be trained in municipal training facilities (Calgary and Edmonton police services). Are these facilities prepared and equipped to train the ~2,500 officers needed?
4. The APPS report offers two models, with Model A offering half as many fully trained officers as the current Alberta RCMP. Why would the Government consider providing less than the current complement of fully trained police officers for rural Albertans, and for more money?
5. Why didn't the Provincial Government review the current Alberta RCMP police service model for how efficiencies could be made, and the cost to do so?
6. When will the Government be completing a true feasibility study to clarify the assumptions made in the Transition Study as recommended by PwC?

ABOUT THE NPF

The National Police Federation (NPF) is the sole certified bargaining agent representing ~20,000 Members of the Royal Canadian Mounted Police (RCMP) across Canada and internationally, including about 3,500 Members in Alberta. Certified in 2019, the NPF is the largest police labour relations organization in Canada. The NPF's mission is to provide strong, fair, and progressive representation to promote and enhance the rights of RCMP Members.

APPENDIX A: Survey Results

The following charts display the results from the surveys conducted since October 2020 and show a cross comparison overtime of the responses to specific questions asked.

Table A1: Surveys

SURVEYS	Number of responses
Pollara October 2020 (W1)	1,300
Pollara April 2021 (W2)	1,228
Pollara October 2021 (W3)	1,221
NPF: Satisfaction of RCMP policing (2022)	672
NPF: Policing improvements within communities (2022)	739

Between January and March 31, 2022, the NPF conducted its own online survey at the same time as the NPF's engagement sessions to further collect information and feedback.

Figure A1: How satisfied are you with the RCMP's policing in your community? (4,421 respondents)

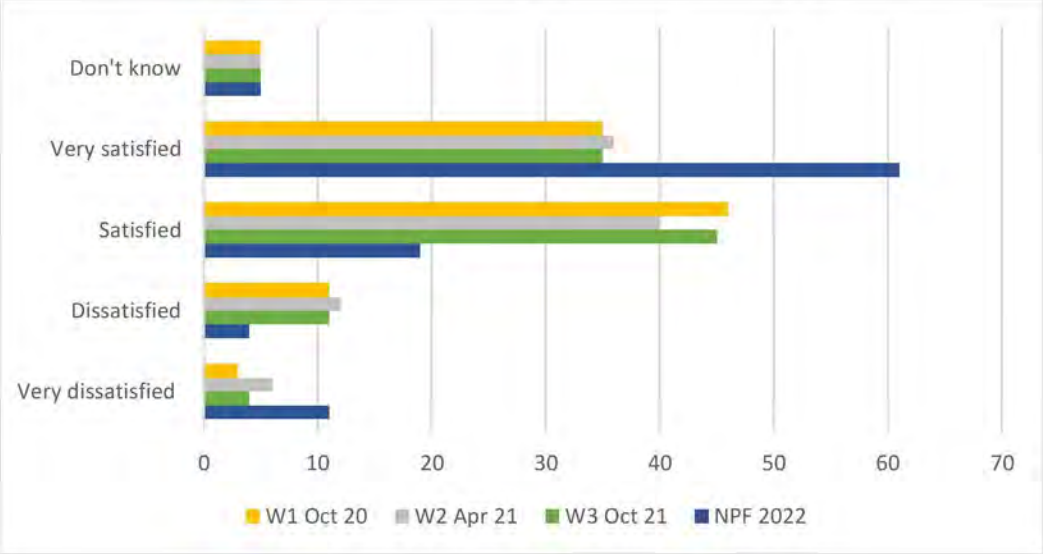


Figure A2: Before any changes to policing are made, there needs to be a detailed accounting of costs and impacts to service levels. (3,749 respondents)

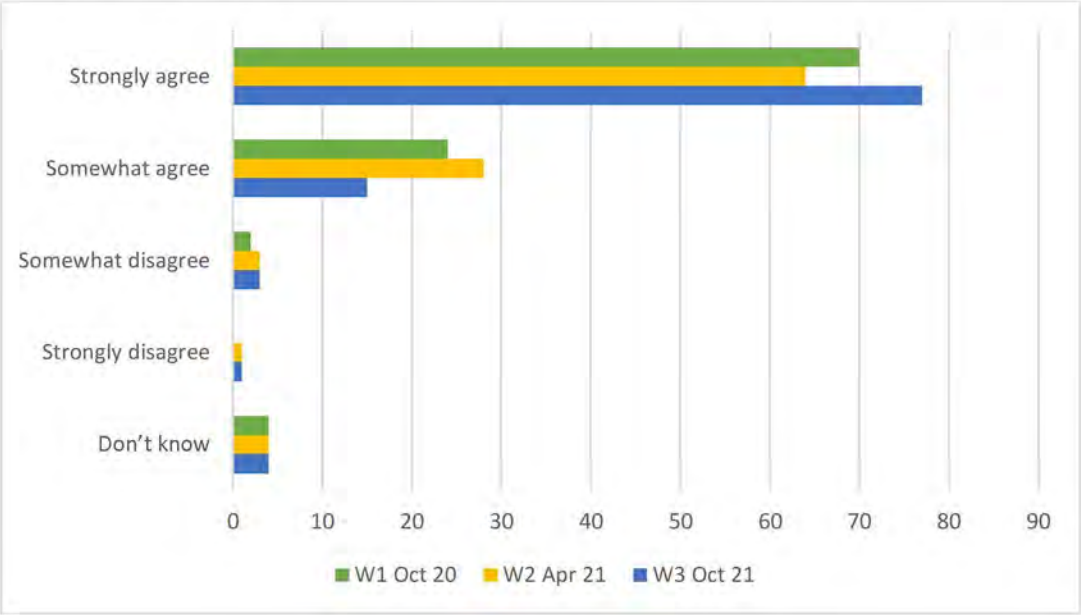


Figure A3: What is the most important improvement you'd like to see in policing in your community? (4,448 respondents)

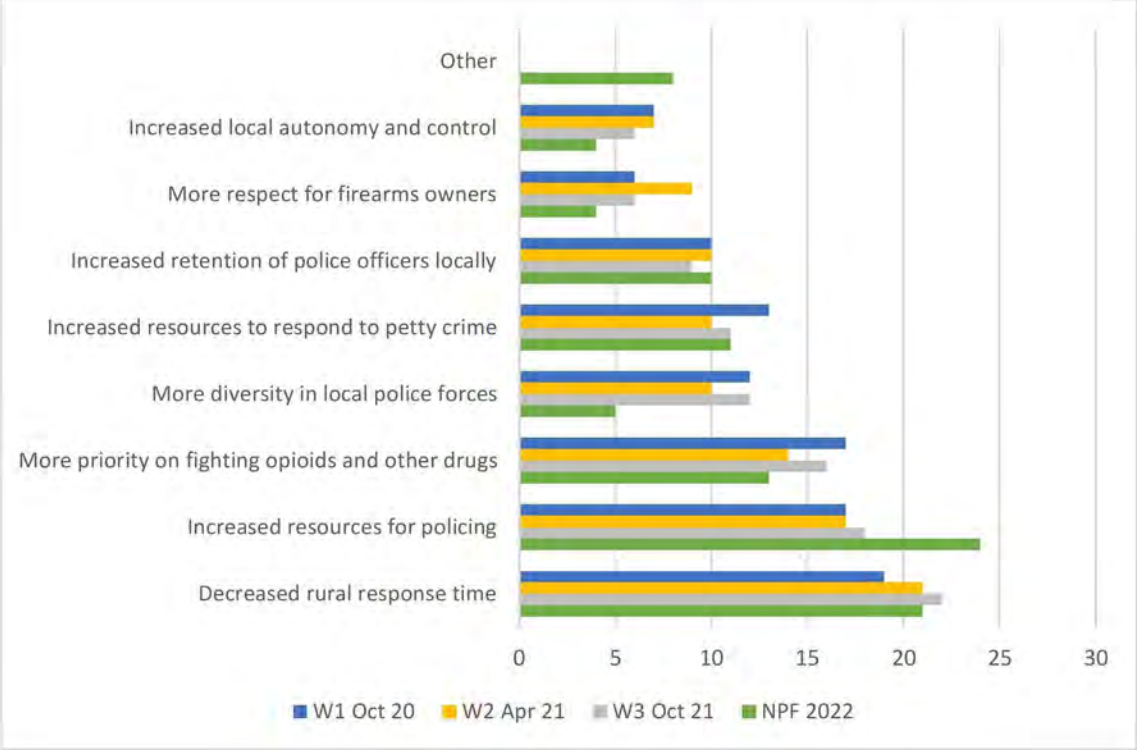
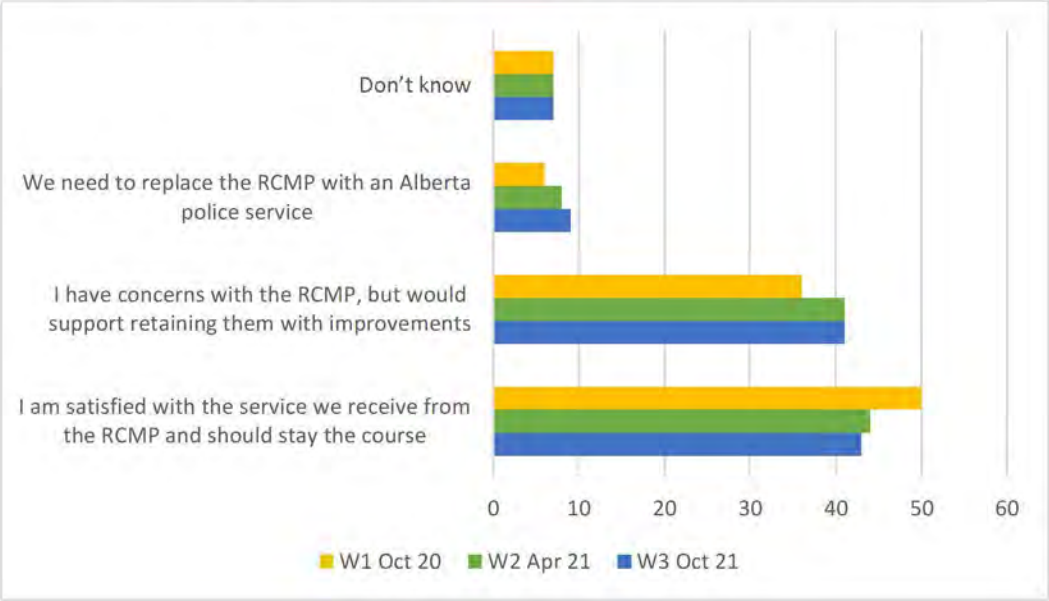


Figure A4: Which of the following statements best reflects your viewpoint? (3,749 respondents)



[i] "MLC Presentations & APPS position (RFD) now available." *Alberta Municipalities.* Mar 16, 2022. *https*://www.abmunis.ca/news/mlc-presentations-apps-position-rfd-now-available

[ii] "Continued Support for the Royal Canadian Mounted Police in Alberta." *Rural Municipalities of Alberta.* March 15, 2022. https://rmalberta.com/resolutions/4-22s-continued-support-for-the-royal-canadian-mounted-police-in-alberta/

[iii] Ma, Kevin. "Mayors cool to proposed Alberta police force." *St. Albert Today.* Feb 9, 2021, https://www.stalberttoday.ca/local-news/mayors-cool-to-proposed-alberta-police-force-auma-heron-hnatiw-morishita-king-3358994

[iv] Max, Christina. "Local leaders not backing provincial police force idea." *The Wetaskiwin Times.* Nov 3, 2021, https://www.wetaskiwintimes.com/news/local-leaders-not-backing-provincial-police-force-idea

[v] Ma, Kevin. "Mayors cool to proposed Alberta police force." *St. Albert Today.* Feb 9, 2021. https://www.stalberttoday.ca/local-news/mayors-cool-to-proposed-alberta-police-force-auma-heron-hnatiw-morishita-king-3358994

[vi] Siedlecki, Patrick. "Lethbridge County not in favour of Alberta scrapping the RCMP." *My Lethbridge Now.* Jan 20, 2022. https://www.mylethbridgenow.com/23621/lethbridge-county-not-in-favour-of-alberta-scrapping-the-rcmp/

[vii] French, Janet. "Bill overruling local mask laws 'a precedent we don't appreciate,' Alberta municipal leaders say." *CBC News.* Mar 9, 2022. https://www.cbc.ca/news/canada/edmonton/bill-overruling-local-mask-laws-a-precedent-we-don-t-appreciate-alberta-municipal-leaders-say-1.6379240

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: CFEP grant application Sage & Cayon	
PRESENTED BY: Laurie Wilgosh, Chief Administrative Officer	**DATE OF MEETING:** 5/9/2022

PURPOSE:

to obtain Council support for a CFEP grant application for the Sage and Canyon Child Care centres outdoor play areas

RECOMMENDATION:

That Council for the Town of Pincher Creek agree and provide a letter of support for the Community Facility Enhancement Program grant application to help fund the outdoor play areas with irrigation, tree planting, decks and gazebos and other play area enhancements at both the Sage and Canyon Childcare Centres.

BACKGROUND/HISTORY:

The Town has budgeted for irrigation and trees at both child care centres, which will help prepare the sites for further landscaping and play area enhancements. The childcare facilities offer safe, reliable and fun care and learning opportunities to regional families, in addition to the local economic contributions. A significant investment was made by the Town and the M.D. in providing this invaluable service, which was and continues to be a priority of the Council's strategic Planning initiatives.

Other financial and in-kind commitments:

-$2,000 has been secured from Pieridae

-Commitment for large logs and boulders has been made from the MD

Other grants have been applied for to cover pieces of the project; waiting a response

ALTERNATIVES:

That Council for the Town of Pincher Creek receives the request for support for the Community Foundation Enhancement Program to develop the outside play areas at both Sage and Canyon Child Care centres as presented.

That Council for the Town of Pincher Creek request additional information regarding the CFEP grant funding proposal and playground enhancements at both Sage and Canyon Child Care Centres.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:

N/A

FINANCIAL IMPLICATIONS:

Town's 2022 budget allocations for irrigation - $70,000, ($6400 spent) as well as $20,000 for trees.

PUBLIC RELATIONS IMPLICATIONS:
Residents and local childcare users will appreciate a safe and fun outdoor play area for the children

ATTACHMENTS:
Canyon Landscape Concept - Phasing Plan_2021-09-14 (1) - 2876
Sage Landscape Concept - Phasing Plan_2021-09-13 (3) - 2876
Simple Third Party Agreement - 2876
PCCELC Letter of Support from Roger Reid - 2876

CONCLUSION/SUMMARY:
Administration supports that Council provide a letter of support for the CFEP grant application to be used for upgrades and enhancements at the two childcare centres play and landscaping areas.

Signatures:
Department Head: La Vonne

CAO: Laurie Wilgosh

LEGISLATIVE ASSEMBLY
ALBERTA

Roger Reid, MLA
Livingstone-Macleod

April 12, 2022

Don Anderberg
Chairman
Pincher Creek Community Early Learning Centres
864 Christie Ave, Box 2067
Pincher Creek, AB T0K 1W0

Dear Mayor Anderberg,

As MLA for the Livingstone-Macleod Constituency, I am pleased to offer my full support for The Pincher Creek Community Early Learning Centres (PCCELC) application for the Community Facility Enhancement (Large Stream) Program Grant

I am very familiar with Pincher Creek Community Early Learning and recognize and commend their work in providing world class programming and facilities that are accessible and affordable for our community's youngest citizens and their families. Their continuing mandate is to create outdoor spaces that uphold nature-based learning opportunities at Sage and Canyon Early Learning Centers in Pincher Creek, AB.

In consultation with landscape architects and outdoor pedagogy practitioners, this shovel ready project includes design elements that include shade shelters, trees, natural play materials, play-scaping and irrigation. Working with community organizations and local government, this project has secured in-kind and monetary support, and will support the local economy, attract families, and support current families with outdoor learning opportunities.

Thank you for reading my letter and taking serious consideration for this application. This funding will assist Pincher Creek Community Early Learning Centres (PCCELC) in creating strong and healthy families in our community.

Kind Regards,

Roger Reid, MLA
Livingstone-Macleod

CONSTITUENCY OFFICE
618 Centre Street SE, , High River, AB T1V 1E9
Tel: 825.212.2000

SATELLITE OFFICE
P.O. Box 3353, 12 Ranchland Mall, 1300 Hewetson Avenue, Pincher Creek, AB T0K 1W0
Tel: 403.904.8110

livingstone.macleod@assembly.ab.ca

Third Party Agreement

Between: Pincher Creek Community Early Learning Centre Ltd.
864 Christie Ave, Box 2067
Pincher Creek, AB, T0K 1W0
hereinafter called "The Applicant'

And, Town of Pincher Creek
962 St. John Avenue, Box 159
Pincher Creek, AB, T0K 1W0
hereinafter called 'The Third Party'

1. For the purposes of applying for grant funding, The Third Party will assist the Applicant by providing them with such documentation as is necessary for the purposes of applying for grant funding.

2. The Applicant will communicate with the designated representative of The Third Party at all stages of any applications made ensuring that all relevant guidelines are followed, and that The Applicant is given sufficient opportunity to review and sign the application before submission.

3. Should the application be successful The Applicant will receive, bank, and supply The Third Party with the funds to carry out the project as agreed.

4. The Third Party will proceed with the project as laid out in the application. Should plans change or any diversion from the original application be necessary The Third Party will communicate with The Applicant, and the Funder to ensure that all changes are agreed to before continuing with the project.

5. The Third Party will keep all invoices, receipts and payment records and assist The Applicant with all reporting requirements ensuring that deadlines are met and that all reporting is done per the funders requirements.

Signed_____ Signed_____

Title_____ Title_____

Organization_____ Organization_____

Dated_____

Dated_____

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: Request for Utility Credit	
PRESENTED BY: Wendy Catonio, Director of Finance and Human Resources	**DATE OF MEETING:** 5/9/2022

PURPOSE:

To consider the request from Utility customer account number 0715700.000 for a reduction on the November/December Utility invoice.

RECOMMENDATION:

That Council for the Town of Pincher Creek accept the letter concerning Utility Account #0715700.000 as information and direct administration to respond accordingly.

BACKGROUND/HISTORY:

Please see attached letter to Mayor and Council explaining this unfortunate situation. Sometimes water leakage is not obvious until a resident receives their invoice.

ALTERNATIVES:

That Council for the Town of Pincher Creek agree to credit utility account #0715700.000 $_____.

That Council for the Town of Pincher Creek request further information from administration.

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:

Refunding a utility customer for water used is not reflective of a user pay utility system as set up for the Town of Pincher Creek. However, this usage was due to a water leak which can be difficult to locate and rectify.

FINANCIAL IMPLICATIONS:

None at this time

PUBLIC RELATIONS IMPLICATIONS:

Other utility customers could request the same treatment when they receive a higher than normal water usage invoice.

ATTACHMENTS:

Letter from Resident - 2878

CONCLUSION/SUMMARY:

Administration supports Council for the Town of Pincher Creek accepting the letter as information and directing administration accordingly.

Signatures:
Department Head: Wendy Catonio

CAO: Laurie Wilgosh

Subject: January water bill shocker!

To Mayor Don Anderberg, and council
This is a matter that happened in January when we received a water/ town bill that was over 5 times ($776.46) the usual amount. When I opened the bill I thought there must have been some mistake as we hadn't open a car wash or laundry mat in December. went to investigate and found that sure enough our water softener was not working properly and a steady stream of water was running down the drain. We didn't hear water running, or see any water pooling as we would have rectified the problem much sooner if we would have been aware of it. We do not waste water and are conscious of water usage.
When we got the bill both and I were in contact with the town office and also talked with
who directed us to send an email which we did on January 21. We paid the utility bill, and received no reply to the email. I followed up in March learning that many things had happened between our email and follow up (a baby, and parental leave being some of them). I am not sure there is anything that can be done but if there is anyway you could credit our utility account it would be much appreciated.
Sincerely

Sent from my iPad

TOWN OF PINCHER CREEK

REQUEST FOR DECISION

Council

SUBJECT: 2022 Strategic Planning priorities	
PRESENTED BY: Laurie Wilgosh, Chief Administrative Officer	**DATE OF MEETING:** 5/9/2022

PURPOSE:
For Council to confirm the 2022 Strategic Planning priorities as proposed

RECOMMENDATION:
That Council for the Town of Pincher Creek agree to adopt the proposed 2022 Strategic Planning Priorities as presented.

BACKGROUND/HISTORY:
Town Council and senior management attended a two day Strategic Planning Session with Innovisions and Associates. Six items were identified and tentatively adopted by Council at the end of the second day of planning. Management is in the process of providing a project status and update to Innovisions, who will then deliver the final report. At the present time, Council is being requested to agree to the list of priorities for the remainder of this term of Council.

ALTERNATIVES:
That Council receive the list of proposed priorities as a result of the Strategic Planning Session discussions.

That Council revise the list of proposed Strategic Planning priorities as follows:

IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:
Council's ongoing decisions and budgeting will consider the 2022 priorities as adopted from the Strategic Planning session.

FINANCIAL IMPLICATIONS:
to be determined with future budget cycles

PUBLIC RELATIONS IMPLICATIONS:
Adopting strategic planning priorities allows the public to know where town funds may be directed

ATTACHMENTS:
strategic priorities 2022 - 2877

CONCLUSION/SUMMARY:

Administration supports that Council adopt the 2022 Strategic Planning priorities as presented.

Signatures:
Department Head: Laurie Wilgosh

CAO: Laurie Wilgosh

Priority: Communication
Statement: Develop a plan to inform, listen to, and collaborate with our stakeholders

Priority: Recreation
Statement: invest in high quality recreation, parks, and culture services/opportunities that will result in significant improvement of the wellbeing of our residents

Priority: Operations
Statement: Develop an asset management strategy that considers current and future needs of Town infrastructure

Priority: Planning & Fiscal Matters
Statement: Create systems to increase efficiency in planning, information and fiscal management

Priority: Partnership
Statement: Form stronger relationships by integrating our planning and communications with our partners

Priority: Economic Development
Statement: begin to implement the economic development strategy

Town of Pincher Creek
COUNCIL DISTRIBUTION LIST
May 9, 2022

Item No.	Date	Received From	Information
1.	April 21, 2022	Community Development Unit	Spring 2022 Webinars! Board Development, Grant Writing, The Role of the Treasurer, and many more webinars!
2.	April 25, 2022	Town of Taber	Registrations Open for the Alberta-Japan Twinned Municipalities Conference
3.	April 21, 2022	Community Futures, Crowsnest Pass	Regional Tourism Night
4.	April 20, 2022	Allied Arts Council of Pincher Creek	The Balcony Concerts
5.	April 22, 2022	Gateway Association - Mayor's Luncheon	This just in our 2022 Mayor's Luncheon Emcee is...
6.	April 23, 2022	Allied Arts Council	2022 Annual General Meeting
7.	April 25, 2022	FCM Communiqué	FCM Voice: Carole Saab's op-ed on housing | New funding for inclusive community initiatives | Nominations open for FCM's Ann MacLean Award | more
8.	April 25, 2022	Community Engagement	AHS Together4Health Headlines
9.	April 25, 2022	Livingstone-Macleod	Tourism Investment Program
10.	April 28, 2022	Affordable Housing News	Buying a home will continue to get harder through 2024
11.	April 29, 2022	Alberta Seniors & Housing	Newsletter - Alberta Seniors and Housing
12.	April 29, 2022	Economic Developers Alberta (EDA)	Economic Development Ethics Training Workshop - May 11 - Register Today
13.	May 3, 2022	Travel Alberta	May Connections
14.	May 3, 2022	Pincher Creek Emergency Services Commission	Items for sealed bid
15.	May 4, 2022	Oldman Watershed Council	Oldman Watershed Council Newsletter | May 4, 2022
16.	May 4, 2022	Community Engagement	EMS Update - May 2022
17.	May 2, 2022	South Canadian Rockies Tourism Association	Event Reminder