



AGENDA FOR THE TOWN OF BEAVERLODGE COMMITTEE OF THE WHOLE MEETING
TO BE HELD MONDAY NOVEMBER 14, 2022 @ 6:00 PM
COUNCIL CHAMBERS, 400 10 ST BEAVERLODGE, AB

1.0	<u>CALL TO ORDER:</u>	
2.0	<u>ADOPTION OF AGENDA:</u>	
3.0	<u>CLOSED SESSION:</u> 3.1 Legal – ISL Engineering – FOIP Section 16	
4.0	<u>NEW BUSINESS:</u> 4.1 Associated Engineering – Arena Assessment Proposal 4.2 Beaverlodge Elementary School Parents Council Request 4.3 Town Hall Report – CAO Jeff Johnston 4.4 Christmas Craze – Councillor Jones 4.5 Community Economic Development – Councillor Corbett 4.6 Community Enhancement Committee – Councillor Kokotilo-Bekkerus 4.7 Intermunicipal Meeting – Councillor Corbett 4.8 Walking Trails – Councillor Jones	PP 2-6 PP 7-12
5.0	<u>TOPICS FOR NEXT AGENDA:</u>	
7.0	<u>ADJOURNMENT:</u>	



Associated
Engineering



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November 4, 2022
File: P22-01970

Jeff Johnston
Chief Administrative Officer
Town of Beaverlodge
PO Box 30, 400-10th St.
Beaverlodge, AB T0H 0C0

Re: TOWN OF BEAVERLODGE
ARENA CONDITION ASSESSMENT

Dear Jeff:

Associated Engineering (AE) is pleased to provide the Town of Beaverlodge with a proposal for professional consultation services to complete a condition assessment of the Beaverlodge Arena and assist with the Green and Inclusive Community Buildings (GICB) grant application.

1 BACKGROUND

The arena was originally constructed circa 1964 and has been renovated over the years. The significant recent modifications include:

- Roof repairs in 2021
- Some ice plant equipment replaced in 2018
- Dehumidifiers installed in 2017
- Dressing Room and Zamboni room added in 2008

Additional background information was provided for review in order to prepare this proposal:

- Building condition assessment titled "Grande Prairie – Facilities Analysis Report" by Architecture | Tkalcic Bengert dated February 2016.
- Roof inspection report titled "Roof survey – Beaverlodge Arena" by Topside Consulting Ltd. dated February 2021.
- Facility Energy Use Analysis report titled "Scoping Audit" by Sustainergy dated August 2019.



Platinum
member

4.1

2 WORK PLAN

Our scope of services will include the following:

- Performance of a visual review of the electrical, mechanical, structural, and architectural components of the Arena.
- Preparation of a report that summarizes the observations made during the site review. The report will include a list that prioritizes items requiring repair or replacement, along with Class D estimates (+/- 30%) of probable costs.
- Review of options to expand the ice rink surface dimensions to 85' x 200' and preparation of a conceptual layout drawing.
- Assistance to prepare a GICB grant application for the Arena.

It is understood the Curling Rink is excluded from our scope.

2.1 REVIEW AND CONDITION ASSESSMENT

AE will coordinate with the Town to complete the site review during a single day, and when there are no major events happening inside the facility. It is assumed that AE will be given full access to the facility during the review period.

As part of the assessment, we will:

1. Review the building structure including the arena roof pre-engineered frames and light-gauge steel purlins. We have assumed the roof purlins will be accessed with a lift and operator supplied by the Town and that portions of the lower ceiling will be removed or modified to allow for review of the upper roof.
2. Evaluate the condition of the electrical systems and components.
3. Evaluate the condition of the building mechanical systems and components.
4. Review the condition of the building envelope, windows and doors, and architectural finishes.
5. Review the ice plant room and equipment for conformance to the Alberta Building Code and CSA B52.
6. Provide comments and observations regarding Alberta Building Code conformance of the observed building components including accessibility.
7. Provide comments on what is required by the Alberta Building Code if upgrades and/or major renovations take place.
8. Talk to staff who operate the facility and note repair or maintenance concerns.
9. Review Operation and Maintenance records and Record Drawings of the facility.
10. Take photographs for identification purposes.

For the review of the arena roof structure, AE will require that the Town provide a scissor lift or boom lift with an operator, providing access to the underside of the roof structure. If possible, prior to our visit, we request that the Town remove approximately 18 sections of 1m x 2m areas of the insulated liners. This will enable AE to view the upper flange of the pre-engineered frames, light gauge steel purlins, and the underside of the roof deck. AE will coordinate with the Town on the areas that we would like removed.

The lift will also be used to provide a closer visual observation of the arena roof from the outside (where accessible). If it is not possible to use a lift on the ice surface, we will access the roof structure from the bleachers. A follow-up review may be recommended after the hockey season is over when the ice is removed.

Prior to our visit, it would be beneficial for the Town to remove a portion of the interior liner panel on the end wall so that we can determine the extent of wall insulation and if a vapour barrier/air barrier is present.

We assume the Town will provide access to the roof and a step ladder to access above the lobby ceiling tiles. AE will only access the roof if conditions are deemed safe by AE personnel.

2.2 SUMMARY REPORT

Upon completion of the review and assessment, a summary report will be prepared. The report will include:

1. Description of the review process and summary of findings.
2. Identification of the existing condition and deficiencies that affect the building performance and maintenance.
3. Provision of recommendations and/or requirements for additional investigation or studies.
4. Digital photographs detailing assets and applicable deficiencies.
5. Prioritized list of required repairs or replacements.
6. Class D estimate of probable costs for the repairs or replacements.
7. Recommendations for additions with order of magnitude cost estimates.

We assume that we will conduct the site visit the week of November 28, 2022. A draft report will be submitted for review three weeks after the site visit. Following receipt of review comments, a finalized report will be prepared and submitted to the Town.

2.3 ICE RINK EXPANSION CONCEPTUAL LAYOUT

Associated Engineering will:

- Review layout options for a larger, NHL size, playing surface
- Complete an estimate of probable costs to Class D (+/- 30%) accuracy
- Provide a conceptual layout drawing

2.4 GICB GRANT APPLICATION ASSISTANCE

Should the Town wish to apply for grant funding from the Green and Inclusive Community Buildings (GICB), we will provide assistance as follows:

- Review GICB grant application requirements with the Town.
- Complete a RETScreen® analysis of the facility.
 - Infrastructure Canada requires a RETScreen® software analysis to be submitted with each GICB grant application. RETScreen® calculates the estimated greenhouse gas reduction and energy savings captured from the proposed building upgrades.
- Outline how the proposed work meets the GICB criteria including estimates of probable costs for the scope of work and anticipated construction schedule.
 - The application includes specific questions regarding climate resilience and adaptation, and accessibility upgrades.
- Provide assistance in filling out the application for the above noted items.
- Identify optimal scopes of work to maximize potential grant funding.

3 PROJECT TEAM

AE has the in-house professional personnel with the necessary skill sets and experience to complete the review of the engineering components of the facility. We will be teaming with Mike Johnson, Solis Architecture Ltd., who will review the architectural components of the building. The key members of our team are listed below.

- Carma Holmes, P. Eng., Project Manager
- Bryden Coonan, E.I.T., Structural Review
- Carl Latonas, P.Eng., Mechanical Review
- James Sharpe, P.Eng., Electrical Review
- Mike Johnson, Architect, AAA, Architectural Review

4 FEES

Based on the above scope of work, Associated Engineering will carry out this assignment for a fixed fee including labour and disbursements incurred in the delivery of these services.

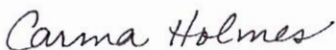
Table 4-1
Fee Estimate

Task	Fee Estimate
Condition Assessment & Summary Report	\$42,250
Ice Rink Expansion Conceptual Layout	\$3,650
GICB Grant Application Assistance	\$7,750
TOTAL	\$53,650

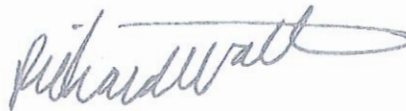
Estimated fees do not include applicable taxes. Our fee does not include a civil engineering review, material testing, or costs for the aerial work platform rental and operator. Invoices will be submitted monthly and are due upon receipt. Interest of 1.5% per month may be charged on accounts in arrears over 30 days.

We thank you for the opportunity to submit our proposal for this project. If you have any questions, please do not hesitate to contact the undersigned at 780-969-6627.

Yours truly,



Carma Holmes, MBA, P. Eng., LEED AP
Project Manager



Richard Walters, P. Eng.
Manager, Building Structural

CH

In accordance with Canadian anti-spam legislation, the recipient consents to Associated Engineering contacting the recipient and its personnel through electronic messages relating to Associated Engineering's services and other matters of interest to the recipient. The recipient may withdraw consent by contacting Associated Engineering at unsubscribe@ae.ca.

November 3, 2022

Town of Beaverlodge
Box 30
Beaverlodge, AB T0H 0C0

Attention: Jeff Johnston, Chief Administrative Officer

Dear Mr. Johnston:

RE: Request for a Letter of Support

We would like to take this opportunity to thank you for allowing us to present information on Public Education at your Town Council meeting on October 24, 2022. In follow up to this presentation, we would like to formally ask for a Letter of Support from the Town of Beaverlodge as we continue to rally for the availability of Grade 7-9 Public Education in the Town of Beaverlodge.

Our School Council believes that by offering public education for all grade levels in the Town of Beaverlodge, Peace Wapiti Public School Division would remain competitive in attracting and retaining students and teachers for generations to come. Since the opening of the new K-9 Catholic School in Beaverlodge, Peace Wapiti has seen a large decline in student population in Beaverlodge Elementary School. It is this fact that initially spurred our School Council to revisit how Public Education is offered for the residents of the town of Beaverlodge and surrounding area. In speaking with many the families who chose to move their children to the Catholic School Board for education, we became more aware that people were moving for the simple reason that this school offered Grade 7-9 in their home community.

In looking at the larger picture, here are several benefits that the students of Beaverlodge catchment area would reap in being able to continue their education in Beaverlodge from Kindergarten to Grade 12:


- Busing - decreased time, avoidance of travel on a busy highway
- Access extracurricular activities - activities offered in the student's hometown
- Mental and emotional health - continuous relationships and connectedness with their community
- Academic success - retention of students results in maintenance of funding for teachers
- Please see attachment for more detailed information

In addition to the benefits for the students, Peace Wapiti would also see the benefit of decreased costs of bussing students to and from Hythe while creating an attractive model for Public Education in the community of Beaverlodge. We would also like to note that the current infrastructure of Beaverlodge

Elementary School and Beaverlodge Regional High School have sufficient space to accommodate all of the students from Kindergarten to Grade 12.

In closing, we would like you to consider all these aspects and more as you come to your decision. We thank you for your consideration and look forward to your response on this topic in writing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacey Korzewnowski', written in a cursive style.

On behalf of Beaverlodge Elementary School Council
Stacey Korzewnowski, Chair

Attachment: Key Points for Support of Public Education in the Town of Beaverlodge

History:

Beaverlodge Elementary School/Peace Wapiti School Division are losing their Student Body and Faculty within the Community of Beaverlodge. In 2016 the Beaverlodge St. Mary's Catholic School Division built a new K-9 facility. Subsequently there has been a significant decline in Beaverlodge Elementary's existing K-6 student base as well as their enrollment at the kindergarten level. This in turn has resulted in a reduction of funds and consequently a reduction in teachers and programming. It is well known amongst the parents of school age children within the community of Beaverlodge that families are choosing the St. Mary's Catholic School for their children over Beaverlodge Elementary School. The resounding reason for this is that St. Mary's offers the only 7-9 option within the community of Beaverlodge.

Proposal:

We are proposing that Peace Wapiti School Division allow Beaverlodge Elementary School the opportunity to maintain their Grade 7 & 8 students and the existing Beaverlodge High School offer the Grade 9 education. This would allow Peace Wapiti the opportunity to be competitive and provide Grades 7-9 to students within the community in which they reside.

Key Points:

- Reduction in Beaverlodge Elementary School Students
 - Since 2016 Beaverlodge Elementary has lost :
1 Kindergarten Class, 1 Grade One Class, 1 Grade Two Class
 - Beaverlodge Elementary has seen a decline in enrollment in the last 6 years.
2015 Beaverlodge Elementary had 395 students enrolled.
2022 there is currently 294 students enrolled.
 - St. Mary's have added 4 portables since it was built in 2016 to accommodate increased enrollment.
 - St. Mary's policy is if one family member wants to enroll then the siblings must enroll as well. This pulls students directly from the Beaverlodge Elementary School K-6.

- Reduction in Beaverlodge Elementary School Teachers
 - A reduction in students results in a reduction in funds and therefore a reduction in teachers.
 - In 2021 34 Grade 2's had to be combined into 1 Classroom half of the day due to no funding for a second Fulltime Grade 2 Teacher.
 - Currently 2022 1 Grade 5 class is being taught by 4 Separate Teachers for core subjects again due to lack of funding for a second fulltime Grade 5 Teacher.

- Safety
 - 3 Bus loads of children travel up a very busy single lane highway all winter. This stretch of highway is much busier with oversized commercial vehicles than it was over 50 years ago when this process began.

➤ Travel Time

- Junior High age children who reside in the rural areas around Beaverlodge can potentially spend between 2.5- 3.5 hours on a bus per day.
- Specifically the time it takes to transfer buses between schools in Beaverlodge and finally arrive at the current Junior High is 40 minutes per day.

➤ Community Displacement

- During the 3 years these kids are absent from all local community events.
- Currently Beaverlodge Elementary K-6 and St. Mary's K-9 students are able to attend events such as Art Walks, Street Performers, Olympian Parades, as well as utilize Recreational Facilities. These include the Swimming Pool, Fitness Center, and Cultural Center to name a few. Beaverlodge Junior High age residents miss out on this opportunity and therefore lack a sense of community at a very influential age.

➤ Educational Continuity

- The ability to maintain relationships between students, educators and families plays a vital role in confidence and success of students. Losing this connectedness could have negative effects on mental health and overall emotional wellbeing.
- Currently Beaverlodge Junior High age students not only move to a new school and a new community they experience broken connections and are placed in unfamiliar surroundings.
- Due to the time it takes to bus the Beaverlodge resident Junior High students they only receive 20 minutes of a break per day. This is a large reduction from the 50 minutes per day they are used to and recommended.

➤ Logistics

- Busing the majority of a student population to combine with a smaller student population doesn't make a lot of sense.

➤ Cost of Bussing

- Bussing cost is an ongoing issue for Peace Wapiti
- Currently there is a Lack of Bus drivers in the Peace Wapiti District

➤ Extra-Curricular Activities

- Having students attending school in a different community from where they reside cuts down on the ability for some to take part in extracurricular activities. Some working parents are unable to travel to retrieve the children after activities, practices etc.

➤ Space is Available

- Currently both Beaverlodge Elementary School and Beaverlodge High School are under utilized
- As Proposed Beaverlodge Elementary K-8 would still only be at 81% utilization and Beaverlodge High school would only be at 62% utilization
- Twenty years ago the recommendations were made by a third party that Beaverlodge Area maintain their Junior High aged students stating
“thus the cost, safety concern and time required to bus the Junior High students from Beaverlodge to Hythe would be eliminated.”

➤ Beaverlodge is a Thriving Community

- Beaverlodge is the only designated town within the Peace Wapiti District that does not offer K-9. Hythe Regional is the only Regional Junior High in the Peace Wapiti School Division.