

Town of Taber
Recreation Master Plan
Research Report

December 2019



TOWN OF
TABER

RC + P E R C
strategies

Research Report

Town of Taber - Recreation Master Plan





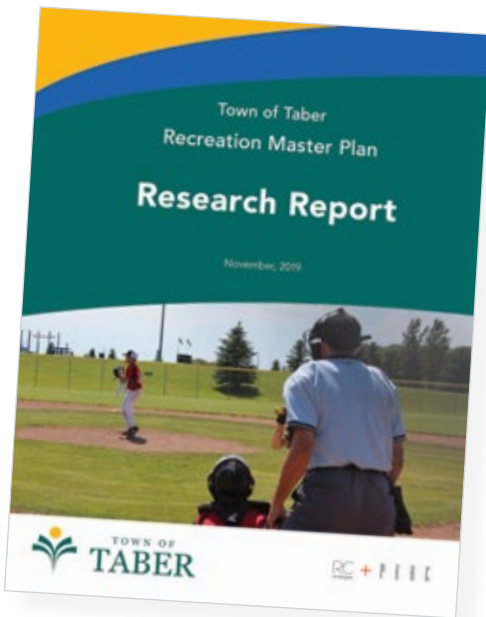


Table of Contents

1	Introduction	1
2	Community Description	2
3	Planning Review	4
	Philosophic Foundations	5
	Strategic Direction	7
	Infrastructure Studies	9
4	Service Delivery	10
5	Facilities and Spaces	14
6	Household Survey	16
7	Stakeholder Discussions	38
8	Community Group Survey	42
	Appendices	54
A:	Household Survey Questionnaire	55
B:	Stakeholder Discussion Participants	65
C:	Community Group Survey Questionnaire	66
D:	Community Group Survey Participants	71
E:	Taber Facilities Analysis	72
F:	Fire Inspection Reports	138

01

Introduction



Recreation activities and services are significant contributors to people’s quality of life. These services, including facilities and spaces, programs, and events, enrich communities for residents and visitors alike. While the Town of Taber is a major player in the delivery of recreation, community organizations and volunteers are critical as well. To ensure that residents and organizations continue to benefit from the Town’s investment and support, the Town of Taber undertook the development of a Recreation Master Plan.

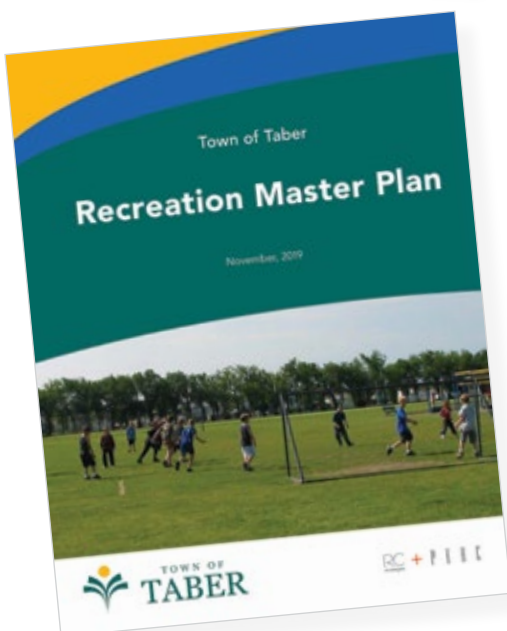
The planning process was designed to analyze the current state of recreation in the community and to identify priorities to ensure that needs of current and future residents are best met. Two documents were produced in process; the Research Report and Recreation Master Plan as described below.

Research Report

The Research Report (this document) contains all the data gathered in the upfront stages of the planning process. It includes information on demographics, existing planning documents, and inventories of existing spaces. It also contains all the findings to the public and stakeholder engagement conducted such as the household survey, community group survey, and stakeholder discussions.

Recreation Master Plan

The Recreation Master Plan (under separate cover) is a concise document that, based on the information in the Research Report, presents a strategic plan for the Town. It is a guiding document that includes a vision and values, strategic directions, and potential implementation tactics for the recreation recommendations.



02

Community Description

The Town of Taber is located in southern Alberta, approximately 50 KM east of Lethbridge on Highway 3. Nearing 10,000 residents, Taber has experienced modest yet steady growth over the past decade. The Town serves as a hub for surrounding rural communities within the M.D. of Taber. Taber is home to a sizeable German-speaking Mennonite community. Three school jurisdictions operate within the Town including public, Catholic, and Mennonite. Cornfest is a popular annual event that attracts locals and visitors alike each August.

Demographics

Statistic	Taber	Alberta	Planning Considerations
Population	8,548	4,067,175	Infrastructure provision level consideration: Local tax base that funds public recreation.
Growth since 2011	4.0%	11.3%	Infrastructure provision level consideration: The Town is growing but at a slower pace than compared to the province.
0 to 14 years	22.0%	19.2%	Programming consideration: Relatively higher proportion of children and youth.
65 years and over	15.0%	12.3%	Programming consideration: Relatively higher proportion of older adults.
Language most spoken at home: English	87%	83%	Inclusion and awareness consideration: Approximately 1 in 7 people do not speak English most often at home.
Language most spoken at home: German languages	7.0%	1.0%	Inclusion and awareness consideration: Approximately 1 in 14 people speak German most often at home.

Statistic	Taber	Alberta	Planning Considerations
Median total income of households	\$73,894	\$93,835	Inclusion and affordability consideration: The median household income is \$20,000 less compared to Alberta.
Prevalence of low income based on the Low-income cut-offs, after tax (LICO-AT)	3.8%	7.0%	Inclusion and affordability consideration: While income is relatively low, the prevalence of people considered low-income is lower in Taber than compared to Alberta.
Highest certificate, diploma or degree for the population aged 15 years and over in private households: No certificate, diploma or degree	31.7%	16.9%	Consideration: Approximately 1 in 3 of Taber's working age residents do not have a high school diploma.

Growth Projections

Three rudimentary growth projections were developed based on previous growth rates. The purpose of these projections is bring awareness to the possibility that the Town of Taber could be tasked with providing recreation services to over 11,000 residents within the next couple of decades.

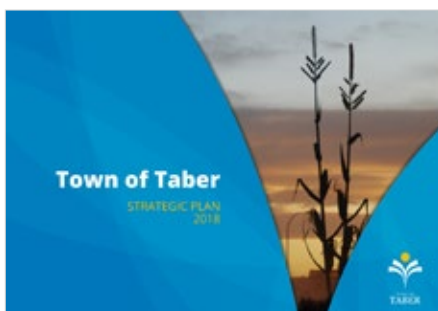
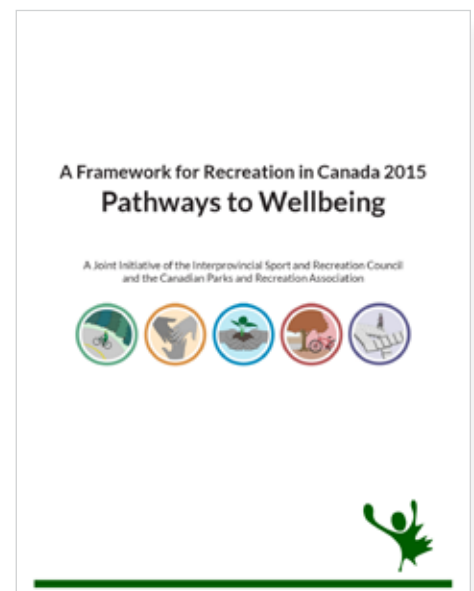
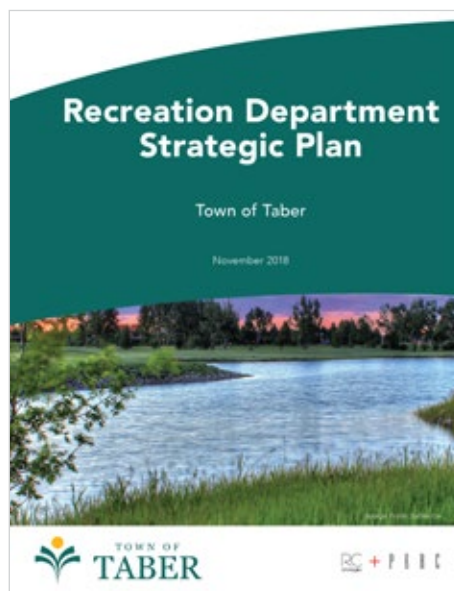
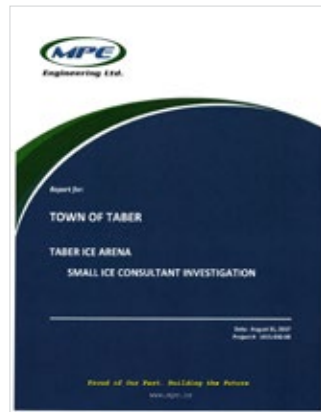
Growth Scenario	Annual Growth	Based on Growth Experienced from	2026 Projection	2036 Projection
High	1.35%	2006 to 2011	9,637	11,020
Medium	1.10%	2006 to 2016	9,402	10,489
Low	0.80%	2011 to 2016	9,127	9,884

Growth projections were presented in the Town's 2016 Municipal Development Plan. Those projections estimated that Taber's population could reach around 15,000 by 2035.

03

Planning Review

This section includes summaries of pertinent planning documents in the Town. A variety of other documents are referenced as well as Active Alberta (Government of Alberta) and A Framework for Recreation in Canada (national recreation framework).



Philosophic Foundations

Before developing a planning foundation for recreation in Taber, such as a mission statement and values, it is important to be aware of the current foundations outlined in existing planning documents.

Town of Taber Strategic Plan (2018)

Vision

- The Town of Taber is a leader of the next generation of economic revolution in Canada, a model of good governance in the province of Alberta, and a collaborative growth partner in the southern Alberta region.

Mission

- The Town of Taber strives to provide progressive economic, social, and cultural opportunities, while ensuring the efficient and affordable delivery of services in collaboration with industry and other local governments. We will promote an environment that is welcoming to everyone to develop a strong Town and enhance community spirit.

Values

- Professionalism
- Integrity
- Respect
- Ethicality
- Progressiveness

Recreation Department Strategic Plan (2018)

Mission

- To provide safe and clean places, spaces and opportunities to encourage active participation and community building as a means to enhance the quality of life of residents in Taber.

A Framework for Recreation in Canada (2015)

Vision

- We envision a Canada in which everyone is engaged in meaningful, accessible recreation experiences that foster:
 - » Individual wellbeing
 - » Community wellbeing
 - » The wellbeing of our natural and built environments.

Values

- Public good
- Inclusion and equity
- Sustainability
- Lifelong participation

Principles of Operation

- Outcome-driven
- Quality and relevance
- Evidence-based
- Partnerships
- Innovation

Active Alberta (2011)

Vision

- Albertans enjoy a high quality of life, improved health and wellness, strong communities, economic benefits and personal fulfillment through recreation, active living and sport.

Guiding Principles

- Accessibility and inclusion
- Citizenship
- Holistic benefits
- Knowledge-based decision-making
- Partnership and collaboration
- Pursuit of excellence
- Quality of life

Strategic Direction

A recreation master plan can help further existing strategic direction established by the Town and higher levels of government. Pertinent goals and objectives are presented as follows.

Town of Taber Strategic Plan (2018)

Goals

- Improve internal and external communications
- Develop community and promote growth
- Define and practice good governance
- Enhance sense of community

Town of Taber Municipal Development Plan (2016)

Recreation & Open Space Goals

- To provide a wide range of accessible, visible and safe parks, recreation and open spaces that reflect the diversity of Taber's residents.
- To encourage the development of a connected trail network that links, major parks, environmental areas and Existing Community Nodes within the Town and into the MD of Taber.

Intermunicipal Goals

- To maintain a cooperative and mutually beneficial relationship with the MD of Taber.
- To work jointly with the MD of Taber to develop regional initiatives that support regional growth and services.

Recreation Department Strategic Plan (2018)

Strategic Initiative Focus Areas

- Programming
- Internal communication
- External communication
- Build culture of professionalism

A Framework for Recreation in Canada (2015)

Goals

- Foster active living through physical recreation.
- Increase inclusion and access to recreation for populations that face constraints to participation.
- Help people connect to nature through recreation.
- Ensure the provision of supportive physical and social environments that encourage participation in recreation and build strong, caring communities.
- Ensure the continued growth and sustainability of the recreation field.

Active Alberta (2011)

Outcomes and Strategic Priorities

- Active Albertans: More Albertans are more active, more often.
- Active Communities: Alberta communities are more active, creative, safe and inclusive.
- Active Outdoors: Albertans are connected to nature and able to explore the outdoors.
- Active Engagement: Albertans are engaged in activity and in their communities.
- Active Coordinated System: All partners involved in providing recreation, active living and sport opportunities to Albertans work together in a coordinated system.
- Active Pursuit of Excellence: Albertans have opportunities to achieve athletic excellence.

Infrastructure Studies

Three reports are referred to herein. The Facilities Analysis was an architectural report conducted as part of this master planning process to provide high-level estimates for infrastructure maintenance (i.e. how much it will cost to maintain existing facilities). The complete report is attached as an appendix. The Small Ice Report was commissioned by the Town to further understand the costs associated with future ice arena options. The Multi-Plex Feasibility Study was a community initiative (not funded by the Town) to explore the feasibility of a new indoor dryfloor facility; research findings were presented to the Town in 2015.

Taber Facilities Analysis (2019)

Short Term Facility Requirements

- \$1,650,000

Medium Term

- \$2,395,000

Long Term

- \$3,165,000

Small Ice Consultant Investigation (2017)

Option #1: Direct Replacement

- \$1,510,000

Option #2: Expand Current Building North to Allow for Regulation Size

- \$5,040,000

Option #3: New Separate Building for Regulation Size Rink

- \$6,960,000

Taber Multi-Plex Feasibility Study (2015)

Estimated Costs

- Capital: \$11.3M
- Addition of performing arts theatre: \$1.6M
- Annual operating costs: \$36,000

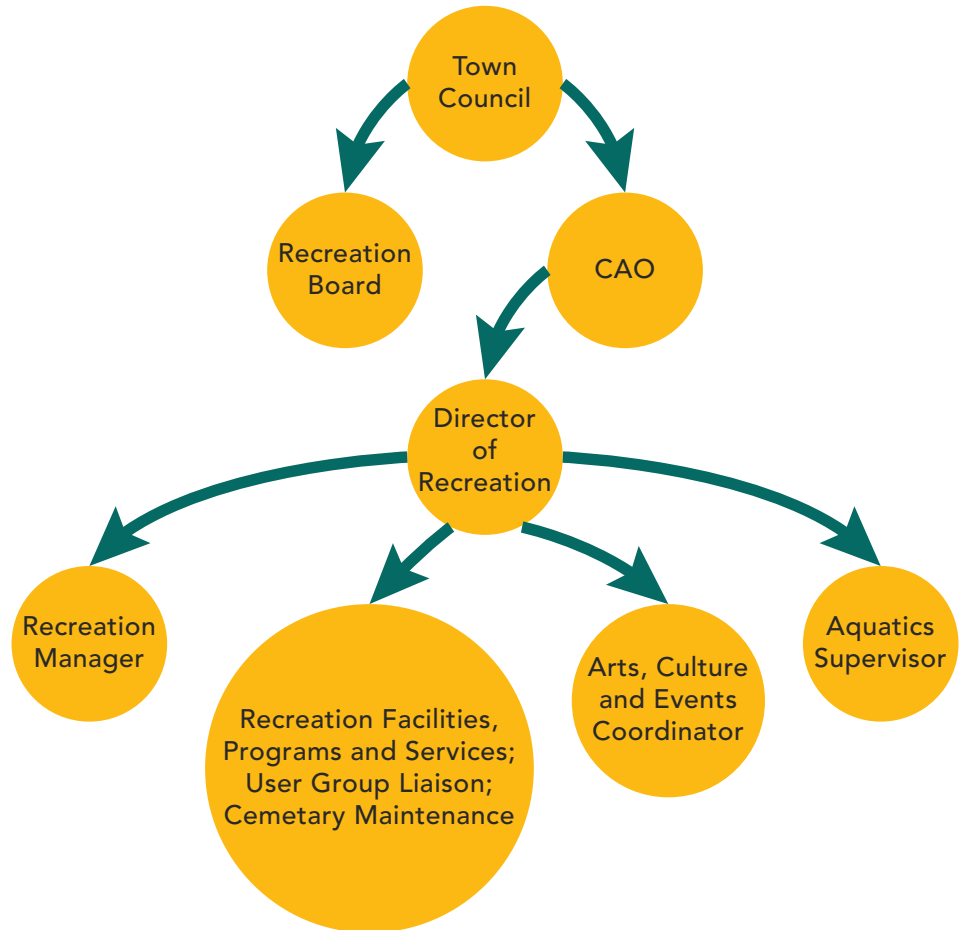
04

Service Delivery

This section highlights ways that the Town supports the delivery of recreation. The Town's recreation department is responsible for ensuring opportunities are available to local residents. Local non-profit organizations and volunteer groups are also an essential component of the delivery system. While the Town does provide direct programming, an essential role is to provide facilities and spaces for recreation activities to occur.

The Town of Taber Recreation Department's mission is....

...to provide safe and clean places, spaces and opportunities to encourage active participation and community building as a means to enhance the quality of life of residents in Taber.



Organizational Structure

The Town's Recreation Department includes the Director of Recreation, Manager of Recreation, and an Aquatics Supervisor as well as staff for operating facilities, programming, and liaising with community groups. The Town also has a Department of Engineering and Public Works which oversees facility maintenance, including recreation facilities.

Recreation Board

The Recreation Board is a group of community members consisting of two Town Councillors, four residents (one can be from the M.D.), and one Councillor from the M.D. of Taber. Its purpose is to act as an advisory board to Council, collectively representing the recreation interests within the region.

Infrastructure

The Town owns and operates a variety of recreation facilities and spaces, both indoor and outdoor. A list of spaces is outlined in the subsequent section of this document. These spaces are used for both Town programming and as subsidized rental spaces for community groups. Some spaces, such as the curling rink and fitness room, are leased to community groups.

Programming

The Recreation Department provides direct programming such as swim lessons, children summer camps, and youth multi-sport programs. One of the department's recent strategic initiatives, as outlined in their 2018 strategic plan, is to consider the delivery of additional programs. Potential focus areas included arts and culture programs, afterschool opportunities, youth designed activities, and play in the park programs.

Community Events

While Cornfest is the Taber's major annual event, there are many other events that take place as well including Canada Day celebrations, Halloween Party, Pheasant Festival, Backyard BBQ Competition, and many more. The Town's role in hosting varies depending on the event. Some events are put on by the Town, while others are hosted by community organizations with the Town playing a supporting role.

Community Organizations

Community organizations play an immense role in the delivery of recreation services. They provide the majority of opportunities available to residents. For example, all the minor sports are provided by community organizations. Most of these groups are run by volunteers and many of them rent Town of Taber facilities and spaces to host their programs. Some groups even operate facilities, such as the Taber Exhibition Association. The Town's Community Grant Program is in place to help support local community organizations. Community groups can also advertise themselves for free in the Town's semi-annual Leisure Guide.

Partnerships

As already mentioned, the Town partners with a variety of organizations to ensure a broad range of recreation opportunities are available. Examples of partnerships include facility lease agreements, land or site lease agreements, sponsorships, subsidized rental spaces, grant support, and event hosting support among others. Currently there is not a joint-use agreement in place with the school boards.

M.D. of Taber

One of the Town's most important partnerships is with its regional neighbour. The M.D. of Taber provides annual funding of \$156,767 to the Town for recreation services. This is to allow M.D. residents to use Town facilities at the same subsidy level as Town residents.

Communication Methods

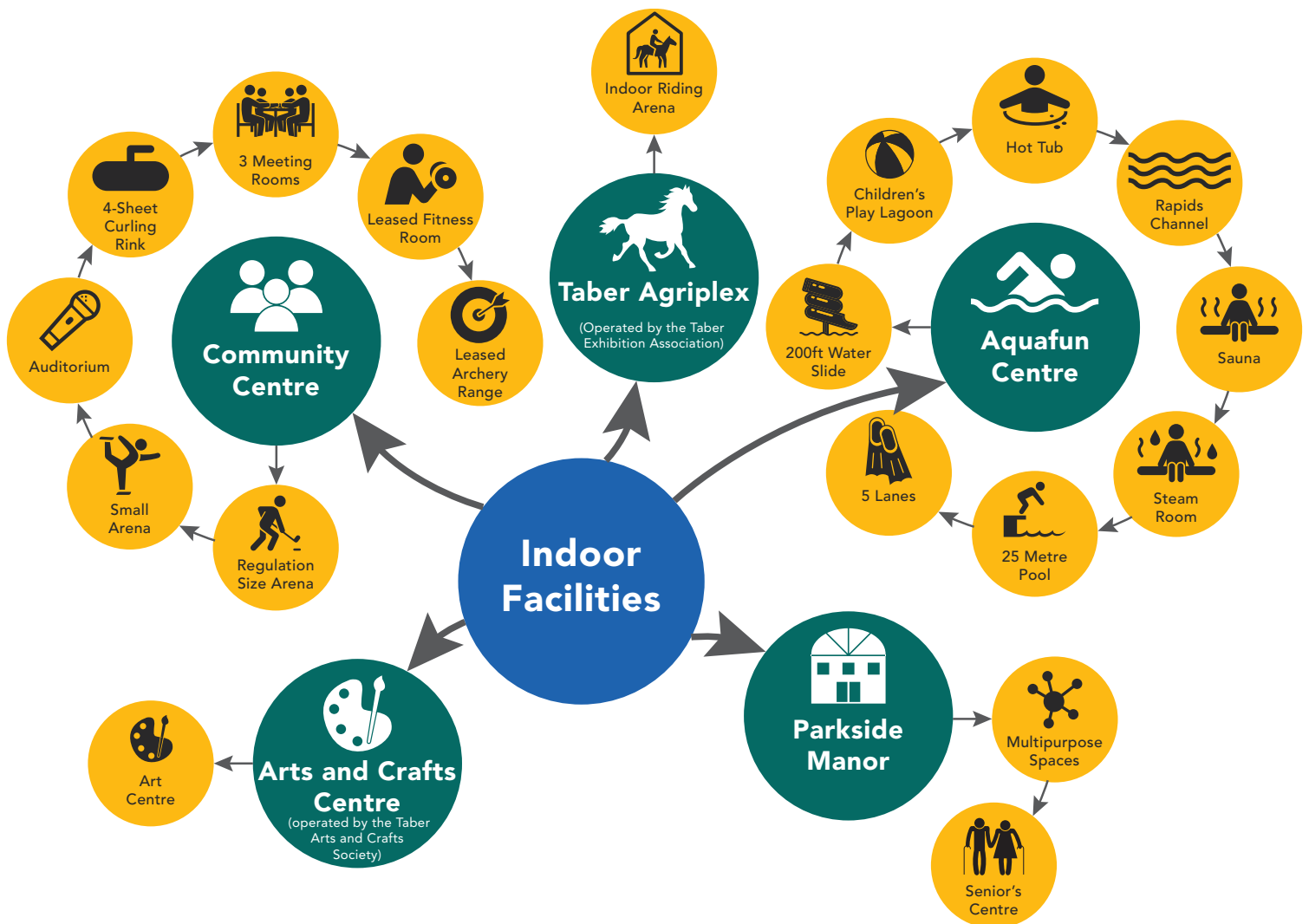
The following is a list of ways the Town currently promotes recreation opportunities to its residents.

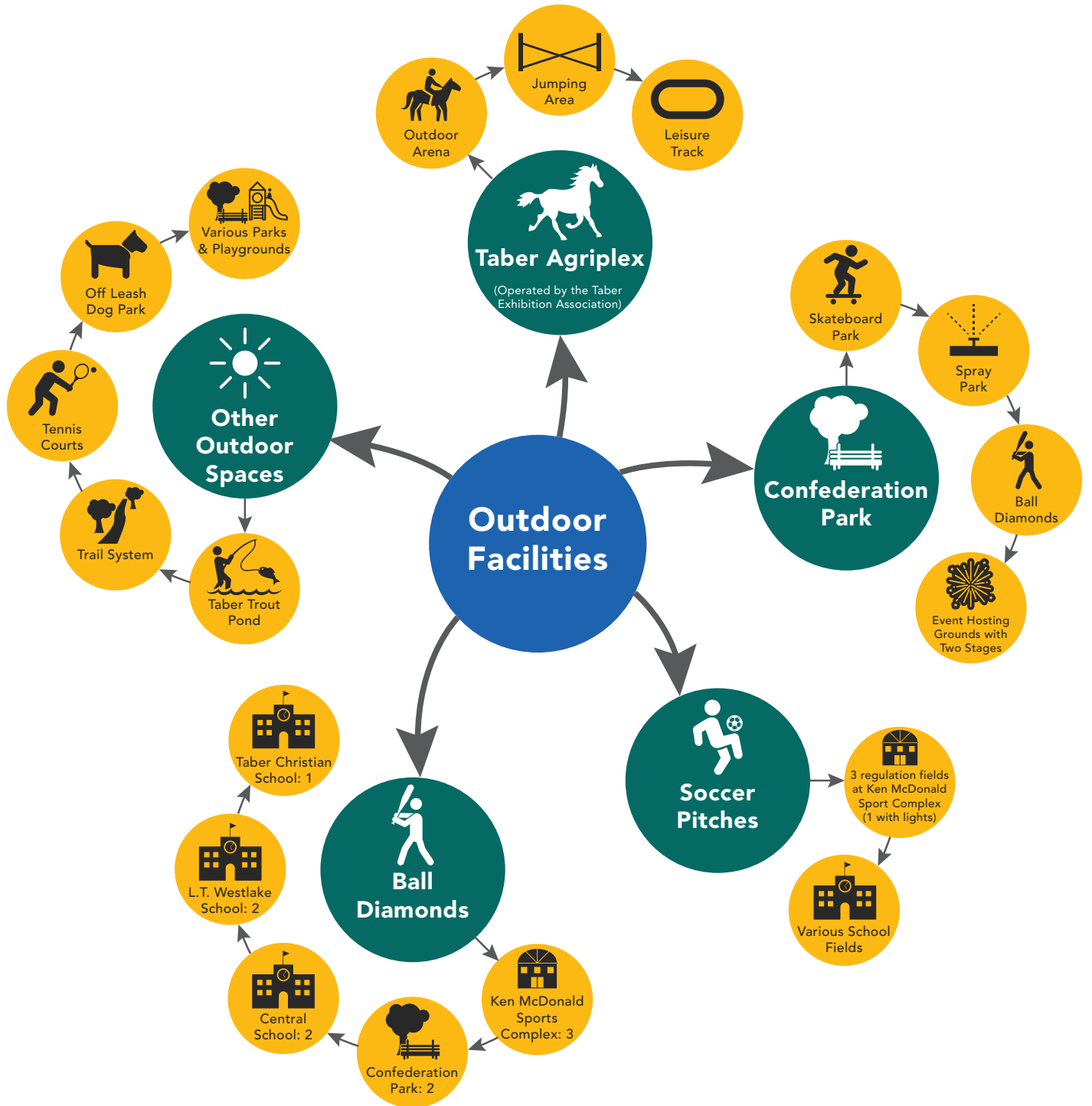
- Leisure Guide
- Town website
- Newsletters
- Email blasts
- Facebook
- TV in the Administration Entrance and Large Ice Lobby Entrance
- Electronic sign in front of the Community Centre
- Signage placed in facilities

05

Facilities and Spaces

There are a variety of indoor and outdoor recreation spaces in Taber as described below.





06

Household Survey

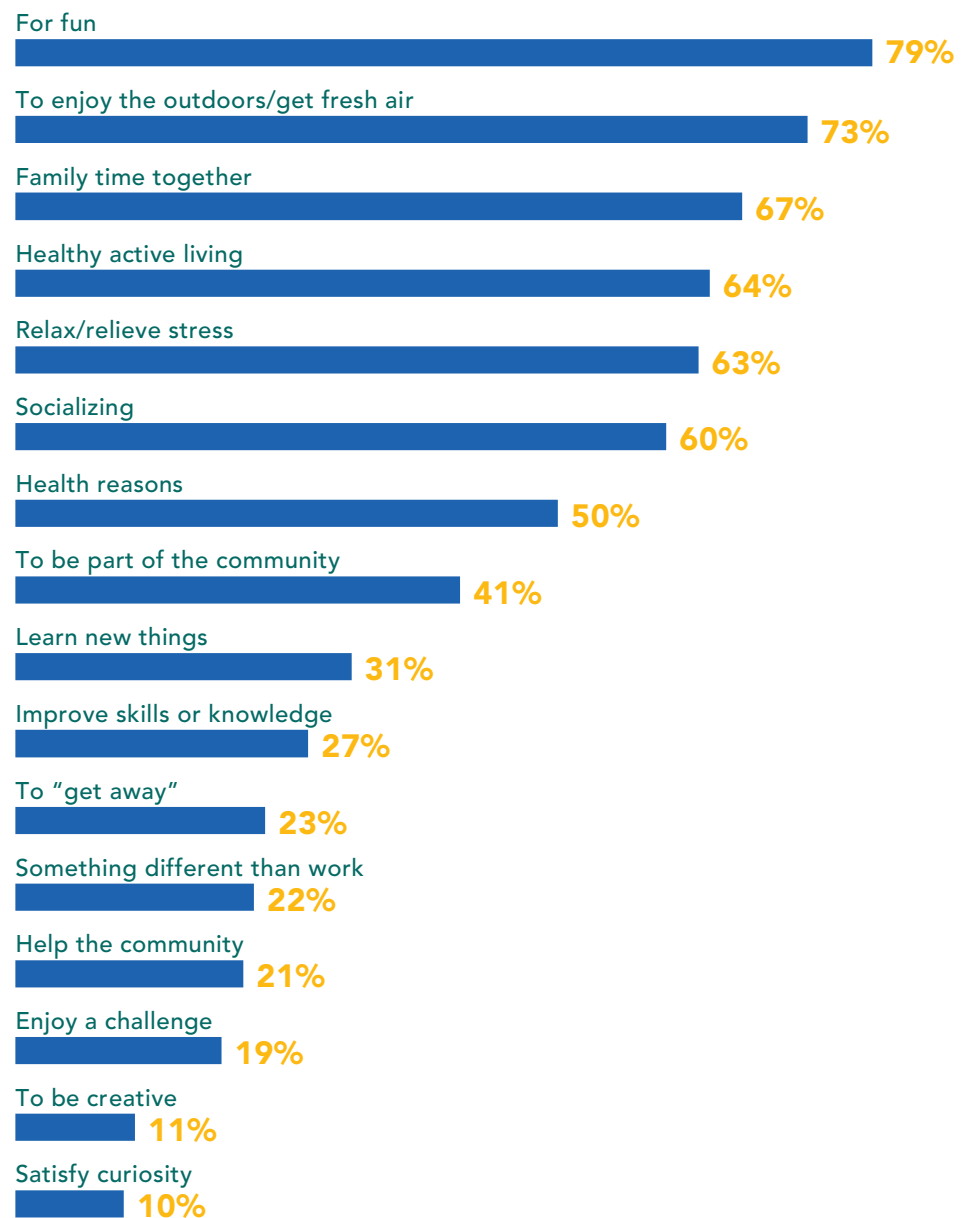
A survey was conducted with residents of Taber. Postcards with an invitation to complete an online questionnaire were sent to households in May 2019. A hardcopy version of the questionnaire was available as well. In total 252 households participated in the survey representing 705 residents.



Main Reasons for Participating

Over two-thirds of households participate in recreation activities for fun (79%), to enjoy the outdoors/get fresh air (73%), and to spend family time together (67%). Healthy active living (64%), relax/relieve stress (63%), and socializing (60%) were also reasons for participating that were selected by at least 60% of responding households.

Main Reasons for Participating



Value Statements

Respondents were presented with a series of statements and were asked to indicate their level of agreement with each one. Ninety-seven percent (97%) of responding households agree to some extent that recreation services are very important to their quality of life. Eighty percent (80%) strongly agree that recreation can contribute to the local economy as well as make our community better. Ninety-four percent (94%) of households agree that the municipalities in the region should work together where possible to provide recreation opportunities.

Value Statements

■ Strongly Agree ■ Somewhat Agree

Recreation services are very important to our quality of life.

73%

24%

Recreation services can contribute to the local economy by attracting visitors and new residents.

80%

16%

Recreation opportunities help make our community better.

80%

16%

Community events can help people to develop a sense of community and connection to each other.

72%

24%

Municipalities in the region should work together where possible to provide recreation opportunities.

77%

17%

The Town should support local groups that deliver recreation opportunities.

69%

23%

The Town should motivate and encourage people to participate in recreation activities.

57%

31%

Residents can benefit even if they do not use recreation services directly.

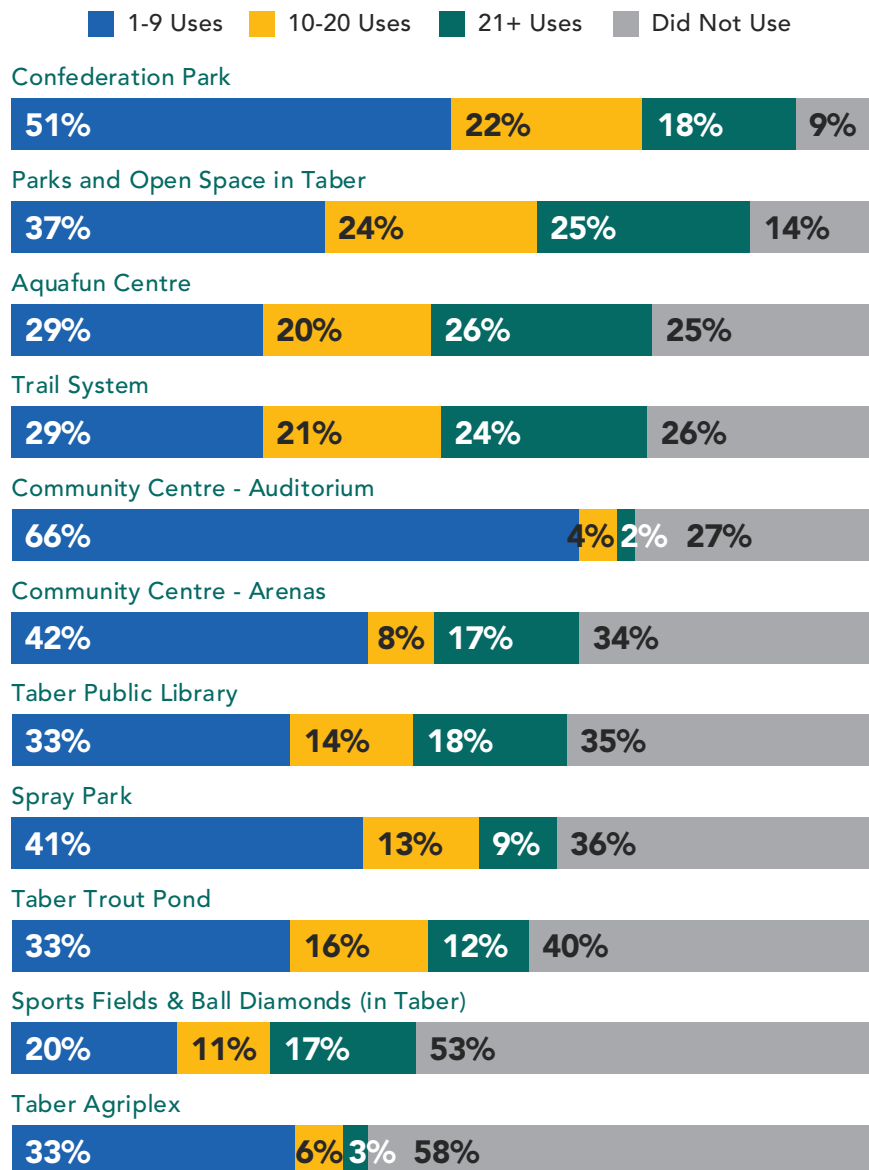
49%

33%

Household Utilization

Over ninety percent (91%) of responding households used Confederation Park in the past year and 86% used other parks and open space in town. The Aquafun Centre was used by three-quarters (75%) of households, including 25% that used it on over 20 occasions in the past 12 months. Over half of households used trails (74%), the Auditorium (73%), arenas at the Community Centre (66%), Taber Public Library (65%), the spray park (64%), and the recently developed Trout Pond (60%).

Household Utilization in the Past Year



Household Utilization in the Past Year (Continued)

School gymnasiums (not including school activities)



Community Centre - Meeting Rooms



Community Centre - Curling Rinks



Parkside Manor



Skate Park



Off Leash Dog Park



Tennis Courts



Household Participation

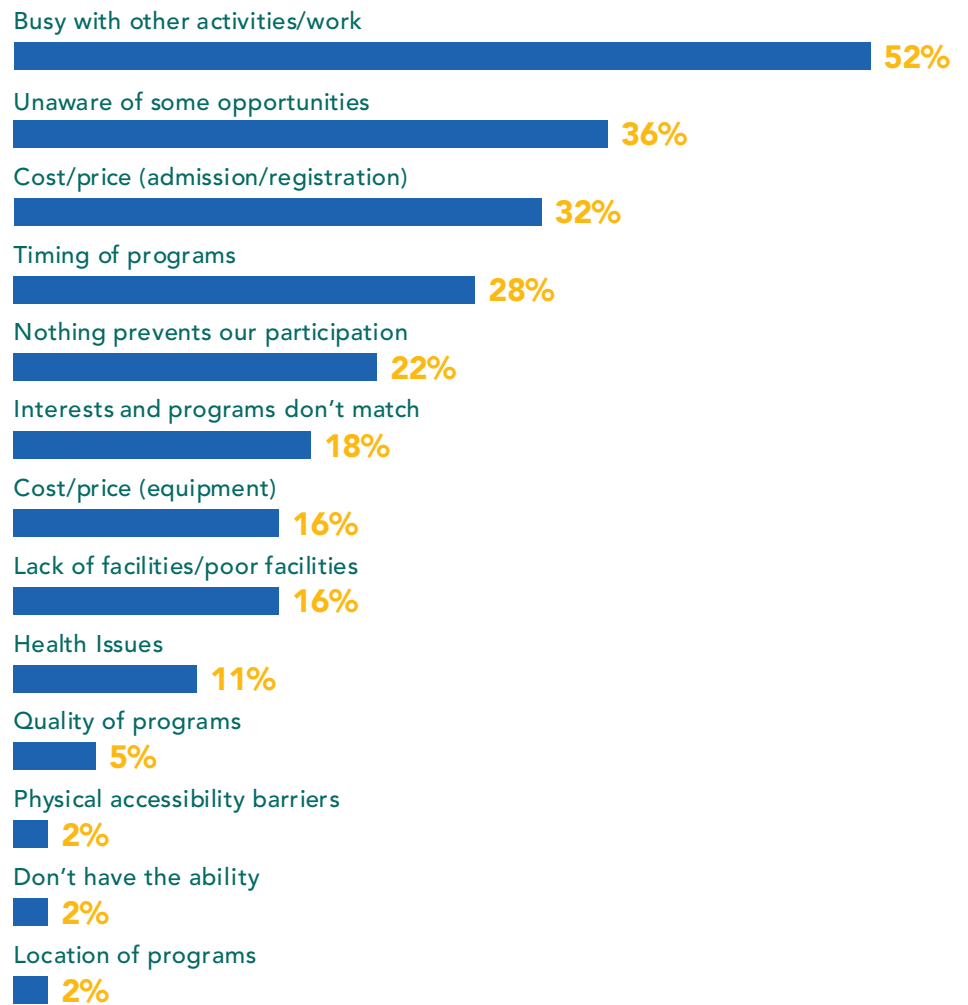
Respondents were asked if anyone in their household participates in any of the following. Sixty-four percent (64%) participate in recreation programming provided by community groups and 49% participated in Town-led programs. Sixty-one percent (61%) indicated that they volunteer for a local community organization. Nearly half (48%) of respondents reported having some type of pass to the Aquafun Centre.

	Percent
Participates in recreation programs provided by community groups (e.g. hockey, martial arts, dance, etc.)	64%
Volunteers for a local community organization	61%
Participates in recreation programs provided by the Town of Taber (e.g. swim lessons, summer programs, etc.)	49%
Has a pass for the Aquafun Centre (e.g. 3-month pass, 10-use pass, etc.)	48%

Barriers to Participation

The top barrier to participating in recreation programs and services is being busy with other activities or work (52%) followed by being unaware of some opportunities (36%). Cost of admission or registration was noted as a barrier for 32% of respondents.

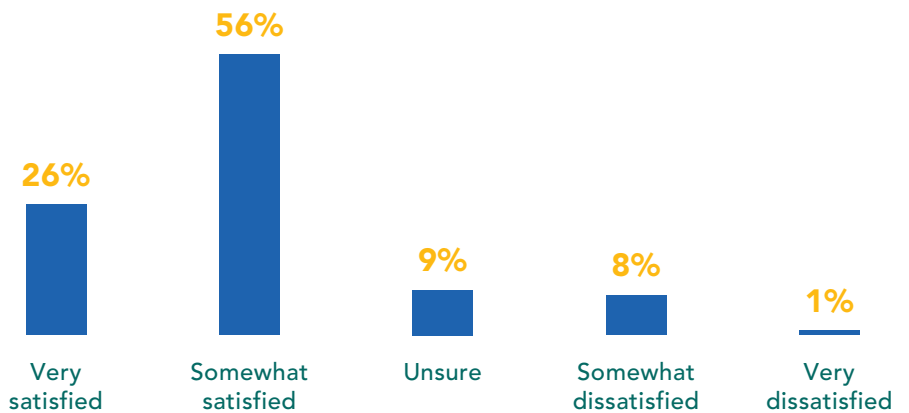
Barriers to Participation



Overall Satisfaction

In regard to overall satisfaction with recreation opportunities in Taber, 26% of households are very satisfied and 56% are somewhat satisfied.

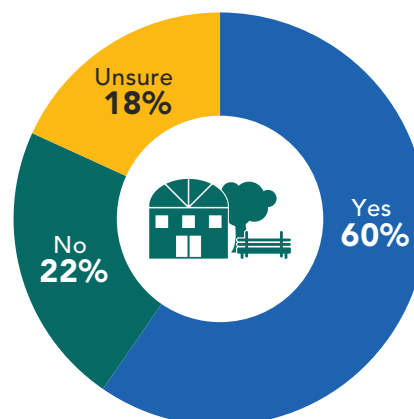
Overall, how satisfied are you with the recreation opportunities currently offered in Taber?



Adequacy of Facilities and Spaces

Sixty percent (60%) of respondents think there are adequate recreation facilities and spaces to satisfy their household's recreational needs in Taber while 22% do not.

Do you think there are adequate recreation facilities and spaces in Taber to satisfy your household's recreational needs?

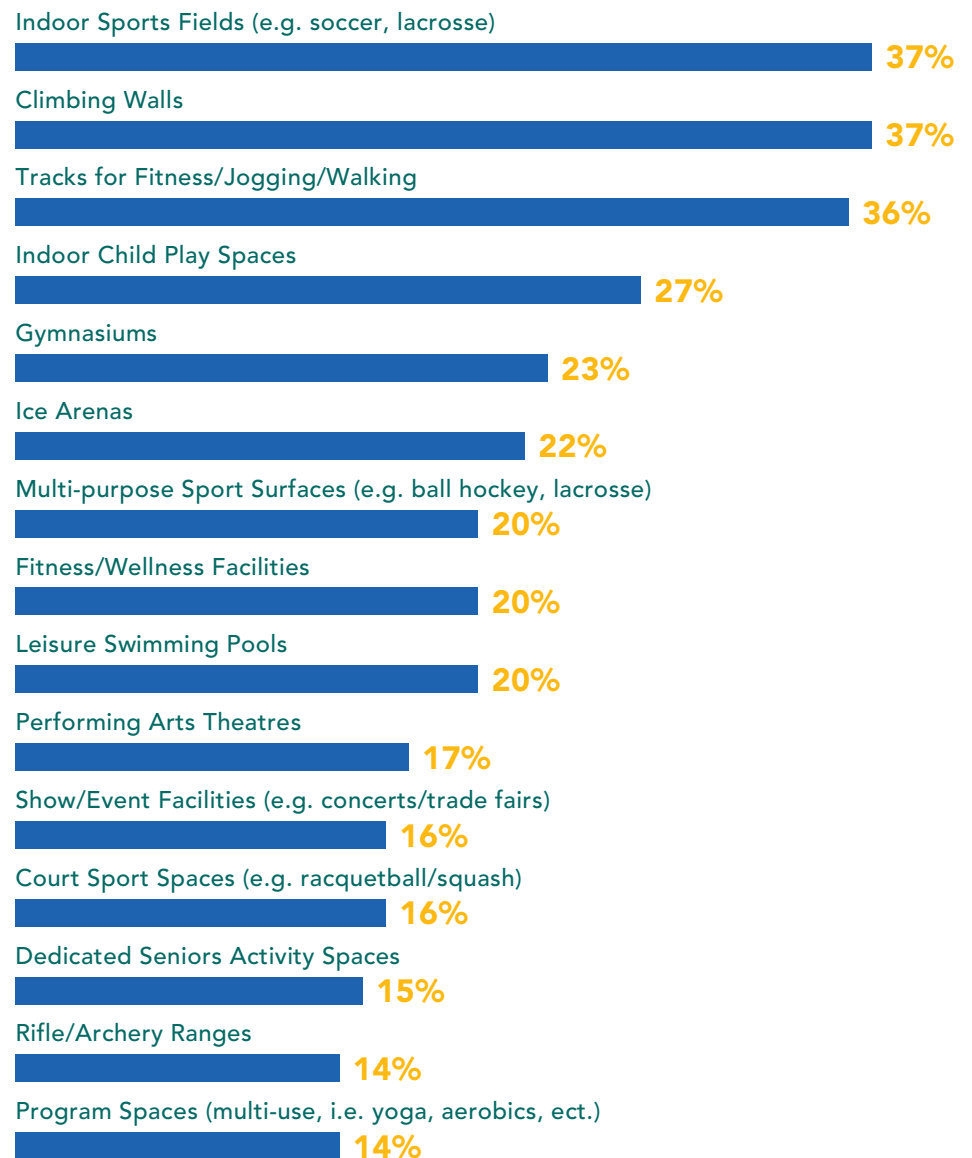


Desired Indoor Spaces

Respondents were asked to select up to five (5) indoor and up to five (5) outdoor recreation facilities and spaces that they think should be more readily available or enhanced in Taber. The top indoor spaces were indoor fields (37%), climbing walls (37%), and walking/jogging tracks (36%). Indoor child play spaces (27%), gymnasiums (23%), and ice arenas (22%) were also selected by over 20% of respondents.

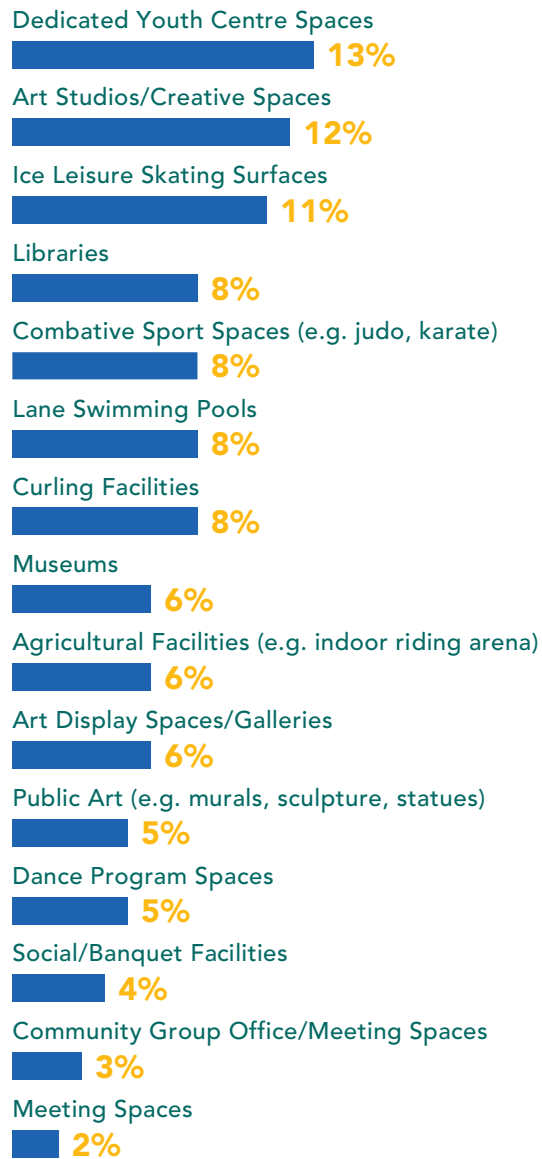
Desired Indoor Spaces

(Select up to 5)



Desired Indoor Spaces (Continued)

(Select up to 5)

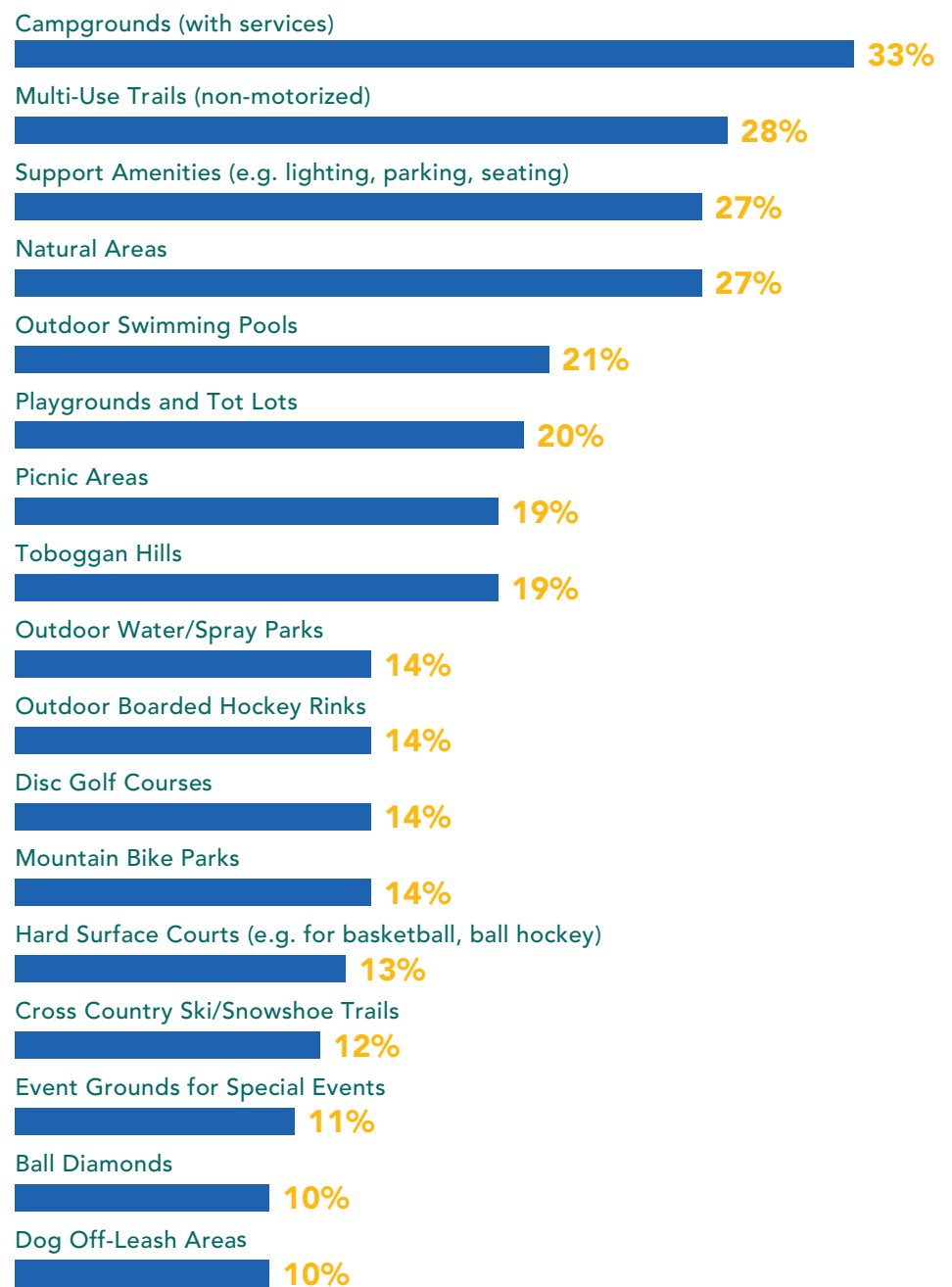


Desired Outdoor Spaces

Campgrounds (33%) surfaced as the most desired outdoor space followed by trails (28%), support amenities (27%), and natural areas (27%).

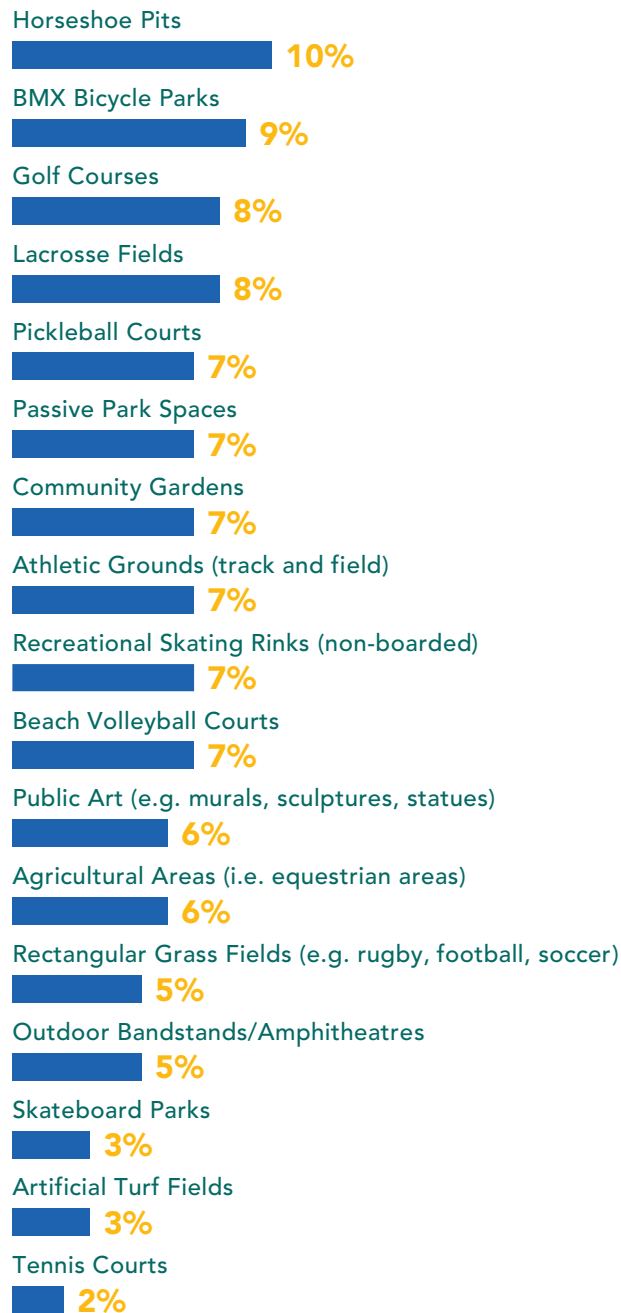
Desired Outdoor Spaces

(Select up to 5)



Desired Outdoor Spaces (Continued)

(Select up to 5)



Prioritization Considerations

Respondents were presented with a list of considerations that could be used to help prioritize potential capital projects and they were asked to state their level of agreement with each one. Ninety-five percent (95%) of respondents agreed to some extent that a new or enhanced recreation facility, space or amenity should be a priority over others if it is multi-purpose and meets the needs of many different activities, programs and users. Ninety-five percent (95%) also agreed that a project should be a higher priority if it responds to requests from the community.

A new or enhanced recreation facility, space or amenity should be a priority over others if...

■ Strongly Agree ■ Somewhat Agree

... it is multi-purpose and meets the needs of many different activities, programs and users.



... it responds to demands/requests from the community.



... funding and grants are available that would lower the costs.



... it replaces an existing one that is outdated and/or at the end of its remaining lifespan.



... a project partner has been identified that can contribute significant funds towards building it.



... it has potential for bringing visitors from outside of the Taber area into the community.



... it is not readily available in the Taber area.



... it targets under-served population segments of our community.



... the costs to run it are lower than others.



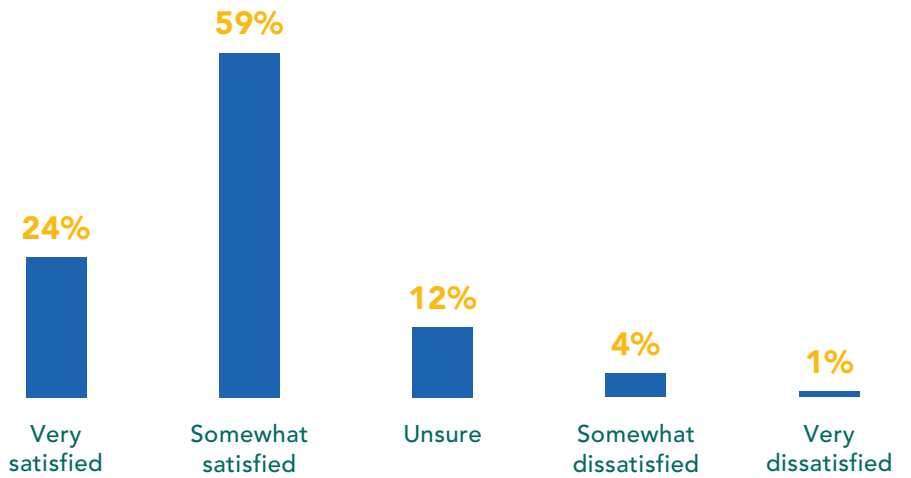
... the costs to build it are lower than others.



Satisfaction with Programming

Through community organizations and other not-for-profit groups, there is a variety of recreation programs offered to residents. Eighty-three percent (83%) of respondents are satisfied to some extent with the recreation programs currently offered in Taber.

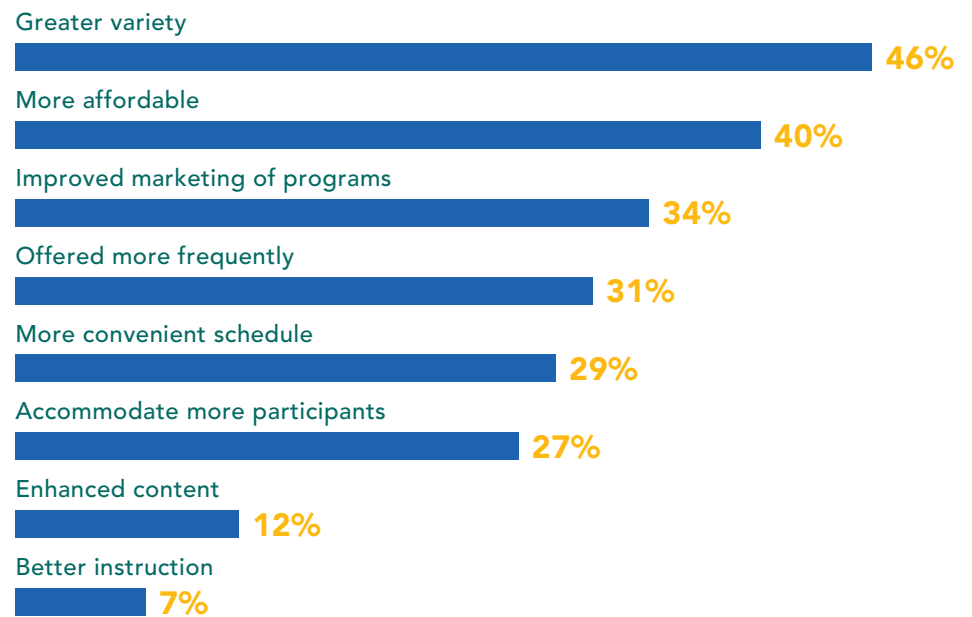
How satisfied are you generally with the recreation programs currently offered in Taber?



Improvements to Programming

In regard to potential improvement to programming, greater variety (46%), more affordable (40%), and improved marketing (34%) were the top three suggestions.

What improvements or changes are needed regarding programming?



Programming Ideas

The following is a list of programming ideas that respondents suggested to be implemented or more readily available.

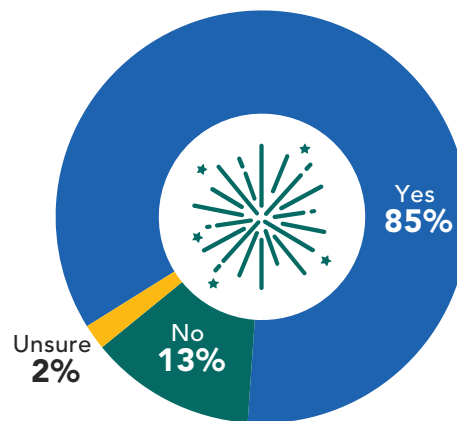
- Organized sports leagues for adults
- Music programs
- Walking programs
- More events and drop-in activities for youth and teenagers
- Parent and tot programs
- Indoor play opportunities in the winter
- Family activities
- Performing arts
- Cooking programs
- English as a second language social clubs
- More animation of parks spaces, such as movies in the park
- Opportunities for people with special needs
- Programming for seniors, including fitness and woodworking
- More availability of swim lessons



Event Attendance

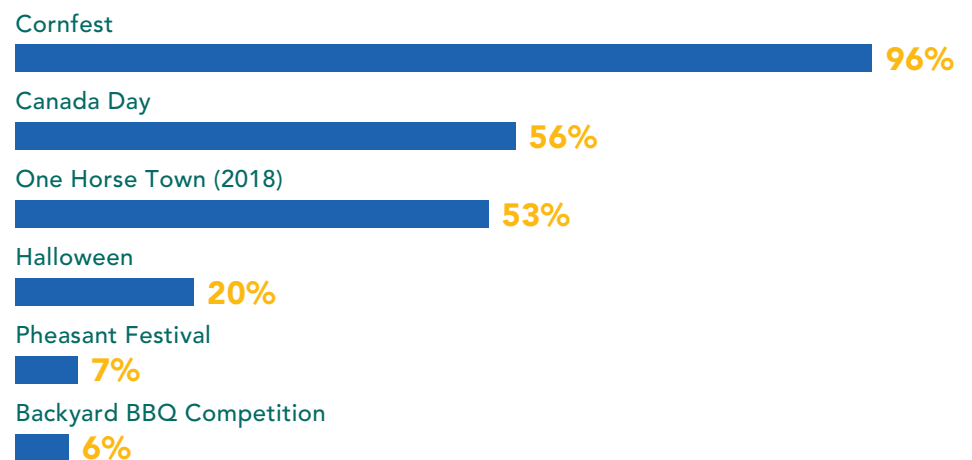
Eighty-five percent (85%) of households attended a major indoor or outdoor event in Taber in the past 12 months.

Did anyone in your household attend a major indoor or outdoor event in Taber in the past 12 months?



Of those who replied “yes” above, 96% attended Cornfest. Canada Day celebrations and One Horse Town (2018) were also attended by over half of households who attended events in the past year.

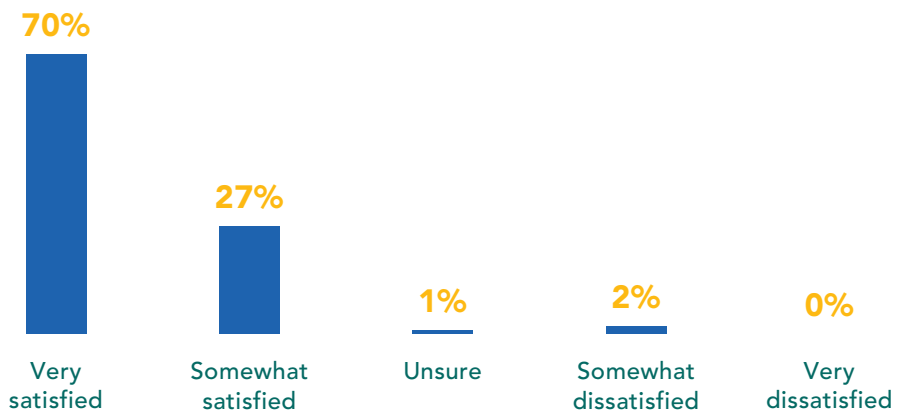
Did anyone in your household attend a major indoor or outdoor event in Taber in the past 12 months?



Satisfaction with Events

Of those who attended events in the past year, 97% were satisfied with the events they attended including 70% who were very satisfied.

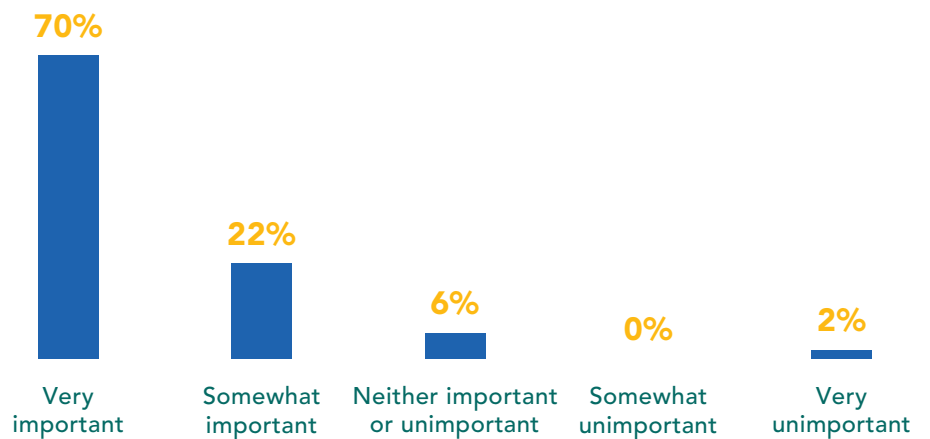
How satisfied were you with the events you attended?



Importance of Events

Ninety-two percent (92%) of respondents believe that it is important to have major town-wide festivals and events in Taber.

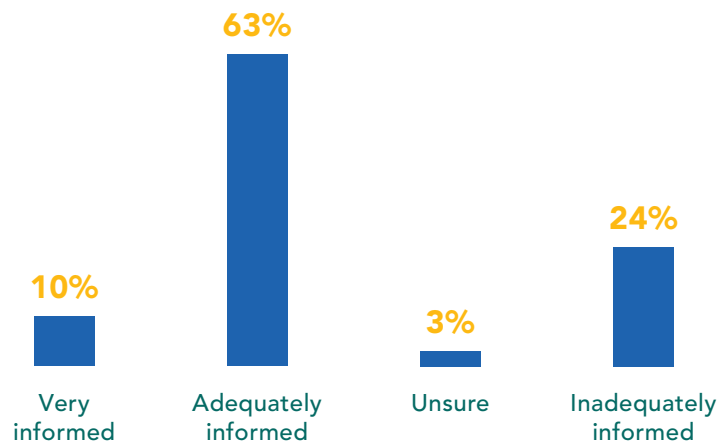
How important is it to have major town-wide festivals and events?



Awareness of Opportunities

Sixty-three percent (63%) of respondents feel adequately informed about recreation opportunities in the area while 24% do not.

In general, how informed do you feel about recreation opportunities in the area?

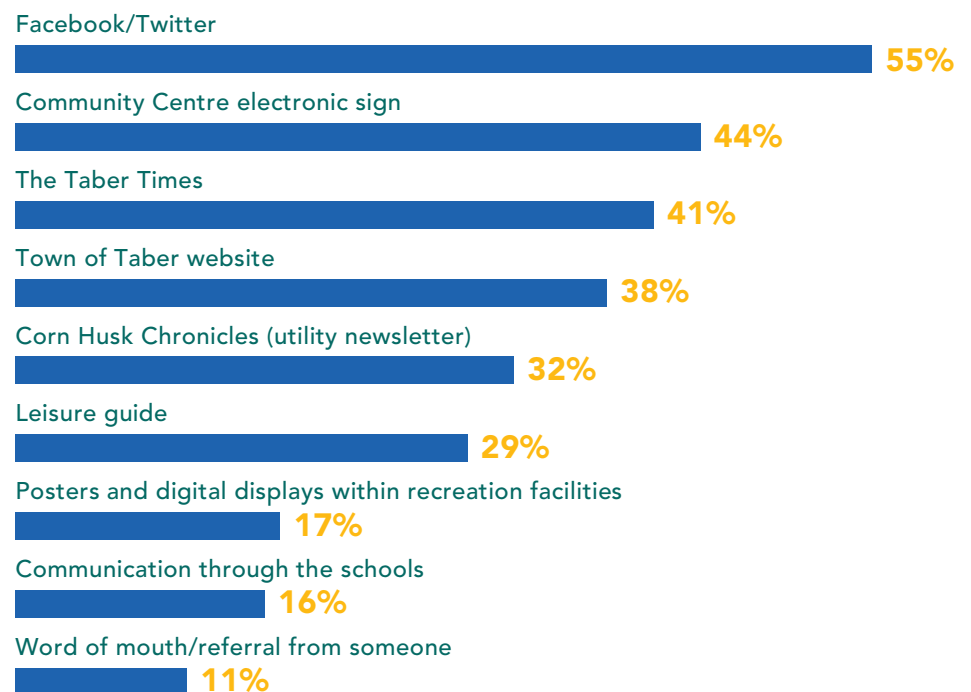


Communication Methods

Households were asked how they would prefer to learn about recreation services and opportunities in the area by selecting up to three of the following methods. Over half (55%) selected social media (Facebook/ Twitter) and 44% identified the Community Centre electronic sign. The Taber Times was selected by 41% of respondents.

How would you prefer to learn about recreation services and opportunities in the area?

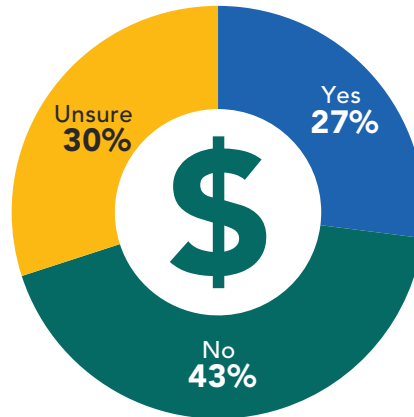
(Select up to 3)



Willingness to Pay

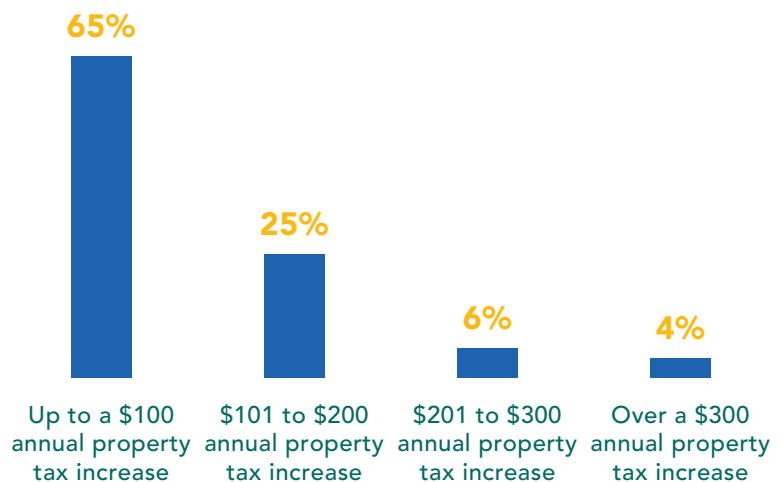
Town recreation programs and services are paid for by a combination of tax support (including property taxes) and fees paid by users. To ensure that community needs for facilities, programs, and services in Taber are better met, 27% of respondents would support an increase in annual property taxes while 43% would not.

To ensure that community needs for facilities, programs, and services in Taber are better met, would you support an increase in annual property taxes?



Of the households that would support an increase, 65% would only support an increase of up to \$100.

How much of an increase in annual property taxes would you support?



General Comments

Respondents had an opportunity to provide additional comments. Many comments reiterated the respondents' desire for new spaces or programs. Pertinent comments for the development of the Master Plan are presented below.

- Some recreation areas need lighting. Especially the walking trails.
- Keep recreation affordable for the people. Cornfest is a good example where the festival still remains free but it attracts people from all over with great entertainment.
- Recreation is important but there is only so much money available.
- It's the age old problem: We want more programming without more fees or taxes, which is, I know, impossible as the funding needs to come from somewhere. Increase in taxes is difficult for families who are already struggling or for those who do not use the services, whereas increasing user fees also becomes a barrier for low income demographics. So I am not sure what the answer should be.
- Taber has a lot to offer. I often find out about community events on the Taber Facebook page.
- I love what the Town has done as far as walking trails and paths at Trout Pond, the future of a campground is also great. My only concern is that the beach cannot be used for swimming.
- For a small town, the service provided is better than most.
- I am impressed with the staff, always well turned out, polite and helpful.
- I remember when I moved to Taber twenty years ago and there were plans to improve the rinks back then but nothing seems to have happened. We just kind of limp along with no coordination.
- There is a huge gap in offering arts and crafts.
- The Town needs to ensure cultural groups are supported to remain viable.
- We need another hockey rink, another pool, an indoor soccer field, an indoor running track, finish the trails that are started around town, finish the baseball diamonds at Ken McDonald, have a concession or refreshment facility in the Ken McDonald park, more playgrounds in the newer residential areas.
- We need to be cautious about bowing to wants that exceed a reasonable ability to financially support an increase in what can be offered.
- Please fix up the small ice surface. Especially seating and sound system/score clock.
- Overall, for a small town, Taber has very good recreation services. Keep up the good work. The Trout Pond is a great addition to our town!

Respondent Profile

Where do you live?	Percent
Town of Taber	93%
M.D. of Taber	6%

What language is spoken most often at home?	Percent
English	99%
German	1%

Please describe your household by identifying the number of members in each of the following age groups.	Respondents	2016 Census
0 - 4 years	10%	7%
5 - 9 years	10%	8%
10 - 14 years	9%	7%
15 - 19 years	8%	7%
20 - 29 years	8%	12%
30 - 39 years	19%	13%
40 - 49 years	15%	11%
50 - 59 years	9%	13%
60 - 69 years	8%	10%
70 - 79 years	4%	6%
80+ years	0%	5%

07

Stakeholder Discussions

In-person discussion sessions (semi-structured interviews) with community organizations were held to gain a deeper understanding of their needs and opinions regarding recreation. Approximately 60 individuals representing 40 community organizations and stakeholder groups participated in the discussions. A complete list is presented in the Appendix. The following points serve as a synopsis of the meetings.

Strengths of Recreation in Taber

- It was generally felt that Taber has a wide variety of activities available for a town of under 10,000 residents.
- Taber is great at hosting events, Cornfest and the Alberta Summer Games were particularly noted.
- Walking trails and parks spaces, especially the newly developed Trout Pond, were mentioned as strengths by a variety of discussion participants.

Community Initiatives

- It was noted that many of the recent projects in Town are a testament to the efforts of local community groups and volunteers. Some of the examples included the skateboard park, spray park, ball diamonds, playgrounds, benches, and gazebos.
- While there is appreciation with the Town's contributions to these community-led projects, it is felt that there is a lot of "red-tape" when it comes to making decisions and getting projects completed.
- It was stated that the Town needs to understand that volunteers are putting their heart and souls into their initiative and that they need to be educated through the process (don't try to overwhelm them with hoops, red tape, and bureaucracy).
- Expectations can be hard to manage because each project is dealt with on a case by case basis.

Volunteerism

- There is a great base of volunteers in Taber, however burnout of the same volunteers is an issue.
- The core volunteer base is aging; worries that the next generation won't step up in the same capacity.
- Recruiting coaches can be a challenge.
- A central volunteer list or e-blast for opportunities was suggested to help groups link with potential volunteers and vice versa.
- One stakeholder asked the schools for volunteers, since some school programs require kids to volunteer, however this program seems to only occur in fall term.
- Volunteers want to be recognized but not necessarily through recognition events.

Scheduling and Allocations

- It was widely supported that children and youth should be a high priority when it comes to scheduling rental spaces.
- Scheduling gymnasium space at schools can be a challenge for some groups.
- Overall, the allocation of Town spaces did not seem to be a primary issue.

Communication and Awareness

- Many of the groups use social media, especially Facebook, to communicate with their participants.
- There was recognition that the Town helps promote local organizations by sharing contact information on the website and Leisure Guide.
- The registration night is generally regarded as useful; however some groups are focusing more on online registrations.
- Communication regarding scheduling of events could be improved so that there isn't overlap, even with school functions.
- The Leisure Guide is seen as a good promotions tool and comments around expanding it into a community guide and listing specific programs were suggested.
- The electronic sign in front of the Community Centre is appreciated by some groups, however not everybody know how to access it.

Community Dynamics

- There has been some issues with youth and teenagers; it was suggested that maybe more opportunities for youth to "hang out" in a safe environment could be helpful.
- It was mentioned that there may be language barriers with the Mennonite and immigrant households amongst other cultural barriers.
- The Mennonite softball program has been growing rapidly which could be an indicator that more activities for this cultural group are needed. Many of the Mennonite children are third generation who are integrating themselves more fully into the community's recreation offerings.
- Several discussion participants felt that Taber could be a more welcoming community. A greater openness to people joining the community was desired.

Suggestions and Priorities

- Most ice groups would be satisfied with having a small ice rink; however maintenance and safety concerns need to be addressed.
- Development of an indoor dry floor facility was desired by multiple groups; suggested components included gymnasium, indoor field, walking track, and fitness space.
- More indoor spaces for youth and for unstructured activities (e.g. drop-in) was suggested to help keep kids busy in the evenings after school.
- It was suggested that more programming for adults would be appreciated.
- Completion of the ball diamonds at Ken McDonald was brought up on several occasions and seen as a positive development.
- The sound system in the auditorium was noted as in need of an upgrade.

Values and Principles

- When asked what values or principles that Town should have regarding the delivery of recreation services, the following were suggested:
 - » Affordability
 - » Safety
 - » Make best use of what we already have
 - » New spaces should be multi-purpose
 - » Ensure opportunities are available for youth
 - » Understand the community's demographics and ensure opportunities are available for everyone

Other Comments

- Accessibility is an issue for some facilities, including the curling club.
- There is currently no joint-use agreement in place between the Town and the school jurisdictions.
- The addition of Trout Pond is well received. Some questions arose regarding the paving of the road to the pond.
- A long-term vision is needed for facilities to help set expectations. The Town had a master plan and it was not clear if that plan was implemented.
- A feasibility process needs to be put in place for the development of new facilities.
- There is no low-income subsidy program.
- The stage at Confederation Park could be used for fitness programming.

08

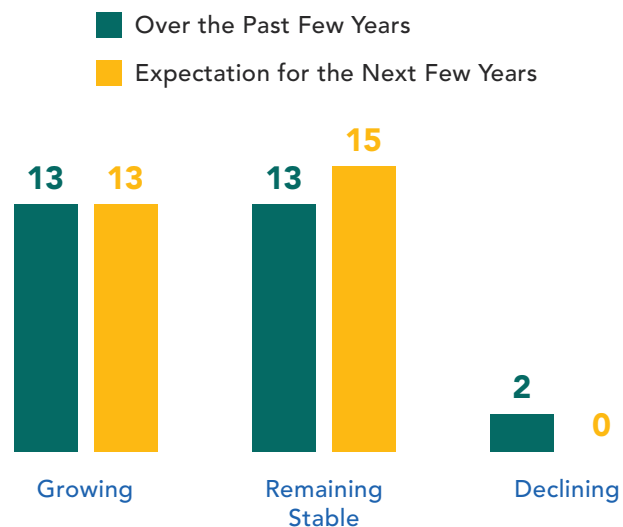
Community Group Survey

A survey was conducted with local community groups to gather their thoughts and perspectives on recreation services in Taber. Invitations to participate in the survey were email to each organization. In total, 28 groups submitted a response (26 complete and 2 partial).

Participation Number Trends

All of the groups expect their participation numbers to either grow (46%) or remain stable (54%) over the next few years. Two groups indicated that their participant numbers have declined over the past few years.

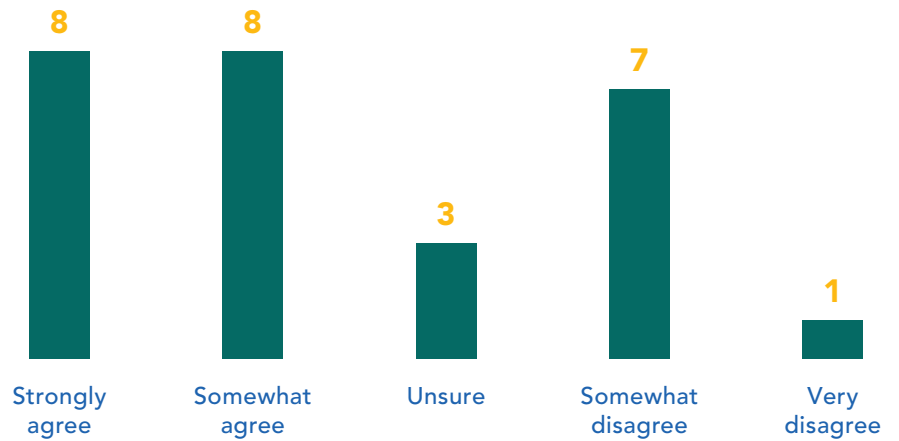
Participation Number Trends



Current Facilities and Spaces

Over half (59%) of responding groups indicated that the current facilities and spaces in Taber meet the needs of their organization (8 strongly agreed; 8 somewhat agreed). Nearly one-third (30%) indicated that the current spaces in Taber do not meet their needs.

The current facilities and spaces in Taber meet the needs of our organization



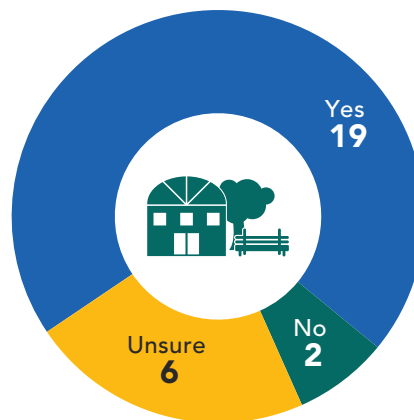
Groups were asked to identify any enhancements to the facilities and spaces their organization currently uses that would improve their organization's satisfaction with them. The following are suggestions provided by responding groups.

- Completion of ball diamonds and support amenities is desired.
- Wheelchair access to Ken MacDonald Park should be provided.
- A year round indoor dry floor facility would meet groups' needs.
- Affordable and available spaces for groups such as Girl Guides (churches and schools aren't always available) are needed.
- Finish developing the Range facility.
- A warm-up arena and a larger barn and the exhibition grounds is needed.
- The track between St. Pat's and Dr. Hammon School is in need of its lines being repainted. The long jump pits could use some work, and an area for throwing events (cement shot put and discus rings) would be great. However, the biggest need at the track is power. Power to run a PA system. A spot to coordinate a track meet from. Somewhere for organizers to climb into and watch the meet and keep the event going via a loud speaker.
- The audio system at the Civic Center Auditorium is unreliable.
- There is a lack of community gymnasium space.
- The ice can be quite variable; more consistency is desired.
- Change rooms for the girls are not always open. The change rooms can get very crowded for the boys.
- For the months of May and June there are restrictions for use of the pool.
- A second large ice surface would allow more practices time and it would also allow the hosting tournaments.
- Seating in small ice needs to be enhanced.
- Winter maintenance of the Trout Pond parking lot and paved path could be improved.

Need for New or Upgraded Spaces

Nineteen of the groups (70%) believe that there is a need for new and/or upgraded recreation facilities and spaces to be developed in Taber, 6 (22%) were unsure, and 2 (7%) indicated "no."

Is there a need for new and/or upgraded recreation facilities and spaces to be developed in Taber?

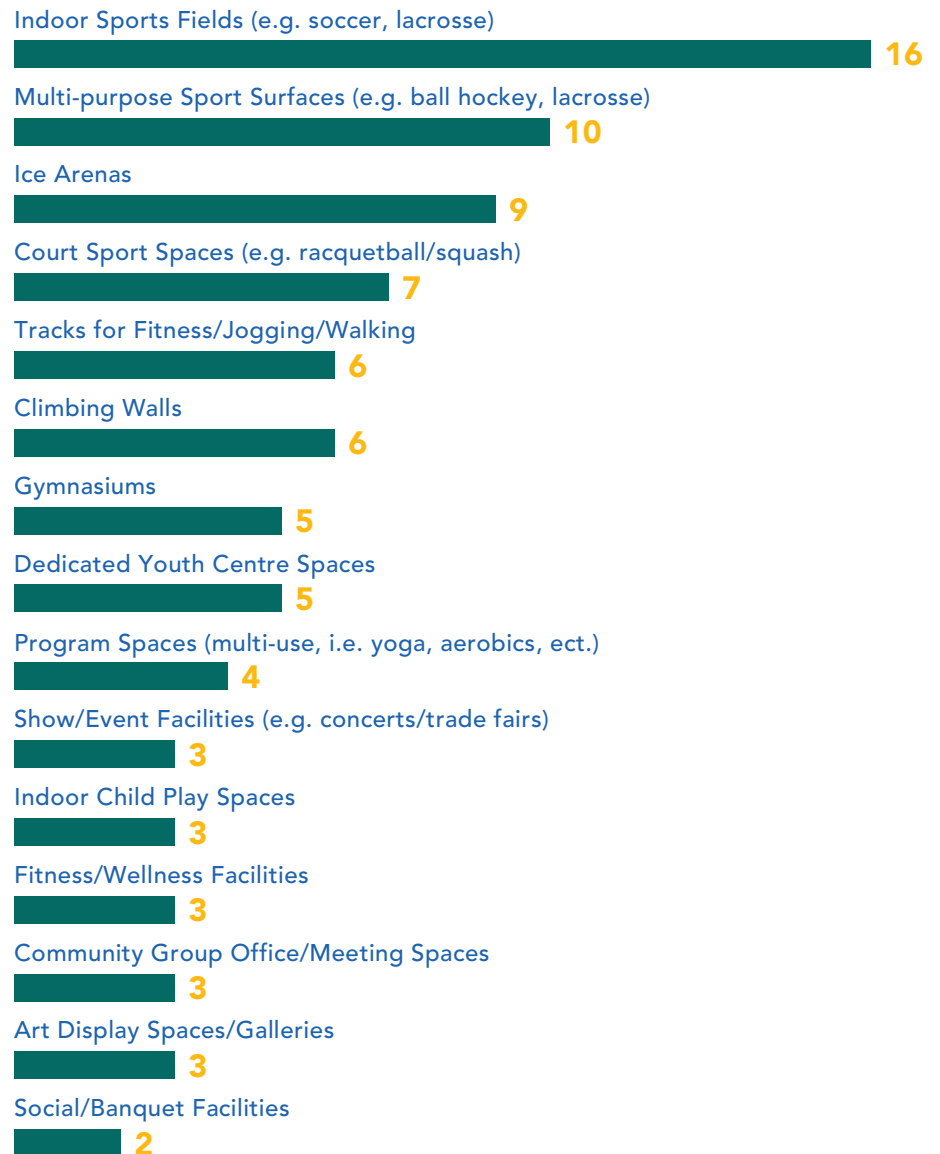


Desired Indoor Spaces

Respondents were asked to select up to five indoor and up to five outdoor recreation facilities and spaces that they think should be more readily available or enhanced in Taber. Sixteen groups (57%) selected indoor sports fields and 10 (36%) selected multi-purpose sport surfaces. Ice arenas were selected by nine groups (32%).

Desired Indoor Spaces

(Select up to 5)



Desired Indoor Spaces (Continued)

(Select up to 5)

Rifle/Archery Ranges

■ 2

Performing Arts Theatres

■ 2

Museums

■ 2

Leisure Swimming Pools

■ 2

Ice Leisure Skating Surfaces

■ 2

Dedicated Seniors Activity Spaces

■ 2

Public Art (e.g. murals, sculpture, statues)

■ 1

Lane Swimming Pools

■ 1

Agricultural Facilities (e.g. indoor riding arena)

■ 1

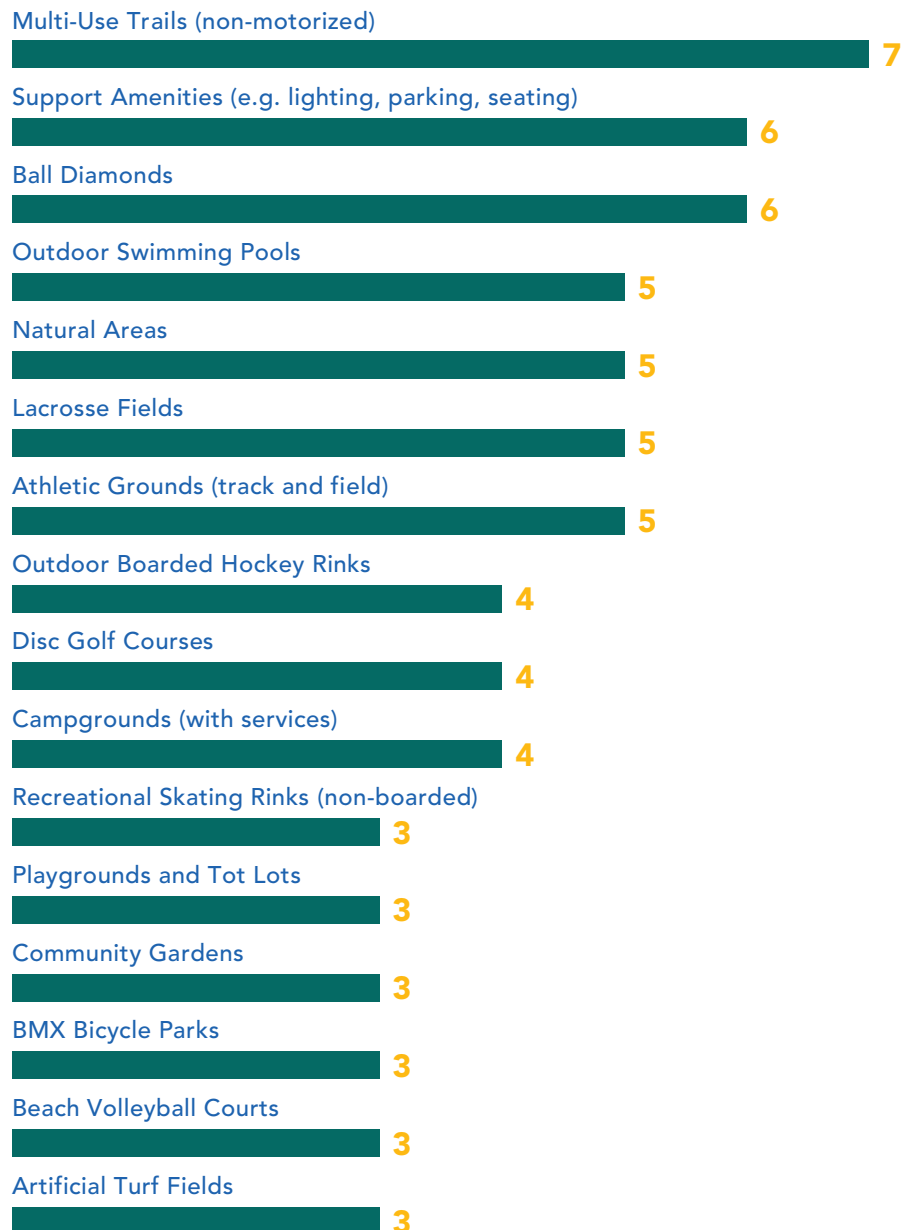


Desired Outdoor Spaces

Multi-use trails (25%), support amenities (21%), and ball diamonds (21%) were selected by at least 6 groups.

Desired Outdoor Spaces

(Select up to 5)



Desired Outdoor Spaces (Continued)

(Select up to 5)

Picnic Areas

██████████ 2

Mountain Bike Parks

██████████ 2

Horseshoe Pits

██████████ 2

Hard Surface Courts (e.g. for basketball, ball hockey)

██████████ 2

Event Grounds for Special Events

██████████ 2

Dog Off-Leash Areas

██████████ 2

Cross Country Ski/Snowshoe Trails

██████████ 2

Tennis Courts

██████████ 1

Rectangular Grass Fields (e.g. rugby, football, soccer)

██████████ 1

Public Art (e.g. murals, sculptures, statues)

██████████ 1

Pickleball Courts

██████████ 1

Outdoor Bandstands/Amphitheatres

██████████ 1

Agricultural Areas (i.e. equestrian areas)

██████████ 1

Challenges

A list of potential challenges were presented and the groups were asked to indicate which ones, if any, they are facing. The most prevalent challenge is funding/keeping user costs low (13 respondents - 46%), followed by attracted and retaining volunteers (11 respondents - 39%).

What challenges, if any, is your organization facing?



Addressing these Challenges

The groups were asked to state what the Town of Taber could do to help their organization address its challenges. The following (paraphrased) comments were provided by the groups.

- A more efficient process is need as it relates to presenting to the Recreation Board and Council.
- More support for volunteers who are helping to improve the Town facilities and spaces is needed.
- Complete infrastructure projects that have already started.
- A multi-purpose sports centre would be a valued resource in the community.
- Help with promoting groups so that parents or caregivers can find information on what opportunities are in the town.
- Continue to dialogue about fees and usage rates.
- Help facilitate discussions around new infrastructure with the user groups.
- Help smaller groups find rental spaces and timeslots.
- Keep the small ice even if another rink is built.
- Keep rental prices affordable for non-profit organizations.
- Recognize that the support minor sports and clubs is an investment in the young people of the community. For example, a strong swim club will help ensure strong lifeguard candidates.
- Have a councillor or staff member attended our meetings to learn about the organizations and to help promote what we do.
- The small ice should be improved.
- Continue to support groups with their hosting of community events.

General Comments

Space was provided for groups to submit general comments. Ten comments were provided.

- Thanks for getting this going again and to make plans for improving our town recreation. We have a huge need for it! It gives our youth a place to do activities without driving to Lethbridge daily and can help keep them focused on sport/activities and out of trouble! We need to have less expensive opportunities so that all families can participate. Taber has amazing volunteers who have made some great places for our town people to use.
- Things are working well.
- Keep up the good work.
- The Taber Agri-Plex was built to regulation ice size (also indoor soccer size). Due to the fact that the Town is expanding in the industrial area we need to consider the long term plan for the Agri-Plex. Could this space be better utilized as another ice sheet or soccer arena? The Agri-Plex could relocate to another space of Town land and be built larger to accommodate larger rodeo and agriculture events.
- When I moved to Taber 20 years ago there was talk of upgrading recreation facilities but it never seemed to have been done to a significant level or any carry through on the plans. Seems as though no direction was ever given and as a Town we have just limped along in this department.
- Dog park improvements are much needed.
- In a club like ours it requires a substantial amount of volunteer hours to run. Virtually all of our volunteers come from our parents group. Additional time in the facility would enable our program to expand. This in turn would give us a larger group of parent volunteers. It would also help us pay for coaching costs, facility fees, and equipment improvements.

- The Town seems to take the lowest cost approach when it comes to building facilities. This has brought facilities online in the community sooner than might otherwise be the case. The downside is that the facilities require more re-investment sooner or they do not meet longer term space needs.
- Greater attention is needed to ensure arts and culture groups are supported. While maybe not as visible as sports groups they do provide an important role in Taber.
- An indoor multi use recreation/sports centre would be a great addition to the town.



Appendices

A: Household Survey Questionnaire	55
B: Stakeholder Discussion Participants	65
C: Community Group Survey Questionnaire	66
D: Community Group Survey Participants	71
E: Taber Facilities Analysis	72
F: Fire Inspection Reports	138



A: Household Survey Questionnaire



Survey Access Code:

Household Questionnaire

The Town of Taber is developing a Recreation Master Plan that will identify priorities to ensure that recreation facilities, programs, and events continue to contribute to residents' quality of life. Gathering input from residents on the current state of these services and future needs for recreation is an important part of the planning process.

Please have an adult in your household complete this questionnaire by considering the needs of all members of your household. Responses are anonymous. If you have any questions about the project please contact Dawn Phillips (Town of Taber) at dawn.phillips@taber.ca

Please complete and return the questionnaire by **June 28th** by sealing it in an envelope and dropping it off at one of the following locations:

- Taber Aquafun Centre (4700-50 Street)
- Town of Taber Administration Office (A-4900-50 Street)

Definition of Recreation

From "A Framework for Recreation in Canada: Pathways to Wellbeing"

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.

Draw Entry Form

As a token of thanks for your participation in this survey, a draw will be made for a five-use family pass to the Aquafun Centre. The information you are providing below will be utilized solely for the purposes of the draw and will not be reported in connection with the responses you have provided.

Name (First Name Only): _____

Phone Number: _____

The personal information requested on this form will be used for the purpose of contacting you should you be the draw winner. Your personal information will not be shared with anyone for any other purposes. If you have any questions about the collection or use of your personal information contact Dawn Phillips at dawn.phillips@taber.ca.

Section One: Benefits of Participation

1. What are the main reasons that your household participates in recreation activities? Select all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Enjoy a challenge | <input type="checkbox"/> Relax/relieve stress |
| <input type="checkbox"/> Family time together | <input type="checkbox"/> Satisfy curiosity |
| <input type="checkbox"/> For fun | <input type="checkbox"/> Socializing |
| <input type="checkbox"/> Health reasons | <input type="checkbox"/> Something different than work |
| <input type="checkbox"/> Help the community | <input type="checkbox"/> To "get away" |
| <input type="checkbox"/> Improve skills or knowledge | <input type="checkbox"/> To be creative |
| <input type="checkbox"/> Learn new things | <input type="checkbox"/> To enjoy the outdoors/get fresh air |
| <input type="checkbox"/> Healthy active living | <input type="checkbox"/> To be part of the community |
| <input type="checkbox"/> Other (please specify) _____ | |

Section Two: Values and Considerations

2. Consider each of the following statements that refer to the development and delivery of facilities, programs, and services. For each statement please indicate your level of agreement.

Statement	Strongly Agree	Somewhat Agree	Unsure	Somewhat Disagree	Strongly Disagree
Recreation services are very important to our quality of life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation opportunities help make our community better.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residents can benefit even if they do not use recreation services directly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Town should motivate and encourage people to participate in recreation activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation services can contribute to the local economy by attracting visitors and new residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community events can help people to develop a sense of community and connection to each other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Town should support local groups that deliver recreation opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipalities in the region should work together where possible to provide recreation opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section Three: Utilization and Visitation

3. How often did members of your household use the following facilities and/or spaces (as an active participant) within the previous year?

Facility/Space	1-9 Uses	10-20 Uses	21+ Uses	Did Not Use
Aquafun Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre - Arenas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre - Auditorium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre - Curling Rinks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centre - Meeting Rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Confederation Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off Leash Dog Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School gymnasiums (not including school activities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skate Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports Fields & Ball Diamonds (in Taber)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkside Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Open Space in Taber	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taber Agriplex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taber Public Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taber Trout Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trail System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Does anyone in your household participate in any of the following? If yes, please select all that apply.

- Volunteers for a local community organization
- Participates in recreation programs provided by the Town of Taber (e.g. swim lessons, summer programs, etc.)
- Has a pass for the Aquafun Centre (e.g. 3-month pass, 10-use pass, etc.)
- Participates in recreation programs provided by community groups (e.g. hockey, martial arts, dance, etc.)

5. What, if anything, prevents you or someone in your household from participating in recreation programs and services? (Select all that apply.)

- | | |
|--|---|
| <input type="checkbox"/> Nothing prevents our participation | <input type="checkbox"/> Lack of facilities/poor facilities |
| <input type="checkbox"/> Busy with other activities/work | <input type="checkbox"/> Health Issues |
| <input type="checkbox"/> Cost/price (equipment) | <input type="checkbox"/> Quality of programs |
| <input type="checkbox"/> Cost/price (admission/registration) | <input type="checkbox"/> Timing of programs |
| <input type="checkbox"/> Don't have the ability | <input type="checkbox"/> Location of programs |
| <input type="checkbox"/> Physical accessibility barriers | <input type="checkbox"/> Unaware of some opportunities |
| <input type="checkbox"/> Interests and programs don't match | <input type="checkbox"/> Other (please specify) _____ |

Section Four: Overall Assessment

6.

a. Overall, how satisfied are you with the recreation opportunities currently offered in Taber?

- Very satisfied
- Somewhat satisfied
- Unsure
- Somewhat dissatisfied
- Very dissatisfied

b. Please explain your answer.

Section Five: New/Upgraded Recreation Facilities

7. Answering on behalf of your entire household, do you think there are adequate recreation facilities and spaces to satisfy your household's recreational needs in Taber?

- Yes
- Unsure
- No

8. Please select up to **five (5) INDOOR** recreation facilities and spaces that should be more readily available or enhanced in Taber. A couple of things to consider:

- » There are costs to building and operating recreation facilities and spaces.
- » Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Facilities (e.g. indoor riding arena) | <input type="checkbox"/> Gymnasiums (e.g. including badminton, pickleball, basketball, volleyball, etc.) |
| <input type="checkbox"/> Art Display Spaces/Galleries | <input type="checkbox"/> Indoor Sports Fields (e.g. soccer, lacrosse) |
| <input type="checkbox"/> Art Studios/Creative Spaces | <input type="checkbox"/> Lane Swimming Pools |
| <input type="checkbox"/> Climbing Walls | <input type="checkbox"/> Leisure Swimming Pools |
| <input type="checkbox"/> Combative Sport Spaces (e.g. judo, karate) | <input type="checkbox"/> Libraries |
| <input type="checkbox"/> Community Group Office/Meeting Spaces | <input type="checkbox"/> Meeting Spaces |
| <input type="checkbox"/> Court Sport Spaces (e.g. racquetball/squash) | <input type="checkbox"/> Multi-purpose Sport Surfaces (e.g. cement pad for roller/ball hockey, roller derby, lacrosse) |
| <input type="checkbox"/> Curling Facilities | <input type="checkbox"/> Museums |
| <input type="checkbox"/> Dance Program Spaces | <input type="checkbox"/> Performing Arts Theatres |
| <input type="checkbox"/> Dedicated Seniors Activity Spaces | <input type="checkbox"/> Program Spaces (multi-use, i.e. yoga, aerobics, ect.) |
| <input type="checkbox"/> Dedicated Youth Centre Spaces | <input type="checkbox"/> Public Art (e.g. murals, sculpture, statues) |
| <input type="checkbox"/> Fitness/Wellness Facilities (e.g. aerobics/strength training) | <input type="checkbox"/> Show/Event Facilities (e.g. concerts/trade fairs) |
| <input type="checkbox"/> Ice Arenas | <input type="checkbox"/> Social/Banquet Facilities |
| <input type="checkbox"/> Ice Leisure Skating Surfaces | <input type="checkbox"/> Tracks for Fitness/Jogging/Walking |
| <input type="checkbox"/> Indoor Child Play Spaces | <input type="checkbox"/> Other (please specify) _____ |
| <input type="checkbox"/> Rifle/Archery Ranges | |

9. Please select up to **five (5) OUTDOOR** recreation facilities and spaces that should be more readily available or enhanced in Taber. A couple of things to consider:

- » There are costs to building and operating recreation facilities and spaces.
- » Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

Agricultural Areas (i.e. equestrian areas)

Artificial Turf Fields

Athletic Grounds (track and field)

Ball Diamonds

Beach Volleyball Courts

BMX Bicycle Parks

Campgrounds (with services)

Cross Country Ski/Snowshoe Trails

Community Gardens

Disc Golf Courses

Dog Off-Leash Areas

Event Grounds for Special Events

Golf Courses

Hard Surface Courts
(e.g. for basketball, ball hockey)

Horseshoe Pits

Lacrosse Fields

Mountain Bike Parks

Multi-Use Trails (non-motorized)

Natural Areas

Outdoor Bandstands/Amphitheatres

Outdoor Boarded Hockey Rinks

Recreational Skating Rinks (non-boarded)

Outdoor Swimming Pools

Outdoor Water/Spray Parks

Passive Park Spaces

Pickleball Courts

Picnic Areas

Playgrounds and Tot Lots

Public Art (e.g. murals, sculptures, statues)

Rectangular Grass Fields (e.g. rugby, football, soccer)

Skateboard Parks

Support Amenities
(e.g. lighting, parking, seating, washrooms)

Tennis Courts

Toboggan Hills

Other (please specify) _____

10. There are limited resources when contemplating public investment in recreation facilities or spaces. For this reason some facilities and spaces have to be prioritized over others. Please state your level of agreement with each of the potential prioritization considerations.

A new or enhanced recreation facility, space or amenity should be a priority over others if...

Consideration	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	I Don't Know
... it replaces an existing one that is outdated and/or at the end of its remaining lifespan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... it is not readily available in the Taber area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... the costs to build it are lower than others.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... the costs to run it are lower than others.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... funding and grants are available that would lower the costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... it responds to demands/requests from the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... it has potential for bringing visitors from outside of the Taber area into the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... it targets under-served population segments of our community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... it is multi-purpose and meets the needs of many different activities, programs and users.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
... a project partner has been identified that can contribute significant funds towards building it.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section Six: Programs & Events

11. Through community organizations and other not-for-profit groups, there is a variety of recreation programs offered to residents. How satisfied are you generally with the recreation programs currently offered in Taber?

Very satisfied

Somewhat dissatisfied

Somewhat satisfied

Very dissatisfied

Unsure

12. What improvements or changes are needed regarding programming? (Select all that apply.)

- Accommodate more participants
- Better instruction
- Enhanced content
- Greater variety
- Other (please specify) _____
- Improved marketing of programs
- More affordable
- More convenient schedule
- Offered more frequently

13. Consider the current availability and types of programs offered in Taber.

a. For each of the following groups, please identify if the existing recreation programs are adequate or inadequate. (If you are unsure, please indicate that.)

Age Group	Adequate	Unsure	Inadequate
Tots (0 - 2 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-school (3 - 5 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children (6 - 12 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth (13 - 17 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Young Adults (18 - 29 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adults (30 - 65 yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seniors (65+ yrs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. For any you have designated as inadequate please identify what programs or program types should be more available.

14. Did anyone in your household attend a major indoor or outdoor event in Taber in the past 12 months?

- Yes
- No (Please go to Q15)
- Unsure (Please go to Q15)

a. What event(s) were they? (Check all that apply.)

- Canada Day
- Cornfest
- Halloween
- One Horse Town (2018)
- Pheasant Festival
- Other (please specify) _____

b. Overall, how satisfied were you with the events you attended?

- Very satisfied
- Somewhat satisfied
- Unsure
- Somewhat dissatisfied
- Very dissatisfied

15. How important is it to have major town-wide festivals and events?

- | | |
|---|---|
| <input type="checkbox"/> Very important | <input type="checkbox"/> Somewhat unimportant |
| <input type="checkbox"/> Somewhat important | <input type="checkbox"/> Very unimportant |
| <input type="checkbox"/> Neither | |

Section Seven: Communications

16. In general, how informed do you feel about recreation opportunities in the area?

- Very informed
- Adequately informed
- Inadequately informed
- Unsure

17. How would you prefer to learn about recreation services and opportunities in the area? Please select your top **three (3)** preferences.

- | | |
|--|--|
| <input type="checkbox"/> Town of Taber website | <input type="checkbox"/> Corn Husk Chronicles (utility newsletter) |
| <input type="checkbox"/> Leisure guide | <input type="checkbox"/> The Taber Times |
| <input type="checkbox"/> Communication through the schools | <input type="checkbox"/> Community Centre electronic sign |
| <input type="checkbox"/> Facebook/Twitter | <input type="checkbox"/> Word of mouth/referral from someone |
| <input type="checkbox"/> Posters and digital displays within recreation facilities | <input type="checkbox"/> Other (please specify) _____ |

Section Eight: Willingness to Pay

18. Town recreation programs and services are paid for by a combination of tax support (including property taxes) and fees paid by users.

a. To ensure that community needs for facilities, programs, and services in Taber are better met, would you support an increase in annual property taxes?

- Yes
- Unsure
- No (Please go to Q18c)

b. How much of an increase in annual property taxes would you support?

- Up to a \$100 annual property tax increase
- \$101 to \$200 annual property tax increase
- \$201 to \$300 annual property tax increase
- Over a \$300 annual property tax increase

c. What option do you support in relation to user fees for recreation programs and services?

- Increase current level of user fees
- Maintain current level of user fees
- Unsure

Section Nine: Final Thoughts

19. Do you have any other comments to make regarding recreation in Taber?

Section Ten: Household Profile

20. Where do you live?

- Town of Taber
- M.D. of Taber
- Other (please specify) _____

21. What language is spoken most often at home?

- English
- French
- Tagalog
- German
- Other (please specify) _____

21. Please describe your household by identifying the number of members in each of the following age groups. (please include yourself)

_____ 0 - 4 yrs	_____ 15 - 19 yrs	_____ 40 - 49 yrs	_____ 70 - 79 yrs
_____ 5 - 9 yrs	_____ 20 - 29 yrs	_____ 50 - 59 yrs	_____ 80+ yrs
_____ 10 - 14 yrs	_____ 30 - 39 yrs	_____ 60 - 69 yrs	

Thank you for taking the time to help us make your community better!

B: Stakeholder Discussion Participants

- Arts & Crafts Society
- Commercial League
- Communities in Bloom
- Dr. Hamman – Horizon School
- DUR Myers High School
- Golden Suns
- Holy Spirit Catholic School
- Horizon School Division
- MD of Taber
- Merritts Ultimate Taekwon Do Ltd
- Multiplex Committee
- OID Colony
- Parkside Manor Seniors
- Peace Valley Church
- Pond Hockey
- Pound with Angie
- Recreational hockey rental groups
- Renland Church
- SASVUNP (Southern Alberta Society of Veterans in United Nations Peacekeeping)
- St. Mary's – Holy Spirit
- Taber and District 4-H
- Taber Community Action and Prevention Society
- Taber Curling Club
- Taber District Soccer
- Taber Figure Skating Club
- Taber Fire Department
- Taber Firefighters Association
- Taber Football
- Taber Kinsmen Club
- Taber Lacrosse
- Taber Library
- Taber Minor Hockey
- Taber Mixed Slo-pitch
- Taber Motocross Association
- Taber Pro Rodeo
- Taber Softball and Baseball Enhancement Society
- Taber Vipers Swim Club
- Taber Youth Employment
- Terry Fox Committee
- TOPS (Take Off Pounds Sensibly)
- Yoga at Pro Performance
- Zumba with Jeanette

C: Community Group Survey Questionnaire



Community Group Questionnaire

The Town of Taber is developing a Recreation Master Plan that will identify priorities to ensure that facilities, programs, and events continue to contribute to residents' quality of life. Gathering input from community organizations is an important part of the planning process.

Your organization is invited to provide input by completing this Community Group Questionnaire. Only one response per group is requested. Please submit your response by **June 24, 2019**.

If you have any questions about this survey or the project please contact **Dawn Phillips** (Town of Taber) at dawn.phillips@taber.ca. If you prefer to submit this hardcopy version, rather than completing it online please scan and email your completed questionnaire to Ryan Schwartz (RC Strategies+PERC, an independent consulting firm) at schwartz@rcstrategies.ca.

Section 1: About Your Organization

1. Please provide the following information about your organization.

Organization Name: _____

Contact Person Name and Position: _____

2. Please briefly explain the purpose of your organization, its main activities, and who your primary participants are.

3. How many participants/members belong to your organization?

- 3a. What describes your primary participants / members? (e.g. children under 5 yrs, adults 55+)

4. What has been the trend over the past few years regarding participant/member numbers? Over the next few years what are your expectations for participant/member numbers?

	Growing	Remaining Stable	Declining
Over the past few years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expectation for the next few years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4a. What, if anything, is impacting your participant / membership numbers?

Section 2: Current Facilities and Spaces

5. To what extent do you agree with the following statement?

“The current facilities and spaces in Taber meet the needs of our organization.”

- Strongly agree
- Somewhat agree
- Unsure
- Somewhat disagree
- Strongly disagree

6. Please identify any enhancements to the facilities and spaces your organization currently uses that would improve your organization’s satisfaction with them. Please identify the specific spaces that correspond with the suggestions.

Section 3: Need for New and/or Upgraded Spaces

7. Is there a need for new and/or upgraded recreation facilities and spaces to be developed in Taber?

- Yes
- Unsure
- No

8. Please select up to **five (5) indoor** and up to **five (5) outdoor** recreation facilities and spaces that should be more readily available or enhanced in Taber. A couple of things to consider:

- » There are costs to building and operating facilities and spaces.
- » Your responses will be used to help determine infrastructure priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

a. **Indoor (select up to 5)**

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Facilities (e.g. indoor riding arena) | <input type="checkbox"/> Gymnasiums (e.g. including badminton, pickleball, basketball, volleyball, etc.) |
| <input type="checkbox"/> Art Display Spaces/Galleries | <input type="checkbox"/> Indoor Sports Fields (e.g. soccer, lacrosse) |
| <input type="checkbox"/> Art Studios/Creative Spaces | <input type="checkbox"/> Lane Swimming Pools |
| <input type="checkbox"/> Climbing Walls | <input type="checkbox"/> Leisure Swimming Pools |
| <input type="checkbox"/> Combative Sport Spaces (e.g. judo, karate) | <input type="checkbox"/> Libraries |
| <input type="checkbox"/> Community Group Office/Meeting Spaces | <input type="checkbox"/> Meeting Spaces |
| <input type="checkbox"/> Court Sport Spaces (e.g. racquetball/squash) | <input type="checkbox"/> Multi-purpose Sport Surfaces (e.g. cement pad for roller/ball hockey, roller derby, lacrosse) |
| <input type="checkbox"/> Curling Facilities | <input type="checkbox"/> Museums |
| <input type="checkbox"/> Dance Program Spaces | <input type="checkbox"/> Performing Arts Theatres |
| <input type="checkbox"/> Dedicated Seniors Activity Spaces | <input type="checkbox"/> Program Spaces (multi-use, i.e. yoga, aerobics, ect.) |
| <input type="checkbox"/> Dedicated Youth Centre Spaces | <input type="checkbox"/> Public Art (e.g. murals, sculpture, statues) |
| <input type="checkbox"/> Fitness/Wellness Facilities (e.g. aerobics/strength training) | <input type="checkbox"/> Show/Event Facilities (e.g. concerts/trade fairs) |
| <input type="checkbox"/> Ice Arenas | <input type="checkbox"/> Social/Banquet Facilities |
| <input type="checkbox"/> Ice Leisure Skating Surfaces | <input type="checkbox"/> Tracks for Fitness/Jogging/Walking |
| <input type="checkbox"/> Indoor Child Play Spaces | <input type="checkbox"/> Other (please specify) _____ |
| <input type="checkbox"/> Rifle/Archery Ranges | |

b. Outdoor (select up to 5)

- | | |
|---|---|
| <input type="checkbox"/> Agricultural Areas (i.e. equestrian areas) | <input type="checkbox"/> Natural Areas |
| <input type="checkbox"/> Artificial Turf Fields | <input type="checkbox"/> Outdoor Bandstands/Amphitheatres |
| <input type="checkbox"/> Athletic Grounds (track and field) | <input type="checkbox"/> Outdoor Boarded Hockey Rinks |
| <input type="checkbox"/> Ball Diamonds | <input type="checkbox"/> Recreational Skating Rinks (non-boarded) |
| <input type="checkbox"/> Beach Volleyball Courts | <input type="checkbox"/> Outdoor Swimming Pools |
| <input type="checkbox"/> BMX Bicycle Parks | <input type="checkbox"/> Outdoor Water/Spray Parks |
| <input type="checkbox"/> Campgrounds (with services) | <input type="checkbox"/> Passive Park Spaces |
| <input type="checkbox"/> Cross Country Ski/Snowshoe Trails | <input type="checkbox"/> Pickleball Courts |
| <input type="checkbox"/> Community Gardens | <input type="checkbox"/> Picnic Areas |
| <input type="checkbox"/> Disc Golf Courses | <input type="checkbox"/> Playgrounds and Tot Lots |
| <input type="checkbox"/> Dog Off-Leash Areas | <input type="checkbox"/> Public Art (e.g. murals, sculptures, statues) |
| <input type="checkbox"/> Event Grounds for Special Events | <input type="checkbox"/> Rectangular Grass Fields (e.g. rugby, football, soccer) |
| <input type="checkbox"/> Golf Courses | <input type="checkbox"/> Skateboard Parks |
| <input type="checkbox"/> Hard Surface Courts (e.g. for basketball, ball hockey) | <input type="checkbox"/> Support Amenities (e.g. lighting, parking, seating, washrooms) |
| <input type="checkbox"/> Horseshoe Pits | <input type="checkbox"/> Tennis Courts |
| <input type="checkbox"/> Lacrosse Fields | <input type="checkbox"/> Toboggan Hills |
| <input type="checkbox"/> Mountain Bike Parks | <input type="checkbox"/> Other (please specify) _____ |
| <input type="checkbox"/> Multi-Use Trails (non-motorized) | |

Section 4: Challenges

9. Of the following, what challenges, if any, is your organization facing? (Check all that apply.)

- | | |
|--|--|
| <input type="checkbox"/> Getting sufficient access to facilities and spaces for programming | <input type="checkbox"/> Funding/keeping user costs low |
| <input type="checkbox"/> Inadequate facilities and spaces (e.g. amenity and support spaces are lacking or of poor quality) | <input type="checkbox"/> Organizational management and operations (e.g. board training, grant writing, accounting) |
| <input type="checkbox"/> Attracting and maintaining coaches/instructors | <input type="checkbox"/> Promotions and marketing |
| <input type="checkbox"/> Attracting and retaining volunteers | <input type="checkbox"/> Declining participation |
| <input type="checkbox"/> Equipment storage | <input type="checkbox"/> Other (please specify) _____ |

10. What might the Town of Taber do to help your organization address its challenges?

Section 5: General Comments

11. Please provide any other comments you have regarding the planning of recreation in Taber.

Thank you for taking the time to share
your group's perspective!

D: Community Group Survey Participants

- Communities in Bloom Society
- Fading Sons (hockey club)
- Girl Guides of Canada 1st Taber Brownies
- Haldorson (recreational hockey)
- Horizon Athletics
- LT Westlake School
- Pound With Angie
- Rec Hockey
- St. Mary's School
- St. Patrick School
- Taber Adventure 5
- Taber Arts and Crafts Society
- Taber Commercial League
- Taber District Soccer
- Taber Exhibition Association
- Taber Golden Suns
- Taber Gymnastics Fitness Club
- Taber Lost Paws Society
- Taber Minor Baseball
- Taber Minor Hockey
- Taber Mixed Slo-pitch
- Taber Shooting Foundation
- Taber Softball and Baseball Enhancement
- Taber Vipers Swim Club
- Taber WHAM!
- Trout Pond Parkrun
- WR Myers High School
- Zumba with Jeanette

E: Taber Facilities Analysis



Taber Community Centre and Aquafun Centre Facilities Analysis Report

**Community Centre: Large Ice Arena, Small Ice Arena, Curling Rink, Auditorium,
Downstairs Fitness Space and Archery Range,
and Aquafun Centre**

**ACI Architects Inc.
October 1, 2019**

TABLE OF CONTENTS

Table of Contents:

Table of Contents	Page 2
Executive Summary	Page 3
1.0 Project Methodology	
2.0 Existing Facility Analysis	
3.0 Community Centre	Page 7
3.1 – Site Analysis Costing Analysis.....	Page 7
3.2 Large Ice Arena, Small Ice Arena, Curling Rink, Auditorium, Fitness Space and Archery Range.....	Page 9
3.2.1 – Facility History	
3.2.2 – General Construction	
3.2.3 – Building Envelope	
3.2.4 – Large Ice Arena	
3.2.5 – Small Ice Arena	
3.2.6 – Curling Rink	
3.2.7 – Auditorium	
3.2.8 – Fitness Space	
3.2.9 – Archery Range	
3.2.10 – Structural	
3.2.11 – Mechanical	
3.2.12 – Electrical	
3.2.13 – General Recommendations	
3.3 Aquafun Centre.....	Page 20
3.3.1 – Facility History	
3.3.2 – Site Analysis	
3.3.3 – General Construction	
3.3.4 – Building Envelope	
3.3.5 – Interior Finishes	
3.3.6 – Structural	
3.3.7 – Mechanical	
3.3.8 – Electrical	
3.3.9 – General Recommendations	

Appendix A – Photographs

Appendix B – Costing Charts

EXECUTIVE SUMMARY

In October 2019, ACI Architects Inc. conducted Facilities Analysis of two facilities in the Town of Taber, Alberta. The first building contained Large Ice Arena, Small Ice Arena, Auditorium, Curling rink, Downstairs Fitness Space and Archery Range. The Second building contained Aquafun Centre.

The community is actively engaged in these buildings and requested an analysis of life expectancy, high-level condition rating, and to highlight any safety concerns. The review and report were completed on the existing facilities relative to their current condition, viability and probable short, medium and long term operational costs of each of the spaces.

Structural, mechanical and electrical items are itemized as general information and further analysis is recommended by the respective professional.

The Facilities Analysis Costing Reports are attached in Appendix A.

A synopsis of the Facilities Analysis is provided for each of the buildings as follows:

Community Centre: Large Ice Arena, Small Ice Arena, Curling Rink, Auditorium, Downstairs Fitness Space and Archery Range

The Town of Taber built the original Community Centre in 1970 with renovations. The whole site is provided by a Google Earth image. (See figure 001) The Arena is classified as an A-3 occupancy and is approximately 9000 m². The building structures have been maintained and are in still in acceptable condition. A cost should be evaluated for the noted code deficiencies. The building envelope and insulation should be further investigated to confirm the thermal performance of the building with new code requirements. Further investigation of the mechanical and electrical components is recommended to understand if existing systems should be renovated or replaced. Equipment and service costs have not been factored into the following pricing. Further discussion is recommended on the building's long-term viability with the population of the region.

The Museum and Chamber of Commerce were not reviewed.

Site Maintenance

0-5 year costs:	\$0.00
5-10 year costs:	\$350,000.00
10+ year costs:	\$120,000.00

Large Ice Arena Buildings Maintenance

0-5 year costs:	\$395,000.00
5-10 year costs:	\$850,000.00
10+ year costs:	\$815,000.00

Small Ice Arena Buildings Maintenance

0-5 year costs:	\$210,000.00
5-10 year costs:	\$215,000.00
10+ year costs:	\$210,000.00

Curling Rink Buildings Maintenance

0-5 year costs:	\$35,000.00
5-10 year costs:	\$260,000.00
10+ year costs:	\$490,000.00

Auditorium Buildings Maintenance

0-5 year costs:	\$325,000.00
5-10 year costs:	\$75,000.00
10+ year costs:	\$660,000.00

Downstairs Fitness Space Buildings Maintenance

0-5 year costs:	\$270,000.00
5-10 year costs:	\$60,000.00
10+ year costs:	\$10,000.00

Archery Range Buildings Maintenance

0-5 year costs:	\$145,000.00
5-10 year costs:	\$70,000.00
10+ year costs:	\$10,000.00

Total Buildings Maintenance

0-5 year costs:	\$1,380,000.00
5-10 year costs:	\$1,870,000.00
10+ year costs:	\$2,325,000.00

Large Ice Arena, Small Ice Arena, Curling Rink, Auditorium, Downstairs Fitness Space and Archery Range Buildings Replacement

The facility structurally is in good condition. Based on the uses currently being accommodated within the building and how it meets the communities needs a replacement of the complex should

not be considered. To replace the building and still maintain the same functions will have significantly more cost than maintaining the existing complex.

Replacement Value: \$40,000,000.00.

Aquafun Centre

The Town of Taber has a building to the south of the Community Centre that contains the Aquafun Centre. The date of construction of the Aquafun Centre is 1991. The swimming Facility is classified as A-2 Occupancy and is approximately 1300 m². The pools use a salt water with ozone cleaning system. The guard station shower spaces have recently been renovated this year. The building is mostly up to date with the current accessibility requirements. Further investigation of the mechanical and electrical components is recommended to understand current status of existing systems.

Aquafun Centre Maintenance

0-5 year costs: \$270,000.00

5-10 year costs: \$525,000.00

10+ year costs: \$840,000.00

The Aquafun Centre is in good condition and is not recommended for replacement. An analysis is recommended to note high traffic periods to ensure the current size meets the community and surrounding areas requirements.

Aquafun Centre Replacement

Replacement Value: \$10,000,000.00

1.0 PROJECT METHODOLOGY

ACI Architects Inc. undertook an on-site visual and photographic review of the two facilities on October 1, 2019 in the Town of Taber. The firm also interviewed, and was accompanied by, Scott Chubbs and Jason Wilms from Town of Taber, Public Works Shop, to acquire subject facility history and desired or anticipated operational need. We also spoke with Logan Wentz as an onsite maintenance operator of the arena.

Facilities Analysis was completed with the use of photographic and documented observations, as well as direct input and consideration from the Town of Taber Representatives and, in some cases, acquired knowledge of alterations done to the facilities over the years.

This Facilities Analysis is intended to provide an outline immediate and ongoing maintenance needs and costs for the facility, as well as long term viability of the various venues within the facilities and the facilities themselves.

2.0 EXISTING FACILITIES ANALYSIS

2.1 Facilities Analysis Report Outline

All of the observations and information identified during the site review of each facility is documented in the Facilities Analysis Report (Refer to Appendix A.)

The Facilities Analysis Report includes architectural building system descriptions, as well as mechanical and electrical systems observations and/or comments based on discussions with Town of Taber Representatives. The descriptions identify the condition of each system using a rating from 1 to 6, with respect to the observed condition of the system. The information in the report is the basis for the Executive Summary.

2.2 Facilities Analysis Report Format

The Facilities Analysis Report is a summary, in chart form, that identifies the condition of each of the facilities and their venues and its probable cost to maintain and / or upgrade. The chart contains the following reviewing format:

1. Facility and/or venue Name
2. Chart Rating Definitions:

1	Critical	Unsafe; high risk of injury or critical system failure.
2	Poor	Does not meet requirements; has significant deficiencies.
3	Marginal	Meets minimum requirements; has significant deficiencies.
4	Acceptable	Meets present requirements; has minor deficiencies.

5	Good	Meets all present requirements; no deficiencies.
6	Excellent	As new / state-of-the-art; meets present / foreseeable needs.
FI		Requires further investigation.
N/A		Not applicable.
CU		Currently being upgraded.
Life Expectancy		Less than 5 years for replacement (<5) 5 to 10 years for replacement (5-10) Greater than 10 years for replacement (>10)
Priority		High (H), Medium (M), Low (L)
Future Expansion		Can be expanded (Yes); No expansion ability (No)
Life / Safety Code		Meets code (No); Does not meet code or Infringement endangers life (Yes)
* 3.		Building Planning Strategies*
**		Denotes a definition or category that is not applicable to this Study.

2.3 Facilities Analysis Report Explanation

1. A system noted as Further Investigation (FI) denotes a system for which information was unavailable, could not be readily determined, and / or could not adequately be reviewed with a visual examination on site.
2. System Priorities have been established in consultation with Town of Taber Representatives, as High (H), Medium (M), Low (L).
3. Future expansion or alterations are a possibility for the purposes of this Study and as such, are discussed in this Report.
4. Life / Safety Code Infringement are major infringements to the current National Building Code – 2019 Alberta Edition, which would affect life / safety for users and staff. It is anticipated in existing facilities that some requirements of the current National Building Code – 2019 Alberta Edition may not be met. For the purposes of this Study, it is only those infringements which specifically involve fire and / or life / safety that are identified.
5. Cost to Upgrade identifies costs to each individual system, accurate to approximately \$5,000.00; this level of accuracy is sufficient for this early stage of costing.
6. Mechanical and Electrical system conditions and costs have been reviewed and provided by the Consultant on a rudimentary basis and with input and needs / performance assessments from operational staff; they are not a detailed review or an engineering-based assessment of the systems.

3.0 COMMUNITY CENTRE

3.1 Site Analysis

.1 Site: Refer to Google Earth Image (See Figure 001)

The site for the two Town of Taber Community Centre and Aquafun Centre buildings are located at 4720 50 street and 4700 50 street respectively in the Town of Taber and was reviewed in the fall after a large snow fall. Most of the grounds were covered in snow.

The north, east, south and some of the west sides of the buildings are paved. There is a fire lane around the south and west sides of the building that is gravel. (See Figures 002 and 003) The Aquafun Centre has green space on the south and east sides with some small trees on the west side. (See Figures 004 & 005) A space between the Community Centre and Aquafun Centre is used to store equipment from the Museum. (See Figure 006)

The north side of the building has access into the change rooms, a short ramp down into the Small Ice Arena, the Auditorium, and the Archery Range.

The east side of the building is the main access off of 50 Street. Access to the Large Arena, Downstairs Fitness Space, Museum and Chamber of Commerce is along the east face of the building. (See Figures 007 & 008) Museum and Chamber of Commerce was not reviewed.

South of the building is the main highway. Access the arena Zamboni storage is located down a ramp. The slope of this ramp is steep for the access in and out during the winter. Access to the ice plant is also available on the south side of the Large Ice Arena building. (See Figures 9 and 10)

The west side of the building backs onto a golf course. The access into the curling rink is along the west with parking in the north side of site (See Figure 011)

The parking lot was mostly cleared of snow and appeared to drain with evidence of shallow puddles near the Auditorium overhead door, the north and east parking lots (See Figures 012). Different degrees of cracking pavement was noted throughout. (See Figures 013)

The parking lot was indicated to be considered for next year's funding for repair/replacement.

The grading against the Community Centre is hardscape, mostly paving and concrete sidewalks. Where snow was still present, grading could not be confirmed. Sidewalks were noted as cracking and being damaged along the squared edges. Paint is flaking off. (See Figure 014)

The grading around the Aquatic Centre was mostly covered in snow and could not be reviewed.

All except two of the lights in the parking lots are owned as part of the facility. The two most south lights, closest to the Aquafun, are owned by others.

The parking capacity was noted as filling up when multiple events are scheduled at the same time. Parking needs are met in general. Overflow parking sometimes occurs and can be facilitated off-site in the neighbouring areas.

3.2 Large Ice Arena, Small Ice Arena, Curling Rink, Auditorium, Downstairs Fitness Space and Archery Range

.1 Facility History:

The population of Taber is approximately 9,000 people. The 2016 Census has the population as 8,428 people.

The Large Ice Arena is sized to seat 1213 people and was built in 1972 as noted by one of the facility operators.

The Arena is classified as an A-3 occupancy, unsprinklered, has fire access around over 75% of the exterior walls, and is approximately 9000 m². The large and small arena, curling rink are approximately 5750 m². The auditorium is approximately 2283 m² and the basement facilities are approximately 765 m². A Group A, Division 3 building, up to 2 storeys can have a maximum area of 6000 m² when facing 3 streets according to Alberta Building Code 2019 article 3.2.2.30.

The arena is used for public skating, figure skating, Midget and Double A hockey, WHL preseason games. There are 8 team change rooms, change rooms 7 and 8 recently in 2014, and 2 referee change rooms.

The Large Ice slab was renovated in 1995 to add under slab heating system and in 2017 the Ice Plant was renovated with new chillers and dehumidification.

The small ice arena is used for minor hockey and youth skating.

Ice rinks are turned off in June and July.

The auditorium is used for play, community events, and indoor gymnasium sports. The front entrance, washrooms, and meeting rooms were renovated 2018. The gymnasium commercial kitchen was renovated around 2009.

The facility installed new LED lights in 2016.

All the electrical panels have been upgraded and have lots of space remaining.

The facility has been tested for asbestos with contents noted in Stucco exterior soffit buildouts, Sports floor and tile floor within the large arena area, and in the gypsum board. Asbestos may be present in other areas. These were the ones discussed while on site.

Original roof construction was gravel ballast on tar. Roofs for the Auditorium, Arena entrance, Museum and over the change rooms have been replaced with 2-ply SBS roof system. (See Figure 001) Other roofs are being scheduled for replacement.

Roof top units were replaced this year.

.2 General Construction:

The building is concrete block, precast concrete and brick throughout. The roofing is prefinished metal on the sloped roofs and flat roofs are gravel ballast in tar and SBS membrane.

Built-out soffits, likely wood, are around most of the building.

Asbestos was noted by Public Works staff to be present in the exterior stucco, athletic floor, some of the 12" x 12" floor tiles and some gypsum board.

The building contains a large and small ice arena, auditorium, curling rink, fitness space, and archery range. The curling rink, fitness space, and archery range are leased by the town.

The large ice arena is sunk into the ground with seating starting at the main level and going downward. This area is used mostly by teams and large public events.

The small ice arena is used mainly by the public and young kids.

The paint used below the ice is the same quality as professional NHL paint.

Accessibility issues are noted throughout the complex including washrooms, seating areas, and ramps.

The building is under serviced for washrooms.

Zamboni storage is inside the building but spaces are not large enough to service equipment indoors.

Inadequate storage is available in the spaces.

.3 Building Envelope:

Exterior walls are precast concrete panels, concrete block and brick. The Auditorium finish of brick veneer may have vapour barrier and insulation.

The building is suspected to not have insulation. There were no visible indications of the building leaking through the walls. Further investigation is required to determine if adding a building envelope is viable.

The existing roofs are gravel ballast in tar. Roofs for the Auditorium, Arena entrance, Museum and over the change rooms have been replaced with 2-ply SBS membrane systems. Roofs over the Large and Small Ice Arenas, and Curling Rink have not been replaced as noted by Public Works. Public Works noted that make-up air units on original roof are leaking. The roofs were not reviewed during this site review.

The stucco soffit build-outs are likely wood construction. Built-outs still appear in good condition.

Aluminum, pressed steel and overhead doors are installed throughout the exterior of the building.

Auditorium aluminum doors were installed in 2008.

Auditorium windows are noted as being manufactured in 2007. Other windows throughout the complex appear to be at end of life and old technology.

.4 Large Ice Arena:

This portion of the building contains the main public access, public dressing areas, male and female washrooms, non-gendered accessible washroom, ticket booth, concessions, public and arena seating, 8 team change rooms, 2 referee change rooms, ice plant, Zamboni storage, electrical rooms, building maintenance offices, and washrooms.

Asbestos is noted in the sports flooring, 12 x 12 tile, and some of the gypsum board. The male washroom was noted by Public Works to not contain asbestos but should be verified prior to any revisions to the space.

This arena is used for events not designed for this space less than 5 times a year, such as boxing, graduations, and rodeos.

The CO₂ sensor has been moved due to practicing in the base of the arena around the rink.

The large ice area has access to a gas meter and furnace room. The make-up air unit was removed for this room. Gas meter room shows movement and joints are being caulked.

Public Works has noted they replace seals around the top of the arena to deal with bats getting into the space.

The seating is on concrete formed levels to accommodate folding double seats. Stair aisles are 1500 apart and each row fits 24 people or less which allows attendees to exit over less than 13 people meeting current exiting standards. (See figure 015) The seating area is heated.

Concrete seating and slab are cracking. (See figures 016, 017& 018)

The Large Ice Arena has aluminum stanchions retrofitted over the steel boards. The aisle between the wall and the stanchions is too narrow for exiting. No changes can be made to the current layout without modifying the exterior of the building.

A ramp is provided from the main lobby into the large ice arena for skaters to access the ice from the public change rooms. This currently does not meet barrier-free accessibility requirements and the door exits in the wrong direction. This entrance should not be used by the general public. (See figures 019 & 020)

A wood boardwalk is provided near the ice plant. (see figure 021)

LED lights were installed 3 years ago for most of the fixtures within the facility. Lighting levels in the space are acceptable.

No concerns have been noted by maintenance or Public Works regarding the quality of the ice.

The Zamboni storage has two overhead doors, one to the exterior, one to the ice. The interior door is a fire shutter and there is a rated man door. (See figure 022)

Zamboni has heated dump pits to help melt the ice. (See figure 023)

The Zamboni space also has the glycol system, boilers and Super Hot tanks around it. Tanks were noted to be over 12 years old and are rusting. (See figures 024 & 025)

The glycol line is noted to be acceptable to help melt the rink ice but does not keep up with heating the exterior ramp. (See figure 26) The ramp was extended from the original design and has 4 zones for heating. Public Works indicate heat exchanger is undersized.

Interior overhead doors are damaged due to pucks practice from the users. (See figure 027)

Concession is privately contracted. Public Works indicate the concession is scheduled for replacement next year. The fire suppression is not present in the range hood and should be upgraded for the fryer hood. (See Figure 028) A larger range hood is recommended. (See Figure 029)

The concession floor has rubber flooring which may have only been placed over the asbestos floor. Further investigation is required prior to renovation.

Walls in the concession space are missing paint where equipment has been replaced. (See Figure 030)

Inadequate storage is available in the large arena. Wood storage cabinets are constructed in the main lobby area. These are currently combustible material and should be replaced by non-combustible storage units within a storage space.

Accessible washroom, non-gendered, off the main lobby does not have closers and is not fully barrier-free. Extra grab bars are required above the back of the toilet. Protection from the drain pipe required under the sink. (See figure 031)

The female washroom has 4 toilets, 2 sinks, napkin dispenser, hand soap dispenser, 2 mismatched blow dryers, baby change table, and garbage disposal. (See figures 032 & 033)

The male washrooms has 4 toilets, 3 urinals, and 2 sinks, soap dispensers, hand dryer and garbage disposal. (See figures 034 & 035) Sink count does not meet code requirements for washroom fixtures counts.

Lobby entrance has aesthetic canopies around rooms and over equipment storage. These are not required and are minimally maintained. (See figure 036)

Original ticket booth room has been repurposed for operations and maintenance staff. (See figure 037 & 038)

New ticket booth room is not optimally located. The people entering the building have to turn to find the ticket booth instead of it being in direct path of travel.

The server is located in the first aid area. Recommend having a separate server room.

Dressing rooms are accessed through a corridor beside the large ice arena and by direct exits on the north side of the site. Access from the dressing rooms to the ice is by steep ramps down and then stairs back up. (See figure 039)

The 6 of the 8 team dressing rooms and 2 referee dressing rooms are in the same state. Dressing rooms 7 and 8 were renovated in 2014. One dressing room has direct exit to exterior.

Entrances into dressing rooms are tight and hard to maneuver with hockey bags.

The new dressing rooms take into account some accessibility features in the washrooms. There is still a 1" raise in the floor to access the showers. Additional grab bars at toilets required and barrier-free shower required. (See figures 040 & 041) Dressing rooms should have signage to indicate they are accessible.

Old dressing rooms have shared washrooms with step up to shower that do not meet accessibility requirements. Not all dressing rooms need to be accessible. (See figures 042)

Old dressing rooms have air grille at base of floor directly into corridor. (See figure 043)

The mechanical room contains area for filter replacement and tanks for showers. Sealant is missing in the mechanical room. (See figure 044)

The ice plant services the large, small and curling rinks and is located above the large ice rink by mechanically motorized retractable stairs. (See figure 045) The stairs have issues descending if not operated correctly and then need to be reset. Recommend tune up to system to operate intuitively. It can also be accessed from the exterior, near the Zamboni ramp. (See figure 046)

Ice plant vestibule requires seals around doors and enclosure sealed to walls.

The ice plant equipment was renovated in 2017.

.5 Small Ice Arena:

This portion of the building contains a public entrance with male and female washrooms, mechanical room, small ice arena, Zamboni storage, scoreboard room, and wood seating.

The small arena is noted for youth and public skating. (See figure 047)

Ramp into space is steep and has no visual separation from flat to sloped sections. (See figure 048)

The ice does not have a heating system. Ice is dumped into a floor tank and must be manually melted. (See figure 049)

The Zamboni storage has two large overhead doors, one to the exterior, one to the ice. Zamboni is propane powered.

Steps along the aisle between the wall and rink's long side require better visuals on top. They are present when approaching the steps.

Space needs to add CO2 sensor.

Doors noted to not be rated.

Number of exits to the space is adequate for its use.

Public Works noted there is a 2" slope across the ice. The slope is original from the 1970's. The idea of changing of the space was noted.

Rink panels should be retrofitted to reduce chance of injury.

.6 Curling Rink:

This portion of the building contains public entrance, concession, curling rink, dressing lounges, and an upstairs viewing area with bar and exterior deck.

Access to the building is by the gravel fire lane around the west side. The doors are double acting. Maintenance is having issues with getting parts. Number of exits to the space is adequate for its use. (See figure 050)

New carpet was installed on the main and upper level, freshly cleaned for the winter season.

An office in the lobby has sliding glazing without a frame. (See figure 051)

The concession has commercial stove and refrigeration for food sales and is leased out. The lounge and kitchen floors were not renovated. Public Works confirmed no asbestos is present in the flooring in this area. (See figures 052 & 053)

Lighting is scheduled to be updated in the space. The sheets are a bit dark. Lighting levels to be confirmed with height lights are mounted. (See figure 054)

The glazing between the ice rink and the main floor lobby space have wood frames. (See figure 055)

Wood storage lockers are used in the lounges and lobby space. (See figure 056, 057 & 058)

Dressing lounges were recently renovated. Storage is in wood lockers. Consider non-combustible lockers in the future.

Male lounge has 1 toilet, 2 urinals, and 1 sink. 1 more sink is required by code.

Female lounge has 1 toilet and 1 sink.

Washrooms on lower and upper levels do not meet accessibility requirements. Urinals are on a step up with no grab bars and washrooms are not adequately sized. (See figures 059, 060, 061 & 062)

The electrical and mechanical room is shared on the main floor and accessed through a storage space. (See figures 63 & 64) Fire sealant is required throughout the mechanical space.

Furnaces were replaced in 2011.

A ramp to an overhead door is present in the mechanical space area. It exits out beside the ice plant and cooling tower (Startec). (See figure 065)

Ice is generated by a hand held unit for ice and pebbler. The maintenance of the curling rink is hired out be a separate contract from Public Works.

There is a meeting room in the space of the curling building that is only accessible from the exterior and is rented out to businesses.

The second floor lounge space is only accessible by stairs. The floor is carpet and hardwood. The glazing between rink and lounge is in aluminum frame storefront. (See figure 066)

The upstairs mechanical room is through a storage space and is not rated. (See figure 067)

The exterior deck is accessed from the second floor or from the exterior at grade (See figure 068) There is no security present to stop access from the ground level.

The lounge bar is only to serve drinks. There is only a sink and refrigeration and ice machine. The counter plastic laminate were upgraded recently. (See figure 069)

Upstairs washrooms were renovated in 2017. Public Works noted a p-trap may be leaking. The male washroom has 2 toilets, 2 urinals, and 2 sinks. The female washroom has 4 toilets and 2 sinks. These meet code requirements. The washrooms are not accessible but the second floor is also not accessible.

.7 Auditorium:

Connection from the large ice arena to the auditorium have floor tiles that are cracking likely due to wall height being increased from half to full height. (See figure 070) The 12" x 12" tiles were tested and confirmed to contain asbestos. (See figure 071)

The Auditorium space contains public entrance, meeting rooms, public activity room, wet bar, commercial kitchen, gymnasium, stage, and washrooms.

The public entrance has sliding aluminum doors installed in 2008. The windows indicate they were manufactured in 2007.

Access to the auditorium gymnasium floor is accommodated by a ramp, stairs and stair lift. The ramp does not appear to meet current accessibility requirements for slopes or landings. (See figure 072) Stair lift is not part of the main entrance into the space, but off to the side. An access to a furnace is above this entrance into the gymnasium.

The gym has an entrance with two large overhead doors for equipment access, one for exterior door, the other at the gym floor. The man door was replaced recently. The space has a floor drain and no water issues have been experienced.

The water main room is in the overhead door transition area. Fire sealant is required in the partitions.

The gymnasium has burlap and fabric covered acoustic panels. (See figure 073) The acoustics in the space are good. New Acrovyn panels have been installed.

The number of exits from the gymnasium space appears acceptable.

The bar and commercial kitchen are located off the gymnasium, each have rolling shutters into the space. (See figure 074)

The commercial kitchen is rented out to caterers. The space was renovated 10 years ago.

Wood ceiling and floor in gymnasium is original and has not been refinished in the renovation. No concerns were noted. (See figure 075)

The stage is original hardwood with a storage space below. The curtains are new. The storage space is not sprinklered. (See figures 076 & 077) Fire suppression will need to be added to bring it up to code.

One of the exit doors from the stage is to be replaced.

A storage room is set aside for seniors equipment needs repainting.

Lighting is new LED technology and installed 2 years ago.

The lobby entrance and washrooms were renovated last year.

Male washroom contains 3 standard stalls, 1 accessible stall, 4 urinals, and 4 sinks. Female washroom contains 6 standard stalls, 1 accessible stall, and 4 sinks. Washroom count and accessibility appear in compliance with current code requirements. (See figures 078 & 079)

Off the lobby there is an activity room meeting space that is used for karate lessons and birthdays. Recommend adding an exit sign into the space. (See figure 080)

Off the lobby the furnace room has a 3h frame but the door is not rated. See if the label has been painted over or have the door certified. The storage room door and frame are both rated.

The gymnasium has furnaces at 4 corners in mechanical closets, 2 having crawl spaces access. The closets are not fire rated and have free access into the ceiling space. Additional fire partitions are required in these spaces.

The Gray and Green Meeting rooms were recently renovated. A furnace is located in the mechanical rooms that are open to the interstitial space. The duct insulation is damaged. Chimneys need fire tape and sealants and penetrations. (See figures 081 & 082) The meeting rooms can also be accessed from the exterior. (See figure 083)

Hose reel and fire extinguisher are located in the corridor.

Recreation Manager and Arts and Culture also have offices in this part of the building.

Non-gendered washroom is not fully compliant with recent accessibility requirements. (See figure 084)

New doors have been provided to the chemical storage room. Door rating does not appear on the frame. See if the label has been painted over or have the door certified.

The electrical panels have lots of spares.

.8 Fitness Space:

The fitness space is mostly original and located in the basement. The space contains the workout space, change rooms, office, mechanical/furnace rooms, and sauna.

There is a single fresh air vent into the fitness space. No windows. (See Figure 085)

The main fitness area has been repainted, rubber tile flooring, and exposed ceilings. (See Figure 085)

The change rooms have a changing area, showers, toilet and sink. The spaces are not accessible and have uneven stairs. The change room has one access to a mechanical space and the sauna. The sauna is currently not in use. (See figures 086, 087, 088 & 089)

The fire alarm panel was replaced in 2018.

The path of travel for emergency exiting requires going through another venue, archery.

This space does not meet current ventilation or exiting requirements.

.9 Archery Range:

Archery contains the range, tune up space for the bows, washroom, furnace rooms, and storage. (See figure 090)

A wood access panel for under the auditorium stage is in the space. (See Figure 091)
Access is not rated.

There is a single vent into the fitness space. No windows. (See Figure 092) The ventilation does not have appropriate separation between range and mechanical space. (See figure 093)

The washroom is up a set of stairs. (See figures 094 & 095)

Moisture has been noted by Public Works as an issue in this space. Public works noted there is no weeping tile around the foundations, however there may be sump pit in one of the Mechanical rooms. (See figures 096)

Fitness area exits through the archery range to get to a set of stairs that exit to the exterior of the building. The door into fitness is locked from this side. (See figures 097)

.10 Structural:

The building walls are precast concrete, concrete block and brick. The roof structure is precast concrete T's (See Figure 098), exposed throughout.

Glulam beams and concrete posts are supporting the auditorium canopy. (See Figure 099)

Concrete posts are supporting the arena soffit. (See Figure 100)

The arena and gymnasium are constructed below grade with concrete stairs and seating rows. Cracking in the concrete is noted at the bench, slab and base of the arena. (See Figures 17 & 18)

.11 Mechanical:

Mechanical analysis is recommended to determine life expectancy of existing mechanical systems.

The heating is gas-fired radiant panels throughout the arenas and curling rink and gas-fired furnaces with air ventilation throughout the auditorium, fitness, and archery spaces.. The large arena seating area is heated.

Investigate boilers that they are sized accordingly to the spaces they serve.

The glycol heating system under the large arena ice was installed in 1995.

The glycol system is also installed under the exterior ramp and cannot keep up with heating the ramp. The ramp is steep enough that it may be difficult to get the Zamboni up from the area during the winter.

Public Works note roof top units were being replaced this year.

The buildings are un-sprinklered.

.12 Electrical:

Electrical analysis is recommended to determine life expectancy of existing fire alarm and electrical systems.

All electrical panels have been replaced and panels have extra breaker space throughout. No concerns with electrical provisions to the building and there is lots of room for extra draw on the panels for future. The building service is 480V. Electrical panels have 208/120V distribution.

Lighting has recently been upgraded to LED fixtures so will not require replacement for a long time.

Upgrades to the fire suppression in the concession area to be tied into fire alarm system.

.13 General Recommendations:

The site parking lot is noted as being replaced in the next year. Open spaces should be added to control parking as when snow covers the lot stalls are likely lost and parking become inefficient.

Parking lines and no-parking curbs are to be repainted.

Asbestos has been found in flooring and walls as noted by Public Works. A report may have been generated for this building and needs to be considered for recommended abatement before any renovations take place. The sport flooring containing asbestos need to be replaced. It is beyond the usable life.

Recommend doing a complete accessibility analysis of the building to upgrade spaces to current standards.

The fire rating throughout the complex are an issue and need to be properly sealed throughout, with new rated doors and frames and adding partitions.

None of the spaces are sprinklered. The stage requires fire suppression and detection.

Recommend a building envelope analysis through a building energy model exercise to see if there is an economical payback to add a building envelope, membrane barrier and insulation, to the exterior walls of the building.

Recommend investigating a centralized heating system with zones to replace all furnaces.

Exterior windows are at different levels of life. The auditorium windows have another few years but the rest of the windows are old technology and at end of life and should be replaced with thermally broken window system. If energy model exercise is completed consider double or triple glazed units in comparison to existing envelope performance. Exterior entrances should also have thermally broken systems installed.

There is an exit path from the Large Ice Arena with a ramp to the main level. The ramp is steeper than current code and the door swings in the wrong direction. Recommend either taking out the ramp entirely or gating it off for use by maintenance staff only.

Exiting path around the large rink, through the team benches, does not meet current exiting requirements. The back corridor at the top of the arena seating does not meet current code requirements. To widen this path it will need to go around the columns seating will be lost.

The washroom count does not meet current requirements for the class of this building. Recommend renovating the current public dressing space of the large arena and the lobby of the small arena to expand the existing washrooms to at least double the current count and move the public to use the existing team dressing rooms that have paths more directly onto the ice for figure skaters and public skating. Consider lockers for general public use.

Many of the accessible washrooms do not meet current code, except for the auditorium washrooms, but have been upgraded to get closer to current code requirements.

The Large Arena is also used for Boxing, Bike Rodeo, WHL preseason games, Graduation and is used for less than 10 times for non-typical events throughout the years.

Recommend to upgrade seating in the next 10 years and provide an accessible seating location near the main doors into the space.

Currently there is not enough storage and the storage units being used in the large arena and curling lounge are combustible. These will be grandfathered. Replace storage units with non-combustible storage options and create a room for this equipment.

The concession area has an inefficient layout. While it is being considered for an upgrade in the next year it is important to consider the work flow of the space. (See Figures 103 & 104) The upgraded concession will require fire suppression and replacement air brought into the space.

Consider revising the room layouts in the lobby area of the large ice arena to create spaces specifically for the maintenance staff and to have the ticket booth be in the path of walking traffic.

Server room should have its own space with locked enclosure.

The heated ramp does not meet current heating requirements to keep ice off the ramp. Possibly increasing the system or replacing the current heated ramp with a new system can be considered. If the Zamboni does not need to go up the ramp during the winter heating it may not be required.

Recommend tune up to motorized stairs for the ice plant to operate intuitively.

The small arena was considered for possible change of use. The space has not been fully thawed since its inception and likely has a large ice bulb below the slab. If this space is not properly thawed over a course of years with possible grading replacement the structure will shift or heave when the ice bulb eventually does thaw and will cause issues with whatever the new space may be. This change of use is not recommended.

The small arena still has old enclosure panel system. Upgrade boards and stanchions to reduce possible injuries.

The curling rink building does not meet accessibility requirements. There is no lift to the second floor and stairs lead to the ice. None of the washrooms are accessible. If there is a requirement to make this part of the building accessible an elevator would need to be considered.

Auditorium ramp feels steep and does not have landings at the top or bottom. Ramp can still be used for other purposes but is not recommended for barrier free use.

Auditorium stair lift is undesirable, and a design should be considered to add a proper ramp into the auditorium space.

Auditorium stage should be upgraded to meet current fire suppression requirements in the storage space below the stage.

Based on the current state of these buildings and on the current needs of the community and the capital costs of a new building, that can service all the same uses, a replacement is not recommended. There is a significant need to increase the washroom count and to incorporate more up to date accessibility requirements.

Furnace rooms in auditorium and meeting spaces need to enclose ceilings to create fire separations to interstitial spaces.

The fitness centre does not meet exiting, accessibility, fire ratings and ventilation requirements. We do not recommend continued use of this space.

The archery space does not meet accessibility, fire ratings, and ventilation requirements. We do not recommend continued use of this space.

Groundwater moisture in the archery space was noted by Public Works. Adding a below slab trench for interior weeping tile should be considered.

3.3 Aquafun Centre

.1 Facility History:

The Aquafun Centre was built in 1991 as noted by one of the facility operators.

2007: Front counter with concession was renovated and new stainless steel counters were installed throughout the facility. The waterslide and extra mechanical space was added with sand tanks replaced. Sand tanks are scheduled again to be replaced soon.

2012: Curtainwall and opaque glazing walls were replaced on the exterior of the building.

2013: Pool was retiled.

2017: Sauna was refinished.

2019: Guard station's showers were renovated.

.2 Site Analysis:

The site has parking on the east side and shares parking lot space with the adjacent community centre. Paving is showing low spots where water is pooling. Generally the pavement is in good condition. The sidewalk to the building is in generally good condition. New paint along the curb should be applied. (See figure 105)

The building has a pedestrian path in through the front entrance and a rear access through an overhead door or man doors for staff.

The north side of the building is closed off for exterior exhibits from the adjacent museum. (See figure 106) No access is provided from this building.

Fencing is present around the exterior slide, equipment, and museum with barbed wire tops. Fence is still in good condition. (See Figure 107)

The south side is grassed with no pedestrian paths.

The building appears to have lighting provided on the west, south and east walls. The building was not reviewed at night to see if lighting was adequate. The lighting on the canopy appears to be old technology. (See figure 108) Two street light fixtures in the parking area are noted to be owned by others.

.3 General Construction:

According to floor plans, the building size is approximately 1300 m². Building appears to be an A-2 Occupancy, single storey with mechanical mezzanines, unsprinklered. The building is facing 1 street and has two other access routes. The building can be up to 1600 m² facing 1 street (Alberta Building Code 2019 3.2.2.25). The mezzanine assemblies shall be not less than 45 minutes. The building is of non-combustible construction with

concrete block and gypsum board walls and has laminated wood beams at the roof with exposed steel deck over the pool areas.

The roof construction over the pools has been mechanically fastened to steel deck and screws are exposed. (See figures 109 & 110)

The electrical and janitor rooms are located off the lobby. (See figure 111)

The admission desk is used also for concessions. The change rooms are past the desk. A washroom is available in this area. An extra grab bar should be added behind the toilet and a cover to the sink drain to upgrade to current accessibility requirements.

The spectator area is past the admission desk and is separated from the lobby with aluminum storefront glazing. (See figure 112) The spectator areas is separated from the rest of the pool areas with ropes and is stepped up.

Mezzanine in Mechanical Room: Stairs lead up and down from the door entry. No sprinklers are present and the mezzanine floor structure between the lower and upper levels of mechanical space is a concrete slab on steel deck. The steel deck is currently rusting. (See Figures 113 and 114)

Pool water is salt water with ozone cleaning system. Water is tested daily for internal use and tested weekly for Alberta Health Services.

The guard station is well constructed and has no dead spaces from view. (See figure 115)

First Aid office is attached to the guard station. Guard area has man and woman change and shower spaces. (See figures 116, 117, 118 & 119)

Change rooms are provided for women, men, three families and accessibility. Family change rooms are equipped with baby change stations. (See figure 120)

Change rooms contain showers, stainless steel millwork, metal lockers, phenolic washroom partitions, and benches made from composite material to be water resistant. (See figures 121,122,123 & 124) Family change rooms share lockers in the corridor space to each room.

Showers have flooring that is sloped tile to direct water to a single drain away from the adjacent shower's runoff.

Change rooms have a ramp to the pool that appears to meet current accessibility requirements. (See figure125)

Signage is prominent throughout the building. Update the barrier-free signage to read "Accessible Change". Accessible washroom and shower are separate rooms.

Visual art walls and rock assemblies are provided in the swimming area. (See figure 126 & 127)

The air handling units and furnaces are within a mechanical space on a mezzanine on the east side of the building with interior stair access. (See figure 128)

The pool area is complete with a lane pool, kid pool, slide landing pool, hot tub, steam room and sauna, with a slide up some stairs and the equipment room off to one side. Access to the mechanical room is from this area.

Pump maintenance is noted as being out-sourced.

.4 Building Envelope:

The envelope exterior finishes are prefinished concrete, block, brick, stucco, and prefinished metal and appears generally in good condition.

The metal roof is in good condition. A major snow event occurred prior to the site visit and large volumes of snow now surround the building where it has slid off the roof. (See figures 129 & 130) No eavestroughs are present and the main building.

The canopy over the front entrant is in good condition and has eavestroughs behind the soffits that lead to downspouts to redirect water away from the pedestrian paths.

Exterior walls are generally concrete block with some gypsum board at higher elevations and on the exterior walls of the mechanical spaces.

The exterior wall the slide goes outside the building shows movement and cracking that has been sealed by an interior membrane. (See Figure 139) This may be due to temperature that can't be controlled due to lack of insulation or humidity differences between interior and exterior.

Overhead door appears in good condition.

Metal doors and frames are rusting and some frames have been modified. (See figure 132)

Door hardware is in good condition and meets current security requirements for the building's use.

.5 Interior Finishes:

The admission and concession millwork are showing wear to the counter surface.

Tiling is throughout the entire building and is in generally good condition. Tiling around the swimming pool has an upward lip at the edge of the pools. This is considered a trip hazard and no longer meets acceptable installation around a pool.

The lane pool has holes in the deck for racing blocks. Holes need to be filled.

The diving board is showing damage where it is bolted to the upstand on the deck. A railing is required based on height off deck.

Metal lockers appear in good condition.

Acoustic panels in the pool area were noted by Public Works to have rusting fasteners and a panel has fallen. The screws through the steel deck also have potential to rust.

Metal doors and frames are rusting throughout the pool area and some frames have been modified. (See figure 132)

Washroom partitions are phenolic and in good condition. (See figure 133)

Ceilings in large change rooms are acoustic tile with T-bar grid and tiled in wet areas. (See figure 134 & 135) Ceilings in the lobby are exposed and acoustic tile with T-bar grid. (See figures 136 & 137) Ceilings in the individual change rooms and water closet facilities have gypsum board ceilings. (See figures 138)

Shower tiles are sloped away from each shower zone to a shared trench to drain to avoid cross contamination in the shower spaces.

Rock features at the spectator area are damaged. Rock features in other areas of the pool room are in good condition.

Slide rail can be climbed based on the horizontal mid-rails. (See figure 139) Slide uses a sensor at the bottom to indicate when the next person can start. Sometimes the sensor is noted not to be activated because a rider is too small.

Guard station has wood millwork with plastic laminate veneer. (See figure 140)

Hot tub, lane pool, kid pool, and slide landing pool are in good conditions. (See figures 141, 142, 143 & 144)

The sauna has wood paneling on the walls and ceiling is in good condition. (See figure 145) A glass window views onto the hot tub.

The steam room is in good condition. (See figure 146)

Equipment room has painted concrete floor that needs refinishing and concrete block walls in generally good condition. Shelving in room is wood with a painted finish.

.6 Structural:

The concrete block walls are in good condition. A crack is noted in what is assumed to be enclosure block around a column from the spectator area. (See figure 147)

The laminated wood beams appear to be in good condition.

The mezzanine steel deck with concrete slab in the mechanical has large areas of rust and a segment of missing steel deck. (See figure 113&114)

Movement is noted where the slide meets the exterior wall.

The concrete block wall in the mechanical room has a soft few blocks near piping tree. (See figure 148)

.7 Mechanical:

Public Works staff noted that the insulation in the ducting is in need of replacement. Segments of the ducting has been replaced and stainless steel duct which is now showing rust.

Exhaust and supply air grilles have accumulated dust and are to be cleaned. Duct cleaning is scheduled every 3 years.

Fixtures are in good condition in the change rooms. Water fountain in the pool area is showing signs of rust.

Three water tanks are in the mechanical room: one for the pool and two for ground water.

Floors sloped to drains. Drains are generally in good condition with some showing rust.

Mechanical rooms have fire seals and fire dampers present on penetrations.

The mechanical penthouse has 1 boiler, with tank inspected this year. Tank has stopped working and required the pool to be shut down. Air handling units are separated to pool and office areas.

The pool's water turnover rate is approximately 6 hours. The hot tub's turnover rate is approximately 45 minutes.

Pool water is removed fully every 2 years. Draining takes approximately 12 to 14 hours. Filling takes 3 to 4 hours.

.8 Electrical:

Electrical panels are located off the lobby. No concerns were noted with the current panel size or facility use requirements. (See figures 149 & 150)

Lighting was reviewed and is acceptable in the entry, change rooms, and guard station. Lighting over the pools can be revisited to having most of the light levels on decks and less over the pools.

A Public Address system is present throughout the facility.

Exit signage is present and visible throughout the facility.

Electrical outlets provided in change rooms to be reviewed for distance from sink and Ground Fault Interrupter requirements. (See figure 122)

.9 General Recommendations:

General maintenance of the services is required frequently and is to be maintained.

Exterior lighting appears in good condition so unless a newer technology or increased lighting levels are considered the fixtures can remain.

Sidewalks are in good condition. Repaint sidewalk curbs for no parking to be clear.

Asphalt to be touched up for low spots but is in generally good condition.

Sloped metal roof is in good condition and should be monitored for leaks but should not require replacement. Consider adding snow guards to slow snow from dropping off the roof during large snow events.

A structural review of the slide is recommended where it meets the exterior face of the building to account for thermal or moisture movement to avoid further damage at the connection.

Stair rails to slide to be revised to stop them from being climbable. Consider a sensor curtain to avoid riders missing resetting the light at the top.

The tiling around the pool has is lipped up which is considered a tripping hazard. When tile starts to need touch-ups consider replacing the lipped edges with fully rounded edges.

The mezzanine in the mechanical room will require a structure inspection and repair from the rusted out deck. Decanting of the space will be required for any repairs.

Replace the ducting with its interior insulation at the same time. Recommend all ducting is replaced at one time and to locate the ducks over the walking decks and away from the pools.

Acoustic ceiling panels should be replaced as fasteners are beginning to fail and will become a safety hazard to those in the pools. Consider applying a spray acoustic treatment that will cover the exposed roof fasteners currently penetrating the steel deck.

The diving board upstand to be regouted and a railing added for the short term. Consider replacing the board and upstand and provide a complete diving board system with stairs and rails.

Plugs are required for the holes in the tile at the lane pool.

Doors and frames showing rust damage to be replaced.

Consider replacing the metal lockers for phenolic to reduce the capability for rust damage due to the high levels of humidity.

Salt water may be adding to the rusting of the stainless steel items. This is the nature of the system. Consider metals with finishes more resistant to the exposure to salt water moisture.

Fire separations appear complete throughout. Any new penetrations through rated spaces are to be sealed.

Janitor room is quite full. Consider new shelving to better accommodate the items within the space.

Rusting water fountain parts and piping that are rusting to be replaced.

Guard station millwork in good condition. Consider replacing with solid surface or stainless steel when next needing replacement to last better with the humidity.

Sauna was recently renovated and is in good condition.

Equipment room floor needs refinishing. The wood shelving is in good condition. In the future consider metal shelving with adjustable shelves for versatility.

Based on the current state of the Aquafun Centre building and the current needs of the community and the capital costs of a new building, that can service all the same uses, a replacement is not recommended.

Appendix A – Photographs



FIGURE 001



FIGURE 002



FIGURE 003



FIGURE 004



FIGURE 005



FIGURE 006

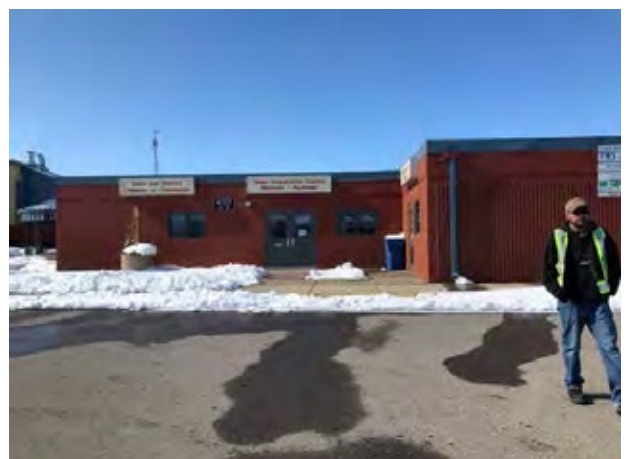


FIGURE 007



FIGURE 008



FIGURE 009



FIGURE 010



FIGURE 011



FIGURE 012



FIGURE 013



FIGURE 014



FIGURE 015



FIGURE 016



FIGURE 017



FIGURE 018



FIGURE 019



FIGURE 020



FIGURE 021



FIGURE 022



FIGURE 023



FIGURE 024



FIGURE 025



FIGURE 026



FIGURE 027



FIGURE 028



FIGURE 029



FIGURE 030



FIGURE 031



FIGURE 032



FIGURE 033



FIGURE 034



FIGURE 035



FIGURE 036



FIGURE 037



FIGURE 038

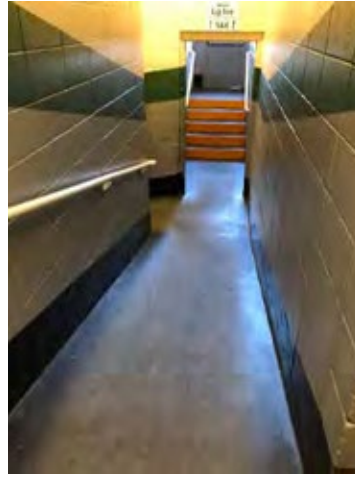


FIGURE 039

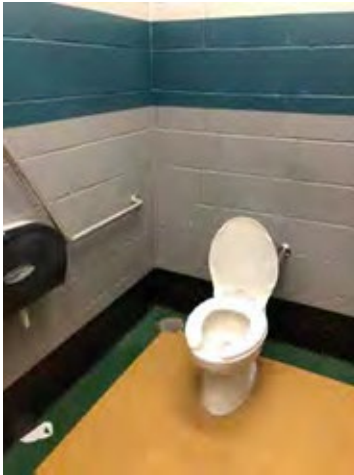


FIGURE 040



FIGURE 041



FIGURE 042

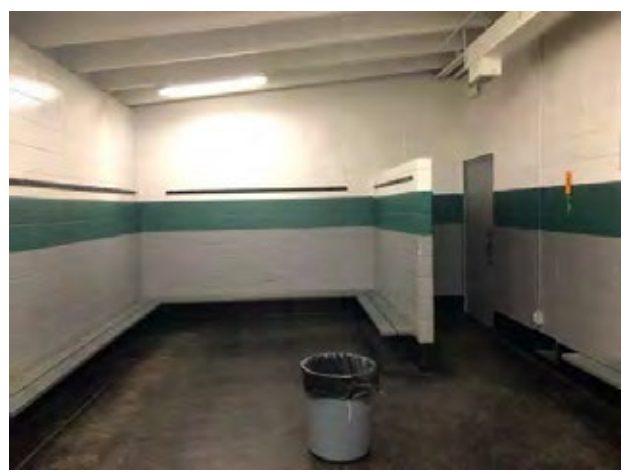


FIGURE 043



FIGURE 044



FIGURE 045



FIGURE 046



FIGURE 047



FIGURE 048

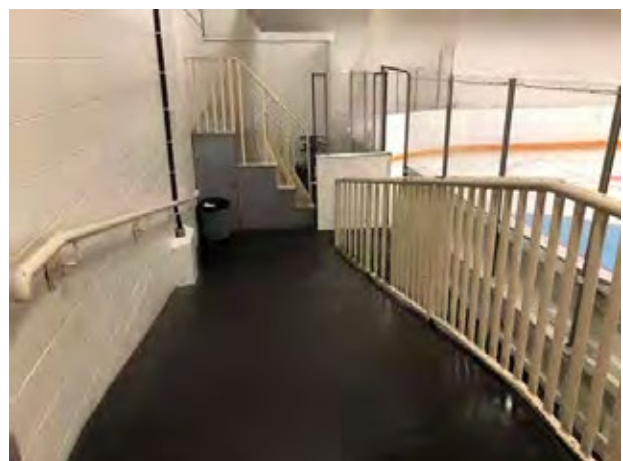


FIGURE 049



FIGURE 050



FIGURE 051



FIGURE 052



FIGURE 053



FIGURE 054



FIGURE 055



FIGURE 056



FIGURE 057



FIGURE 058



FIGURE 059



FIGURE 060



FIGURE 061



FIGURE 062

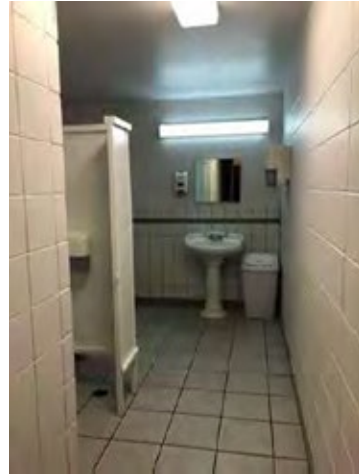


FIGURE 063



FIGURE 064



FIGURE 065



FIGURE 066



FIGURE 067



FIGURE 068



FIGURE 069



FIGURE 070



FIGURE 071

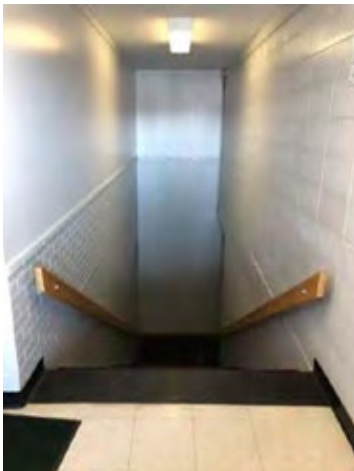


FIGURE 072

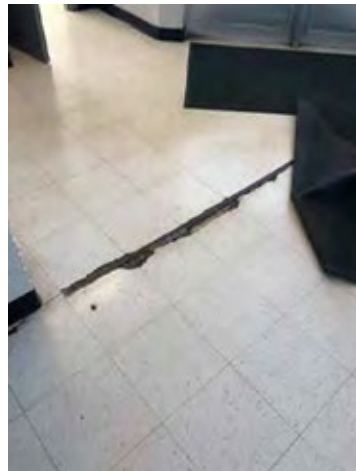


FIGURE 073



FIGURE 074



FIGURE 075



FIGURE 076



FIGURE 077



FIGURE 078



FIGURE 079



FIGURE 080



FIGURE 081

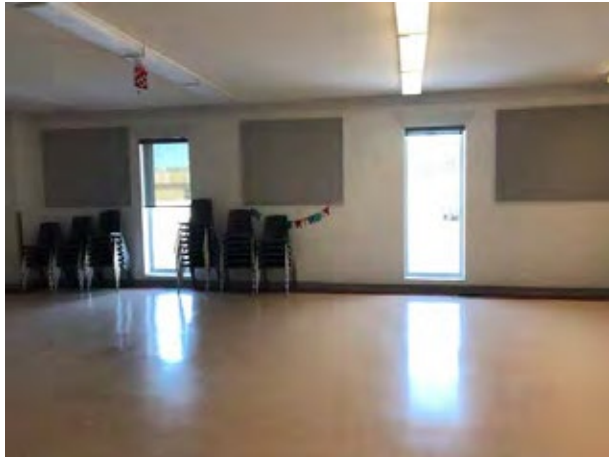


FIGURE 082

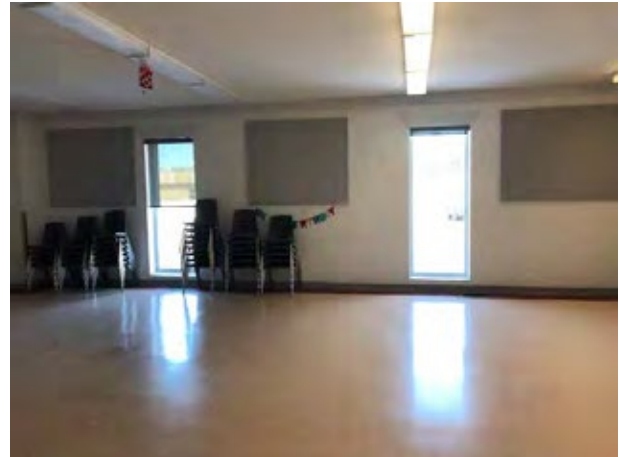


FIGURE 083



FIGURE 084



FIGURE 085



FIGURE 086



FIGURE 087

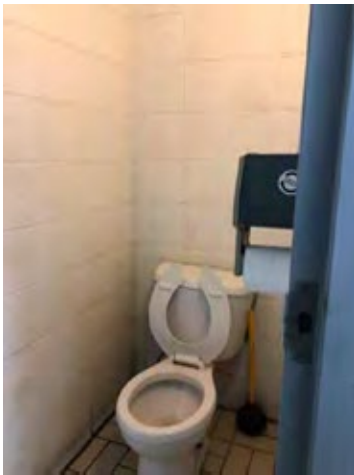


FIGURE 088



FIGURE 089



FIGURE 090

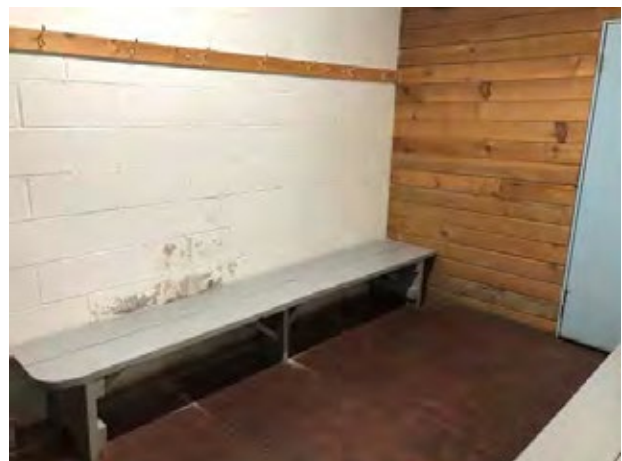


FIGURE 091



FIGURE 092



FIGURE 093

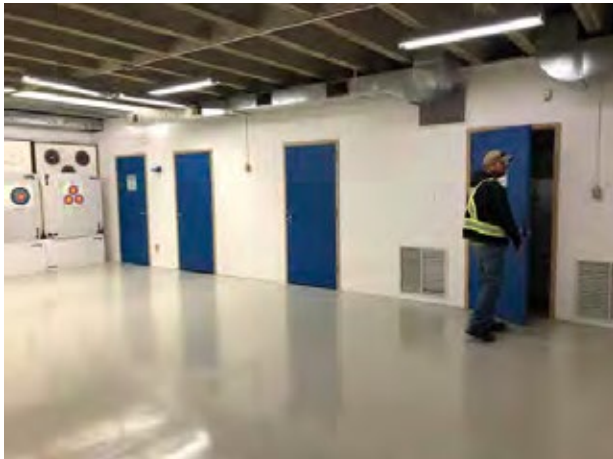


FIGURE 094



FIGURE 095



FIGURE 096

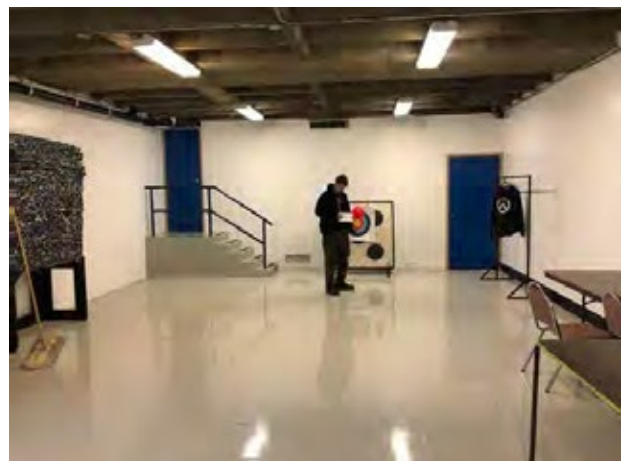


FIGURE 097



FIGURE 098

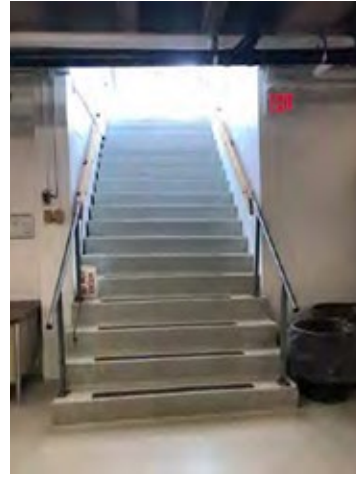


FIGURE 099



FIGURE 100



FIGURE 101



FIGURE 102

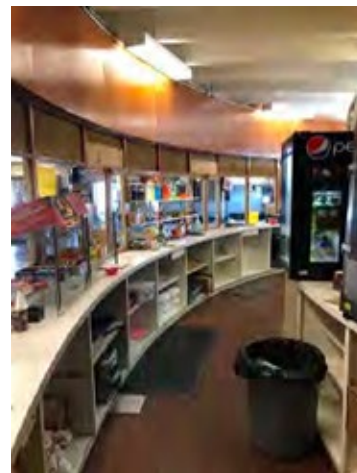


FIGURE 103



FIGURE 104



FIGURE 105



FIGURE 106



FIGURE 107



FIGURE 108



FIGURE 109



FIGURE 110



FIGURE 111



FIGURE 112

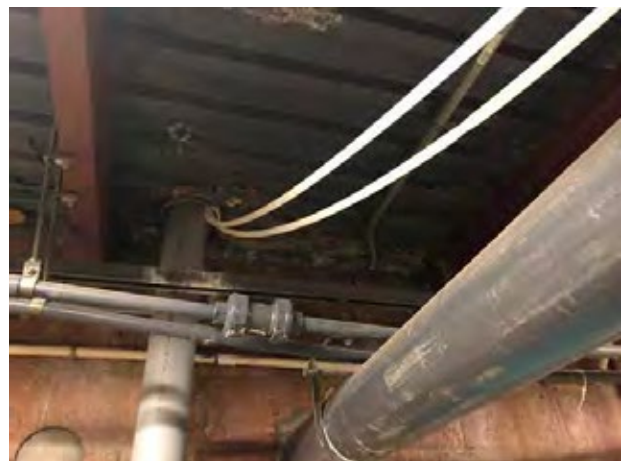


FIGURE 113



FIGURE 114

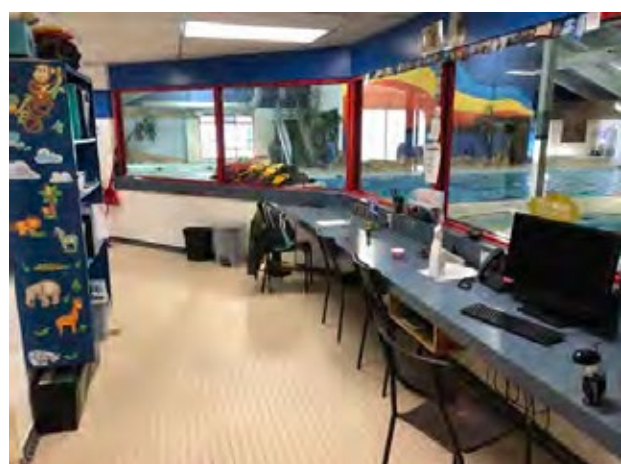


FIGURE 115



FIGURE 116



FIGURE 117



FIGURE 118



FIGURE 119



FIGURE 120



FIGURE 121



FIGURE 122



FIGURE 123



FIGURE 124

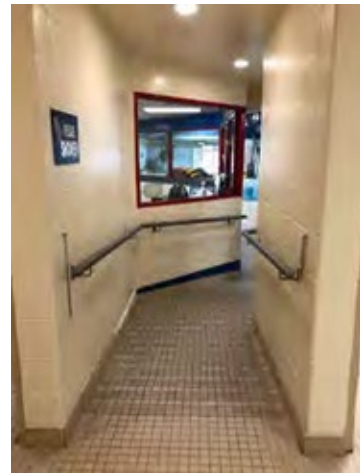


FIGURE 125



FIGURE 126



FIGURE 127



FIGURE 128



FIGURE 129



FIGURE 130



FIGURE 131



FIGURE 132



FIGURE 133



FIGURE 134



FIGURE 135



FIGURE 136



FIGURE 137



FIGURE 138



FIGURE 139



FIGURE 140



FIGURE 141



FIGURE 142

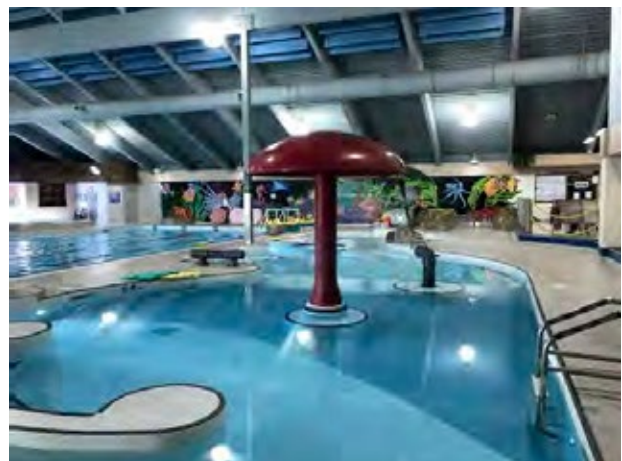


FIGURE 143

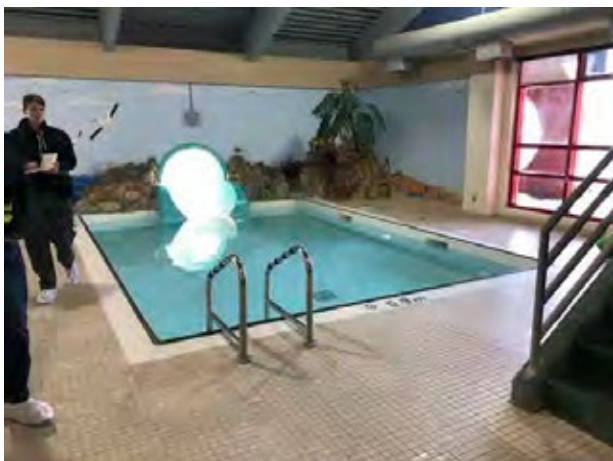


FIGURE 144

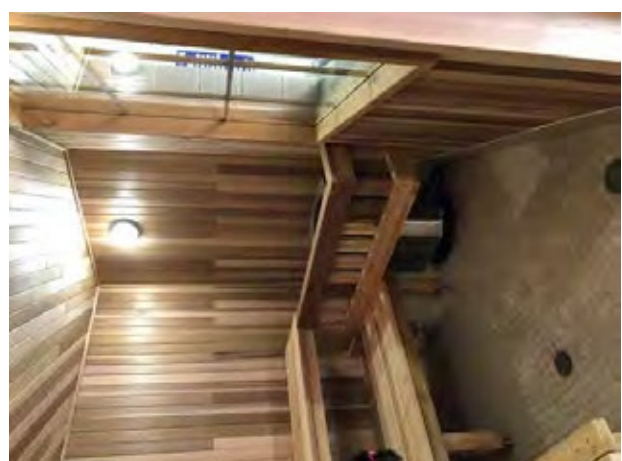


FIGURE 145



FIGURE 146



FIGURE 147



FIGURE 148



FIGURE 149



FIGURE 150

Appendix B – Costing Charts

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - SITE

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
1.1 Site parking and asphalt	3	C/U	<5	M	No	\$ 300,000.00
					SUBTOTAL	\$ 300,000.00
1.2 Site sidewalks and concrete	3		<5	M	No	\$ 50,000.00
					SUBTOTAL	\$ 50,000.00
1.3 Site maintenance	5		>10	L	No	\$ 50,000.00
					SUBTOTAL	\$ 50,000.00
1.4 Site Electrical (Lights, Signs)	5		>10	L	No	\$ 70,000.00
					SUBTOTAL	\$ 70,000.00
					SUBTOTAL	\$ 470,000.00
					TOTAL	\$ 470,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - LARGE ARENA

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
(Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 40,000.00
Asbestos Abatement (Stucco Soffit)	3	FI	5-10	M	Yes	\$ 40,000.00
SUBTOTAL						\$ 80,000.00
2.2 Roof						
Replace roof	3	FI	<5	M	No	\$ 400,000.00
SUBTOTAL						\$ 400,000.00
2.3 Exterior Doors						
Overhead Doors	4		5-10	M	No	\$ 25,000.00
Man Doors	2		<5	H	No	\$ 45,000.00
SUBTOTAL						\$ 70,000.00
2.4 Exterior Windows						
	3		<5	M	No	\$ 25,000.00
SUBTOTAL						\$ 25,000.00

BUILDING VENUE: COMMUNITY CENTRE - LARGE ARENA

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
Sport Floor (Asbestos Abatement)	1	FI	<5	H	Yes	\$ 120,000.00
Flooring Tile (Asbestos Abatement)	1	FI	<5	H	Yes	\$ 55,000.00
General replacement and maintenance	4		5-10	M	No	\$ 150,000.00
SUBTOTAL						\$ 325,000.00
3.2 Walls						
General repairs and firestopping	5		>10	L	Yes	\$ 10,000.00
Floor crack monitoring	5		>10	L	No	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
3.3 Ceiling						
General repairs and firestopping	5		>10	L	Yes	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.4 Interior Windows						
	N/A			L		\$ 5,000.00
SUBTOTAL						\$ 5,000.00
3.5 Interior Doors						
Unrated Doors Maintenance	4		>10	L	No	\$ 10,000.00
Fire Rated Doors Replacement	5		<5	H	Yes	\$ 20,000.00
SUBTOTAL						\$ 30,000.00
3.6 Millwork						
Cabinetry	3		5-10	M	No	\$ 10,000.00
Wood Equipment Lockers	2		<5	L	No	\$ 25,000.00
SUBTOTAL						\$ 35,000.00
3.7 Ice Resurfacers/Ice Plant Rooms						
	5		>10	L	No	\$ 20,000.00
SUBTOTAL						\$ 20,000.00
3.8 General						
Concession	3	C/U	<5	H	Yes	\$ 155,000.00
Seating Replacement and concrete repairs and repaint	4		5-10	L	No	\$ 545,000.00
SUBTOTAL						\$ 700,000.00
5 MECHANICAL						
5.1 General						
	N/A	FI	5-10	M	No	\$ 150,000.00
SUBTOTAL						\$ 150,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 120,000.00
SUBTOTAL						\$ 120,000.00
6.2 Lighting						
	5	N/A	>10	L	No	\$ 65,000.00
SUBTOTAL						\$ 65,000.00
TOTAL						\$ 2,050,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - SMALL ICE ARENA

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE (Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 10,000.00
Asbestos Abatement	3	FI	<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
2.2 Roof						
Replace roof	3	FI	<5	M	No	\$ 125,000.00
SUBTOTAL						\$ 125,000.00
2.3 Exterior Doors						
Overhead Doors	4		5-10	M	No	\$ 15,000.00
Man Doors	2		<5	H	No	\$ 10,000.00
SUBTOTAL						\$ 25,000.00
2.4 Exterior Windows						
	N/A					\$ -
SUBTOTAL						\$ -

BUILDING VENUE: COMMUNITY CENTRE - SMALL ICE ARENA

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
Lobby Sport Floor (Asbestos Abatement)	1	FI	<5	H	Yes	\$ 40,000.00
Arena Sport Floor	4		5-10	M	No	\$ 20,000.00
SUBTOTAL						\$ 60,000.00
3.2 Walls						
General repairs and firestopping	5		5-10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.3 Ceiling						
General repairs and firestopping	5		>10	L	Yes	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.4 Interior Windows						
	4		5-10	M	No	\$ 5,000.00
SUBTOTAL						\$ 5,000.00
3.5 Interior Doors						
Unrated Doors Maintenance	4		>10	L	No	\$ 10,000.00
Fire Rated Doors Replacement	2		<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
3.6 Millwork						
Cabinetry	3		5-10	M	No	\$ 10,000.00
Wood Equipment Lockers	2		<5	L	No	\$ 25,000.00
SUBTOTAL						\$ 35,000.00
3.7 Ice Resurfacers/Ice Plant Rooms						
	5		>10	L	No	\$ 5,000.00
SUBTOTAL						\$ 5,000.00
3.8 General						
Washroom Addition	5	FI	<5	H	Yes	\$ 150,000.00
Seating Replacement and concrete repairs and repaint	4		5-10	L	No	\$ 100,000.00
SUBTOTAL						\$ 250,000.00
5 MECHANICAL						
5.1 General						
	N/A	FI	5-10	M	No	\$ 30,000.00
SUBTOTAL						\$ 30,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
6.2 Lighting						
	5	N/A	>10	L	No	\$ 40,000.00
SUBTOTAL						\$ 40,000.00
TOTAL						\$ 635,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - CURLING RINK

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
(Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 10,000.00
Asbestos Abatement	3	FI	<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
2.2 Roof						
Replace roof	5		>10	L	No	\$ 135,000.00
SUBTOTAL						\$ 135,000.00
2.3 Exterior Doors						
Overhead Doors	N/A					\$ -
Man Doors	5		>10	L	No	\$ 25,000.00
SUBTOTAL						\$ 25,000.00
2.4 Exterior Windows						
	4		5-10	M	No	\$ 15,000.00
SUBTOTAL						\$ 15,000.00

BUILDING VENUE: COMMUNITY CENTRE - CURLING RINK

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
General	5		>10	L	No	\$ 50,000.00
Ice Surface	4		5-10	M	No	\$ 20,000.00
SUBTOTAL						\$ 70,000.00
3.2 Walls						
General repairs	5		>10	L	No	\$ 20,000.00
Fire separations (storage rooms)	2		<5	H	Yes	\$ 10,000.00
SUBTOTAL						\$ 30,000.00
3.3 Ceiling						
General repairs	5		>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.4 Interior Windows						
Lower Level	3		5-10	M	No	\$ 30,000.00
Upper Level	5		>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 40,000.00
3.5 Interior Doors						
Unrated Doors Maintenance	4		>10	L	No	\$ 10,000.00
Fire Rated Doors Replacement	2		<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
3.6 Millwork						
Wet Bar	5		>10	L	No	\$ 20,000.00
Lounges	3		5-10	M	No	\$ 145,000.00
SUBTOTAL						\$ 165,000.00
3.8 General						
Washroom	5		>10	L	No	\$ 10,000.00
Accessibility Upgrades	4		5-10	L	No	\$ 200,000.00
SUBTOTAL						\$ 210,000.00
5 MECHANICAL						
5.1 General						
	2	FI	<5	H	No	\$ 15,000.00
SUBTOTAL						\$ 15,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
6.2 Lighting						
	3	N/A	5-10	M	No	\$ 40,000.00
SUBTOTAL						\$ 40,000.00
TOTAL						\$ 795,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - AUDITORIUM

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
(Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 10,000.00
Asbestos Abatement	3	FI	<5	H	Yes	\$ 60,000.00
SUBTOTAL						\$ 70,000.00
2.2 Roof						
Replace roof	5		>10	L	No	\$ 350,000.00
SUBTOTAL						\$ 350,000.00
2.3 Exterior Doors						
Overhead Doors	5		>10	L	No	\$ 20,000.00
Man Doors	5		>10	L	No	\$ 40,000.00
SUBTOTAL						\$ 60,000.00
2.4 Exterior Windows						
	4		5-10	M	No	\$ 25,000.00
SUBTOTAL						\$ 25,000.00

BUILDING VENUE: COMMUNITY CENTRE - AUDITORIUM

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
Renovated Spaces	6		>10	L	No	\$ 60,000.00
Gymnasium Wood Floor	4		5-10	M	No	\$ 40,000.00
Existing Floor (asbestos Abatement)	1	FI	<5	H	Yes	\$ 20,000.00
SUBTOTAL						\$ 120,000.00
3.2 Walls						
General repairs	5		>10	L	No	\$ 20,000.00
Fire separations (fumace rooms)	2		<5	H	Yes	\$ 35,000.00
SUBTOTAL						\$ 55,000.00
3.3 Ceiling						
General repairs	5		>10	L	No	\$ 10,000.00
Fire separations (fumace rooms)	2		<5	H	Yes	\$ 15,000.00
SUBTOTAL						\$ 25,000.00
3.4 Interior Windows						
	N/A					\$ -
SUBTOTAL						\$ -
3.5 Interior Doors						
Unrated Doors Maintenance	4		>10	L	No	\$ 10,000.00
Fire Rated Doors Replacement	2		<5	H	Yes	\$ 20,000.00
SUBTOTAL						\$ 30,000.00
3.6 Millwork						
Cabinetry (Kitchen/Servery)	5		>10	L	No	\$ 20,000.00
Stage and Storage	2		<5	H	Yes	\$ 145,000.00
SUBTOTAL						\$ 165,000.00
3.8 General						
Washroom	5		>10	L	No	\$ 10,000.00
Seating Replacement and concrete repairs and repaint	4		5-10	L	No	\$ 100,000.00
SUBTOTAL						\$ 110,000.00
5 MECHANICAL						
5.1 General						
	2	FI	<5	H	No	\$ 30,000.00
SUBTOTAL						\$ 30,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
6.2 Lighting						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
TOTAL						\$ 1,060,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - FITNESS

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE (Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 10,000.00
Asbestos Abatement	3	FI	<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
2.2 Roof						
Replace roof	N/A					\$ -
SUBTOTAL						\$ -
2.3 Exterior Doors						
Overhead Doors	N/A					\$ -
Man Doors	2		<5	H	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
2.4 Exterior Windows						
	N/A					\$ -
SUBTOTAL						\$ -

BUILDING VENUE: COMMUNITY CENTRE - FITNESS

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
General	2		<5	H	No	\$ 50,000.00
Sports Floor	2		<5	H	No	\$ 60,000.00
SUBTOTAL						\$ 110,000.00
3.2 Walls						
General repairs	4		5-10	M	No	\$ 10,000.00
Fire separations (Furnace rooms)	2		<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 15,000.00
3.3 Ceiling						
General repairs	2		<5	H	No	\$ 15,000.00
SUBTOTAL						\$ 15,000.00
3.4 Interior Windows						
	N/A					\$ -
SUBTOTAL						\$ -
3.5 Interior Doors						
Unrated Doors Maintenance	3		5-10	M	No	\$ 15,000.00
Fire Rated Doors Replacement	2		<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 20,000.00
3.6 Millwork						
	2		<5	H	No	\$ 20,000.00
SUBTOTAL						\$ 20,000.00
3.8 General						
Washroom	2		<5	H	Yes	\$ 15,000.00
Accessibility Upgrades	N/A					\$ -
SUBTOTAL						\$ 15,000.00
5 MECHANICAL						
5.1 General						
	2	FI	<5	H	No	\$ 85,000.00
SUBTOTAL						\$ 85,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
6.2 Lighting						
	3	N/A	5-10	M	No	\$ 25,000.00
SUBTOTAL						\$ 25,000.00
TOTAL						\$ 340,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COMMUNITY CENTRE - ARCHERY

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
(Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	N/A					\$ -
SUBTOTAL						\$ -
1.2 Site maintenance						
	N/A					\$ -
SUBTOTAL						\$ -
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
Repainting Finish	3		5-10	M	No	\$ 5,000.00
Asbestos Abatement	3	FI	<5	H	Yes	\$ 5,000.00
SUBTOTAL						\$ 10,000.00
2.2 Roof						
Replace roof	N/A					\$ -
SUBTOTAL						\$ -
2.3 Exterior Doors						
Overhead Doors	N/A					\$ -
Man Doors	2		<5	H	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
2.4 Exterior Windows						
	N/A					\$ -
SUBTOTAL						\$ -

BUILDING VENUE: COMMUNITY CENTRE - ARCHERY

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3 INTERIOR FINISHES						
3.1 Flooring General						
	4		5-10	M	No	\$ 40,000.00
SUBTOTAL						\$ 40,000.00
3.2 Walls						
General repairs	4		5-10	M	No	\$ 10,000.00
Fire separations (Furnace rooms)	2		<5	H	Yes	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.3 Ceiling						
General repairs	2		<5	H	Yes	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.4 Interior Windows						
	N/A					\$ -
SUBTOTAL						\$ -
3.5 Interior Doors						
Unrated Doors Maintenance	3		5-10	M	No	\$ 15,000.00
Fire Rated Doors Replacement	2		<5	H	Yes	\$ 15,000.00
SUBTOTAL						\$ 30,000.00
3.6 Millwork						
	2		<5	H	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
3.8 General						
Washroom	2		<5	H	Yes	\$ 10,000.00
Accessibility Upgrades	N/A					\$ -
SUBTOTAL						\$ 10,000.00
5 MECHANICAL						
5.1 General						
	2	FI	<5	H	No	\$ 55,000.00
SUBTOTAL						\$ 55,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
SUBTOTAL						\$ 10,000.00
6.2 Lighting						
	2	N/A	<5	H	No	\$ 20,000.00
SUBTOTAL						\$ 20,000.00
TOTAL						\$ 215,000.00

PROJECT NAME: TOWN OF TABER RECREATION FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (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 noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: AQUAFUN CENTRE

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE (Refer to Site Cost Analysis)						
1.1 Site parking and asphalt						
	4		5-10	M	No	\$ 80,000.00
	SUBTOTAL					\$ 80,000.00
1.2 Site sidewalks and concrete						
	4		5-10	M	No	\$ 20,000.00
	SUBTOTAL					\$ 20,000.00
1.2 Site maintenance						
	5		>10	L	No	\$ 20,000.00
	SUBTOTAL					\$ 20,000.00
1.2 Site Electrical (Lights)						
	5		>10	L	No	\$ 10,000.00
	SUBTOTAL					\$ 10,000.00
2 BUILDING ENVELOPE						
2.1 Exterior walls (Whole Building)						
	4		5-10	M	No	\$ 40,000.00
	SUBTOTAL					\$ 40,000.00
2.2 Roof						
Replace roof	5		>10	L	No	\$ 500,000.00
	SUBTOTAL					\$ 500,000.00
2.3 Exterior Doors						
Overhead Doors	4		5-10	M	No	\$ 10,000.00
Man Doors	3		5-10	M	No	\$ 35,000.00
	SUBTOTAL					\$ 45,000.00
2.4 Exterior Windows						
	5		>10	L	No	\$ 30,000.00
	SUBTOTAL					\$ 30,000.00
3 INTERIOR FINISHES						

BUILDING VENUE: AQUAFUN CENTRE

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
3.1 Flooring General						
Lobby and Change Rooms	5		>10	L	No	\$ 70,000.00
Pool and Saunas	4		5-10	M	No	\$ 250,000.00
Mechanical Mezzanine/Penthouse	2	FI	<5	H	Yes	\$ 40,000.00
	SUBTOTAL					\$ 360,000.00
3.2 Walls						
General repairs	5		>10	L	No	\$ 60,000.00
	SUBTOTAL					\$ 60,000.00
3.3 Ceiling						
Lobby and Change Rooms	5		>10	L	No	\$ 15,000.00
Pool and Saunas	3		5-10	M	No	\$ 35,000.00
Acoustic Panels	2		<5	H	Yes	\$ 65,000.00
	SUBTOTAL					\$ 115,000.00
3.4 Interior Windows						
	5		>10	L	No	\$ 25,000.00
	SUBTOTAL					\$ 25,000.00
3.5 Interior Doors						
Aluminum	4		5-10	M	No	\$ 10,000.00
Stainless Steel	2		<5	H	Yes	\$ 15,000.00
	SUBTOTAL					\$ 25,000.00
3.6 Millwork						
Lobby	3		5-10	M	No	\$ 20,000.00
Change Rooms and Guard Station	5		>10	L	No	\$ 60,000.00
	SUBTOTAL					\$ 80,000.00
3.8 General						
Washroom	5		>10	L	No	\$ 10,000.00
	SUBTOTAL					\$ 10,000.00
5 MECHANICAL						
5.1 General						
	5	FI	>10	L	No	\$ 30,000.00
	SUBTOTAL					\$ 30,000.00
5.2 Maintenance and Repair						
Mezzanines	2	FI	<5	H	Yes	\$ 50,000.00
Ductwork and Insulation	2	FI	<5	H	No	\$ 100,000.00
	SUBTOTAL					\$ 150,000.00
6 ELECTRICAL						
6.1 General						
	5	N/A	>10	L	No	\$ 10,000.00
	SUBTOTAL					\$ 10,000.00
6.2 Lighting						
	4	N/A	5-10	M	No	\$ 25,000.00
	SUBTOTAL					\$ 25,000.00
TOTAL						\$ 1,635,000.00

F: Fire Inspection Reports



TABER FIRE DEPARTMENT
Taber
4900A — 50 St., Taber AB T1G 1T1
Phone: 403-223-6010 - Fax: 403-223-5502

Address:	D-4720 50 St, TABER	Date:	Nov 15 2019
Inspector:	Steve Swarbrick		
Reason:	Routine		
Insp. No.:	19-070a	Date of Issue:	Nov 18 2019
Prop. Class:	Club in Physical Recreation Complex	Received By:	Town of Taber
ABC Class:	Group D- Business and Personal Services		4720 50 St , Suite D
Roll/Folio #:			Taber AB
Property Name:	Body Masters Gym		Work: (403)223-5500

Item	Reference #	Details of Inspection
------	-------------	-----------------------

1	Alberta Fire Code Article 2.2.1.2.(1)	
---	---------------------------------------	--



Contravention:

Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

Contravention Notes:

There are some damaged fire separations that are in need of some minor repair including in/near mechanical rooms.

Corrective Action:

Fire separations can easily be repaired by Town building maintenance department.

The report received in the 2019 Recreation Master Plan referenced the current ABC which is not the code under which the building was constructed.

The Fire Department does not have any life safety concerns with this facility.

Steve Swarbrick
122011 D00008363



TABER FIRE DEPARTMENT
Taber
4900A — 50 St., Taber AB T1G 1T1
Phone: 403-223-6010 - Fax: 403-223-5502

Address:	E-4720 50 St, TABER	Date:	Nov 15 2019
Inspector:	Steve Swarbrick		
Reason:	Routine		
Insp. No.:	19-071	Date of Issue:	Nov 18 2019
Prop. Class:	Club in Physical Recreation Complex	Received By:	Town of Taber
ABC Class:	Group D- Business and Personal Services		4720 50 St , Suite E
Roll/Folio #:			Taber AB
Property Name:	Taber Archery Club		Main: (403)223-5500

Item Reference # Details of Inspection

1 Alberta Fire Code Article 2.7.1.5.(1)



Contravention:

When nonfixed seats are provided in assembly occupancies,

- g) the distance to an exit door by means of any aisle shall be not more than
- i) 30 m in the case of an assembly occupancy that is not sprinklered, or
- ii) 45 m in the case of an assembly occupancy that is sprinklered, and

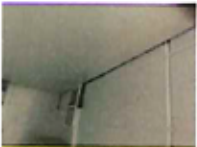
Contravention Notes:

The distance from the target end of the archery lane to the exterior exit at the top of the stairs is 35.5 meters which does exceed the 30 meters to exit distance.

Corrective Action:

Given the occupancy limit of 60 because of a single exit. The AHJ finds the distance to exit acceptable as an existing non conformant, in a concrete structured space, until such time as renovations are performed.

2 Alberta Fire Code Article 2.2.1.2.(1)



Contravention:

Where fire separations are damaged so as to affect their integrity, they shall be repaired so that the integrity of the fire separation is maintained.

Contravention Notes:

There are some damaged fire separations that are in need of minor repairs including in/near mechanical rooms.

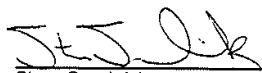
Inspection Contravention on Nov 15 19
E-4720 50 St, TABER

Corrective Action:

Fire separations can be easily repaired by Town building maintenance department.

The report received in the 2019 Recreation Master Plan referenced the current ABC which is not the code under which the building was constructed.

The Fire Department does not have any life safety concerns with this facility.



Steve Swarbrick
122011 D00008363



RC + P E R C
strategies

