



# REPORT

To: Electoral Area Directors Committee

Report Number: CS-EADC-010

From: Trish Morgan, General Manager of Community Services

Date: November 25, 2021

**Subject: Community Halls and Fair Grounds Condition Assessments**

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## **RECOMMENDATION:**

That the Electoral Area Directors Committee recommend that Regional Board authorize that a report be provided to a future Rural Budgets Administration Committee, after the operators of the community halls and North Peace Fall Fair have had time to review the condition assessment reports, receive a presentation from the consultants, FCAPX, and meet with their electoral area director and Regional District staff to develop a plan of action to address the necessary repairs or upgrades.

## **BACKGROUND/RATIONALE:**

Aligning with the current Regional Board Strategic Plan, in June 2021 a condition assessment of the following facilities was conducted by FCAPX:

### Area B:

1. Cache Creek Community Hall
2. Golata Creek Community Hall
3. Halfway Graham Community Hall
4. North Peace Fall Fair Grounds

### Area E:

1. Jackfish Community Hall
2. Moberly Lake Community Hall

The scope of the assessment was to determine the current condition and remaining service life of the facilities, and to identify required repairs along with associated costs. The reports have not yet been presented to the facility operators. It is recommended that once the societies have had the opportunity to be presented with their reports by FCAPX, and meet with their electoral area directors and Regional District staff, that an action plan be brought back to the Rural Budgets Administration Committee outlining how the immediate repairs and necessary upgrades can be conducted and the costs to do so.

Note that energy audits were not conducted on these facilities, but instead energy savings elements have been included in the facility condition assessments.

## **ALTERNATIVE OPTIONS:**

1. That the Electoral Area Directors Committee provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Organizational Effectiveness
  - ☒ Develop a Corporate Asset Management Program

**FINANCIAL CONSIDERATION(S):**

Repairs and upgrades recommended by FCAPX are estimated as follows plus a 30% contingency as they are Class D estimates only.

<b>Electoral Area B</b>					
Facility Name	2021	2022	2023-2027	2028+	TOTAL
Cache Creek Community Hall	\$ 201,421.30	\$ 70,322.77	\$ 304,075.80	\$ 503,109.84	\$ 1,078,929.71
Golata Creek	\$ 12,322.20	\$ 5,000.00	\$ 371,738.37	\$ 882,316.20	\$ 1,271,376.77
Halfway Graham	\$ 395.80	\$ 151,581.73	\$ 65,565.48	\$ 371,988.54	\$ 589,531.55
North Peace Fall Fair	\$ -	\$ 168,030.00	\$ 1,759,448.68	\$ 1,917,493.02	\$ 3,844,971.70
<b>TOTAL</b>	<b>\$ 214,139.30</b>	<b>\$ 394,934.50</b>	<b>\$ 2,500,828.33</b>	<b>\$ 3,674,907.60</b>	<b>\$ 6,784,809.73</b>
<b>Plus 30% Contingency</b>	<b>\$ 278,381.09</b>	<b>\$ 513,414.85</b>	<b>\$ 3,251,076.83</b>	<b>\$ 4,777,379.88</b>	<b>\$ 8,820,252.65</b>
<b>Electoral Area E</b>					
Facility Name	2021	2022	2023-2027	2028+	TOTAL
Jackfish Community Hall	\$ 33,005.00	\$ 67,346.01	\$ 511,123.00	\$ 787,979.50	\$ 1,399,453.51
Moberly Lake Community Hall	\$ 2,520.45	\$ 93,480.69	\$ 113,037.52	\$ 491,935.84	\$ 700,974.50
<b>TOTAL</b>	<b>\$ 35,525.45</b>	<b>\$ 160,826.70</b>	<b>\$ 624,160.52</b>	<b>\$ 1,279,915.34</b>	<b>\$ 2,100,428.01</b>
<b>Plus 30% Contingency</b>	<b>\$ 46,183.09</b>	<b>\$ 209,074.71</b>	<b>\$ 811,408.68</b>	<b>\$ 1,663,889.94</b>	<b>\$ 2,730,556.41</b>

**COMMUNICATIONS CONSIDERATION(S):**

None at this time.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Cache Creek Community Hall Condition Report 2021
2. Cache Creek Reserve Fund Study Final 2021
3. Golata Creek Community Hall Condition Report 2021
4. Golata Creek Reserve Fund Study Final 2021
5. Halfway Graham Community Hall Condition Report 2021
6. Halfway Graham Reserve Fund Study Final 2021
7. North Peace Fall Fair Grounds Condition Report 2021
8. North Peace Fall Fair – Site Reserve Fund Study Final 2021
9. North Peace Fall Fair – Washroom Building Reserve Fund Study Final 2021
10. North Peace Fall Fair – Adeline Kelly Exhibit Reserve Fund Study Final 2021
11. Jackfish Community Hall Condition Report 2021
12. Jackfish Reserve Fund Study Final 2021
13. Moberly Lake Community Hall Condition Report 2021
14. Moberly Lake Reserve Fund Study Final 2021