

**AGENDA
MUNICIPAL COUNCIL**

Bridgewater, NS Tuesday, March 12, 2019 – 9:00 a.m.

Time & Page

1. CALL TO ORDER
2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION
3. PUBLIC INPUT (15 Minutes)
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 26, 2019
6. BUSINESS ARISING FROM MINUTES
7. AWARDING OF TENDERS/RFPs
 - 7.1 Tender Award: On-Site Sewage Disposal System Installation – Project Group #19 1-3
8. PRESENTATIONS/SCHEDULED TIMES
 - 8.1 Madison Beck, Under 18 Women’s World Hockey Championship – Gold Medalist
 - 8.2 Mahone Bay Museum/The Founders Society – Anne Palfreyman..... 4-14
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10. RECOMMENDATIONS FROM COMMITTEES & BOARDS
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 - 10.1.4 Pesticide Use on MARC Ballfields (17) 25-28
 - 10.1.5 Pre-Budget Approvals – River Ridge Commons Project & MARC Ballfield Project
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(See Public Hearing Agenda circulated with this Agenda)
12. MAYOR’S/DEPUTY MAYOR’S/COUNCILLORS’ MATTERS
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 - 12.2 Deputy Mayor’s Update
 - 12.3 Mayor’s Update
13. ADDED ITEMS
14. IN CAMERA
 - 14.1 Contract Negotiations re HB Studios Sports Centre under section 22(2)(e) of the MGA
15. ADJOURNMENT



Municipality of the District of Lunenburg

MEMORANDUM

REPORT TO: Council

SUBMITTED BY: Maria Butts, LaHave River Project Coordinator

DATE: March 5, 2019

RE: Tender Award: On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #19

RECOMMENDATIONS

Authorize staff to award tender 2018-05-019 to CK Earthworks Limited in the amount of \$77,283.00 plus HST.

EXECUTIVE SUMMARY

Four (4) bids were received and accepted for *Tender 2018-05-019 On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #19.*

The scope of work consists of the supply and installation of ten septic systems located on private property belonging to homeowners who have applied to participate in the LaHave River Straight Pipe Replacement Program (SPRP), administered by the Municipality of the District of Lunenburg (MODL).

Tender 2018-05-019 is a bundle of ten traditional systems.

BACKGROUND

In the Spring of 2016, *Our Living Future* campaign was launched to bring awareness and education around the issue of straight pipes and their impact on the LaHave River and Council authorized staff to make an application to the New Build Canada Fund for a SPRP. Staff were directed to prepare a Wastewater Management District (WWMD) By-Law and policies to implement such a program. The drafted By-Law and policies have since been adopted by Council.

On June 29, 2017, federal and provincial authorities announced joint funding along with the Municipality for the replacement of straight pipes with on-site sewage disposal systems along the LaHave River.

Replacement of straight pipes with functioning septic systems required the services of a qualified engineer to select, design, and oversee the installation of approved septic systems. As such, council authorized staff to award of *RFP 2017-05-400 On-Site Sewage Disposal System Design for Lahave River properties* to ABLE Engineering Services Inc (ABLE) on August 22, 2017.

To date, MODL has received 163 applications for replacement from property owners within the WWMD and has installed seventy-seven new On-Site Sewage Disposal Systems.

Over the past number of months, MODL has been working with ABLE to produce sewage disposal designs for each property owner enrolled in the SPRP. Ten designs were selected from those completed to date for inclusion in tender 2018-05-019.

No Municipal dollars are being spent on this program as the federal and provincial grants cover up to two thirds of the cost and all eligible homeowners are required to pay the remaining one third.

DISCUSSION

Tender 2018-05-019 was posted on Tuesday, February 19, 2019 and closed on Tuesday, March 5, 2019.

Four (4) bids were received by the deadline. Tenderer names and bids are described in Table 1 below:

Funding	Total Bid (w/o HST)
Provincial/Federal Grants	2/3
Property Owner	1/3
Tenderers	
Craig Fancy	\$128,770.00
Dennis Lively Construction & Backhoe Services	\$115,000.00
Town & Country Property Imp. Ltd.	\$107,143.01
CK Earthworks Limited	\$77,283.00

Table 1: Accepted Bids for Tender 2018-05-019

Under the scope of work for this tender, the successful bidder is required to complete all excavation, bedding, pipe laying, backfill and compactions. They are to supply all septic tanks, miscellaneous fittings, filter sand, stone and concrete. The successful bidder is also required to complete leakage testing, and all surface restoration and any other work as specified and shown on the design drawings.

CONCLUSION

Tender 2018-05-019: Four (4) bids were submitted. The lowest bid was received by CK Earthworks Limited, Bedford.

Tender Award Recommendation

Tender: 2018-05-019 On-Site Sewage Disposal System Installation for LaHave River Properties. Project Group #19.

Scope of Work: Install ten On-Site Sewage Disposal Systems on ten properties along the LaHave River.

Closing Date: March 5, 2019

Funding	Total Bid (w/o HST)
Provincial/Federal Grants	2/3
Property Owner	1/3
Tenderers	
Craig Fancy	\$128,770.00
Dennis Lively Construction & Backhoe Services	\$115,000.00
Town & Country Property Imp. Ltd.	\$107,143.01
CK Earthworks Limited	\$77,283.00

Table 1: Bids Received for Tender 2018-05-019

Tender Award Recommendation:

Council award Tender 2018-05-019 to CK Earthworks Limited for the cost of \$77,283.00 plus HST.



Mahone Bay Museum located in the heart of Mahone Bay – last year 6650 visitors



Mission

- The Mahone Bay Museum exists to inspire interest in local history and heritage preservation and instill a life long love of museums
- The Mahone Bay Museum serves and engages residents and visitors through the preservation, interpretation, and celebration of our local history and culture

Open by Appointment Only Until May 2019

Thank you to our 6,530 visitors who visited during our 2018 season!
Thank you to our staff and volunteers for their hard work this year!

Our Manager and Curator is now working on our archives thanks to a grant from the Government of Canada and Library and Archives Canada.

However, if you'd like to request an appointment (by donation) with one of our volunteers to view our exhibits, have a tour of the Museum, do research in our research room, or enjoy our children's activities with your family or school group, contact us at info@mahonebaymuseum.com or 902-624-6263

Our 2018 Staff



A Mystery Photo : believed to be a photo developed by Marie Best in Blockhouse





Presents
A FREE Self-Guided
Walking Tour of
**Shipbuilding in
Mahone Bay**

Approximately 35 Minute Walk



Want more information? Have any questions?
Visit the Mahone Bay Museum at 578 Main Street.
We are currently open 10am-4pm daily with free admission!

If you enjoy this walking tour,
please consider making a donation
at the entrance of the Mahone Bay Museum or
on our website to help us continue to offer
pamphlets like this one!

Please be cautious, stay on the sidewalk when possible,
and only cross the street when it is safe to do so!

Staff training on 1754 settlement





Children's Programming



Christian Ernst House circa 1765

a property in Oakland shown in Home & Garden Tour



We fundraise to the best of our abilities through membership, donations, events, sponsorship and Friends campaigns

- We need a reliable supplement of core financial support to meet our budget and provide the services we offer and to encourage our volunteers.
- That is why we have applied for the MODI operating grant in 2019.



Council
Item#: 9.1
Date: March 12, 2019
Authorization: K. Malloy

P.O. Box 670
168 Water Street
Shelburne, N.S.
B0T 1W0

Phone: (902) 875-2991
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cao@town.shelburne.ns.ca
www.town.shelburne.ns.ca

February 26th, 2019

Municipal Units of Nova Scotia,

Dear Municipal Units of Nova Scotia,

The Town of Shelburne would like to propose that a portion of the Provincial HST goes back to municipal units who own and are responsible for two thirds of public infrastructure. As we all know, property taxes alone can't keep up with our growing local needs. There is mounting evidence that the main risk to financial viability of our communities is both the cost of infrastructure to provide services and service levels that don't reflect fiscal capacity. Asset Management studies have demonstrated that our infrastructure is in need of maintenance and repairs that already exceed our budgets, let alone expanding infrastructure to help our communities grow. As municipal units, we are often faced with new responsibilities that are forced upon us by the provincial government.

In Shelburne, we have a former federal government wharf that requires major repairs to maintain; we are being told to contribute to doctor retention programs, fund libraries, fund education, pay for policing, and so many more additional expenses that were not part of our responsibility in the past. These new additional costs, ones that we have no choice but to accept, make it even more difficult to plan future projects and stick to our budgets. By distributing a small portion, we are asking for 0.75%, of the HST to municipal units, this will result in municipal units receiving a portion of the taxes collected from both tourists and residents who use our infrastructure without having to resort to imposing large increases in property taxes to cover our basic needs.

HST makes up roughly 18% of the total tax revenue. We are asking for 0.75% of that 18%. The Nova Scotia Provincial Government is balancing their budgets while many municipalities are struggling to maintain basic standards. The Town of Shelburne is asking other municipal units to collectively lobby for a small share of this HST and asking you to write to us showing support. This item could then be forwarded to the NSFM.

Please send all letters of support to: clerk@town.shelburne.ns.ca or by mail.

Sincerely,

Karen Mattatall
Mayor, Town of Shelburne

P.O. Box 448 34 South Street
Chester NS B0J 1J0
January 28, 2019

Municipality of Lunenburg

FEB 01 2019

Dear Mayor Bolivar-Getson:

RECEIVED

Shoreham Village Chester NS

Shoreham Village is:

- a not-for-profit Continuing Care facility located in Chester, NS;
- home to 89 residents (around 50% from Lunenburg County, and 50% from elsewhere);
- a significant local employer of 132 full time, part time, and term employees;
- a provider of meaningful, long term employment with a payroll of over \$6 million;
- affiliated with Northwood Care, the largest not-for-profit continuing care provider in NS;
- a Board of Directors, a fund-raising Foundation, and over 140 volunteers.

Shoreham Village needs your voice, your influence, and your support.

The Shoreham Village building is over 40 years old. It no longer meets provincial long term care facility guidelines. It has serious deficiencies in most of infrastructure including plumbing, ventilation and the building envelope. It leaks, requiring buckets on rainy days. People get stuck between the doors of the entry way, which can be a safety hazard.

There is a full renovation plan which needs approval from the Provincial Government. The Provincial Government then needs to provide funding for the renovations. The community cannot do this.

Please help. In this small community, Shoreham Village is home for many individuals. It provides vital long term care. It is a major employer in a largely rural area. It provides an economic benefit to the local economy.

My mother spent her last years in Shoreham Village. I am grateful for the loving care she received. The results of past fundraising efforts have been applied to provide for a palliative care area, for new beds, to help with renovations and outfitting of the dining area, and we are now looking at renovating the entry way so that it is safe. We are doing our best. But piecemeal, ad hoc fixes are no longer sufficient.

We need you to advocate for Shoreham Village. Please consider using your influence to get Shoreham Village the renovations it badly needs. Your voice can help. Renovations are a critical priority, so that Shoreham Village can continue its operations and continue to provide outstanding care to the seniors who reside there. If you need information or specifics, contact Janet Simm, CEO, Shoreham Village Senior Citizens Association.

Yours very truly,

Nancy Murray, QC
nancymurray@ns.sympatico.ca



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

March 7, 2019

To Her Worship, Mayor Bolivar-Getson, and Councillors
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Finance Committee, in session on Tuesday, March 5, 2019, made the following recommendations to Council:

1. that Municipal Council approve the following rates for the 2019-20 fiscal year:
 - Hebbville Sewer Rate of \$0.43 per \$100 of assessment
 - Cookville, New Germany & Conquerall Bank Sewer Rate at \$0.73 per \$100 of Assessment.
2. that Municipal Council approve the transfer of the 2017-18 LCLC Surplus funds in the amount of \$26,994.21 to an MODL LCLC Operating Reserve; and further, that any future LCLC surpluses or deficits be added or deducted from this reserve.
3. that Municipal Council stop making contributions to the specific capital reserve for public transit.
4. That Municipal Council make an exception and engage the services of professionals to apply a pesticide on the MARC ballfields to address the issue of crows destroying the ballfields to get to grubs underneath the grass, and to receive professional advice on a long-term maintenance plan for the ballfields to help prevent this problem from reoccurring.
5. That Municipal Council gives prebudget approval in the 2019/2020 Budget for River Ridge Commons in the amount of \$300,000 and the MARC Ballfield Project in the amount of \$20,000.

Respectfully submitted,

Chairman and Members
Finance Committee

/rh
Attachments



Municipality of the District of Lunenburg

REQUEST FOR A DECISION

REPORT TO: Finance Committee

SUBMITTED BY: Elana Wentzell, CPA, CMA

DATE: March 5, 2019

RE: Operating Budget 2019-20 Sewer Rates

RECOMMENDATION

That the Finance Committee recommend that Municipal Council approve the following rates for the 2019-20 fiscal year:

- 1. Hebbville Sewer Rate of \$0.43 per \$100 of assessment**
- 2. Cookville, New Germany & Conquerall Bank Sewer Rate at \$0.73 per \$100 of Assessment**

BACKGROUND

Enclosed please find a summary of the budgeted sewer rates for 2019/20. These rates remain unchanged from the prior year. Please see the attached summary of budgeted expenditures and revenues related to municipal waste water treatment plants.

Staff have been tasked to complete a detailed analysis of the sewer rates and make recommendations to Council in the upcoming fiscal year. This study will be completed in the 2019-20 fiscal year and will help Council make a determination on 2020-21 sewer rates and rates going forward.

OPTIONS

Staff will bring forth options on the sewer rates when a full cost study can be completed in the upcoming fiscal year.

BUDGET IMPLICATIONS

The 5-Year Financial Strategy and modeling has assumed that the sewer rates remain unchanged.

STRATEGIC PLAN

The 5-Year Financial Strategy focuses on maintaining stable tax rates. The financial projection model includes stable sewer rates to achieve this goal.

CONCLUSION

Staff recommend that the sewer rates remain unchanged from the prior year.

Department: Finance and Administration

Report Prepared By: Elana Wentzell

Date: Feb 21, 2019

Report Approved By: _____

Date _____

Reviewed By CAO: _____

Date _____

**Municipality of the District of Lunenburg
Area Rates 2019-20 Draft Budget**

SEWER RATES

Current 2018-19	Rate per \$100 assessment	Revenue	BPSC Revenue	Expenses	Net Revenue (Expenses)
Global Sewer	\$0.73	\$510,200		\$521,000	(\$10,800)
Hebbsville Sewer	0.43	56,900	33,500	69,800	\$20,600
		<u>\$567,100</u>	<u>\$33,500</u>	<u>\$590,800</u>	<u>\$9,800</u>
Transfer to Reserves					(\$175,000)
Total					<u><u>(\$165,200)</u></u>

Proposed 2019-20

Global Sewer	\$0.73	\$510,000		\$505,700	\$4,300
Hebbsville Sewer	0.43	50,900	33,500	92,400	(\$8,000)
		<u>\$560,900</u>	<u>\$33,500</u>	<u>\$598,100</u>	<u>(\$3,700)</u>
Transfer to Reserves					(\$175,000)
Total					<u><u>(\$178,700)</u></u>



Municipality of the District of Lunenburg

REQUEST FOR A DECISION

REPORT TO: Finance Committee

SUBMITTED BY: Elana Wentzell, CMA, CPA

DATE: March 5, 2019

RE: 2017-18 LCLC Surplus Funds

RECOMMENDATION

Move that the Finance Committee recommend that Municipal Council approve the transfer the 2017-18 LCLC Surplus funds in the amount of \$26,994.21 to an LCLC Operating Reserve and further, that any future LCLC surpluses or deficits be added or deducted from this reserve.

BACKGROUND

Under the funding agreement of the LCLC, both the Municipality of the District of Lunenburg and the Town of Bridgewater contribute monthly to the Operating and Capital costs of the facility based on the approved budget. If there is any shortfall at the end of the year, the Municipal units must make up the difference. If there is a surplus, the LCLC pays these funds back to the units.

On August 23, 2018 the LCLC paid MODL \$26,994.21 representing over-contributions to operating and capital costs in the prior fiscal year. The over contribution to Operations was \$26,909.90 and \$84.31 represented an over contribution to Capital.

OPTIONS

Council has the option to let these funds form part of its own Operating Budget Surplus or transfer them to an LCLC Operating Reserve to offset future costs of the LCLC.

BUDGET IMPLICATIONS

Because these funds were taken out of MODL’s prior year’s Operating budget, they represent additional revenue in the current year. There is no effect on the current year’s budget unless the LCLC suffers a shortfall at year end. The LCLC’s budget is carefully managed and forecasts are given to the Board on a regular basis. There is no indication that the LCLC will be in a deficit position at year end. However, any deficits could be funded through this reserve first. This will create a cushion to help ensure that LCLC budget overages and shortfalls do not impact the Municipal Operating Budget.

STRATEGIC PLAN

The creation of a reserve for this surplus is in line with MODL’s 5-Year Financial Strategy to carefully manage its reserves and continue to fund current commitments.

CONCLUSION

Staff believe that using these funds to create an Operating Reserve for the LCLC is prudent way to manage these surplus funds.

Department: Finance and Administration	
Report Prepared By: Elana Wentzell	Date: Feb 19, 2019
Report Approved By: _____	Date _____
Reviewed By CAO: _____	Date _____



Municipality of the District of Lunenburg

REQUEST FOR A DECISION

REPORT TO: Finance Committee
SUBMITTED BY: Elana Wentzell, CMA, CPA
DATE: March 5, 2019
RE: Public Transit Gas Tax Allocation

RECOMMENDATION

Move that the Finance Committee recommend that Municipal Council stop making contributions to the specific capital reserve for public transit.

BACKGROUND

On September 14, 2010, Council made a motion to dedicate \$25,000 of Gas Tax Funding to a specific Capital Reserve for Transit. Staff began reserving these funds on annual basis in the 2011/12 budget year.

There is currently \$227,567 in Gas Tax funds reserved for the purpose of investment in Public Transit. These funds can only be used for capital expenditures as per the Gas Tax Funding Agreement.

OPTIONS

The Province is providing public transportation to our residents through Provincial funding of a daily bus service to Halifax. As well, the Town of Bridgewater provides a transit service to its residents.

If contributions from MODL are requested to help in capital upgrades to these services, monies have been set aside.

Council has the option to determine whether the level of funding is adequate or continue to make the \$25,000/year contribution to the Public Transit Gas Tax Reserve.

STRATEGIC PLAN

Investing in Public transit is not a specific priority in the current Strategic Plan. However, the availability of public transit does contribute to making life affordable for our residents.

CONCLUSION

Staff believe that there is enough funding reserved to meet the intent of the motion and that Council should consider stopping the annual contribution.

Department: Finance and Administration

Report Prepared By: Elana Wentzell

Date: Feb 19, 2019

Report Approved By: _____

Date _____

Reviewed By CAO: _____

Date _____



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REPORT TO: Finance Committee

SUBMITTED BY: Trudy Payne, Director of Recreation Services

DATE: March 5, 2019

RE: MARC Ballfields

ORIGIN: Staff

MOTION

That the Finance Committee recommends to Council that Council make an exception and engage the services of professionals to apply a pesticide on the MARC ballfields to address the issue of crows destroying the ballfields to get to grubs underneath the grass, and to receive professional advice on a long-term maintenance plan for the ballfields to help prevent this problem from reoccurring.

BACKGROUND

The issue of crows digging at the ballfields started two summers ago. Each year the problem becomes worse. The first year the damage was limited to one section of field two. Staff were able to clean up the dead sod. The issue began in May and by the time June came around it appeared the problem was gone. Last summer however things got worse. The key times for this issue to appear is in the Spring and Fall. Last year, the crows caused more damage on field two and caused minor damage on the other two fields. They have also started to tear up the grass outside the ballfields and other areas on the MARC property. Our Park Supervisor has been investigating and doing research on what has caused this to happen and what some of the solutions may be. He was informed that one of the main reasons is climate change. With the lack of snow as well as extreme dry summers has caused a lack of moisture in the ground which causes the grubs to migrate closer to the surface where it is damper, causing them to be more detectable to predators, like crows. Another factor is the heavy usage and the need to do more

than mowing fields to better maintain the ballfields. There is a need to consistently top dress and overseed the ballfields.

Since this problem has began the Park Supervisor has tried several things to help deter the crows such as aeration, scare crows but nothing has worked. He has made inquiries with different landscaping companies and was informed about a product called nematodes which are essentially another type of bug that eat the grubs but do not damage the grass. Nematodes are very sensitive to heat and moisture and have a short shelf life. They need to be applied at the right time of year with the right weather conditions and temperatures, which can often be a costly and ineffective method. He also had the weed man in last year who did a test with a new organic product on the market that was said to be effective on grubs. The Weed man applied the product to field two and aerated the field. This was not effective.

We are certainly not the only ones with ballfields who have encountered this issue. Calls were made to other municipalities to see what they have done. In some cases, the municipal unit closed a field or delayed the opening of a field to allow enough time to repair the field in the Spring. One municipal unit tilled, scraped and reseeded which had a quick turnover. Another used a sod cutter, cut out the damaged sections, left uncovered for the crows to eat all the grubs, put topsoil back down and resodded. This method was recommended by a Horticulturist.

Others have used nematodes and been successful. It is best to apply them in the Spring. They only have a 7 – 10-day window to be applied after receiving them. They must be kept in a fridge. The soil needs to be at least 15 degrees to apply and applied with water (2 inches of water on the field, apply nematodes, apply 2 more inches of water).

Based on all the information gathered staff do not feel using nematodes would be a good solution for the MARC. The reasons being is that there are several factors that must align such as the temperature of the soil and the fact they need a great deal of water. The MARC does not have an irrigation system. Also grubs get worse every year as they reproduce, and they do not stray far from year to year. It appears from the research, that the organizations having the most success is the ones that are using a pesticide (Acelepryn).

A motion was made at the January 23, 2001 Council meeting that Council, in the interest of the health of our citizens and our environment, ask that all Municipal departments under the jurisdiction of the Municipality of the District of Lunenburg be urged to promote the usage of safe, non-toxic alternative methods for treatment of weed and insect problems on Municipal lands and properties. As staff's recommendation is to engage a professional to apply a pesticide on the MARC ballfields, a motion of Council would be required to proceed with this direction.

Attached is a picture of field two that was taken this past December.

EXECUTIVE SUMMARY

If staff can engage the services of a professional to apply a pesticide the plans for this year would involve closing field 2 down for the season to make the necessary repairs. Only allow fields one and three to be used until the end of September and in October have a pesticide applied again and till, scrape and reseed the fields so that all three fields are ready for next season.

BUDGET IMPLICATIONS

An expert will need to be brought in to determine a plan of action. There is \$20,000 being recommended for the ballfield repairs in the 2019-20 capital budget.

STRATEGIC PLAN

ALTERNATIVES

To not use a pesticide on the MARC ballfields and to try another option to try to resolve the issue.

COMMUNICAITONS

If the decision is made to apply a pesticide to the MARC ballfield the neighbors will need to be notified in advance. Also, the user groups will need to be notified of the closure of field two for the season and that the MARC will only have two operational fields this season and can only be used until the end of September 2019.

CONCLUSION

Department: ___Recreation_____	
Report Prepared By: ___Trudy Payne_____	Date__February 27, 2019_____
Report Approved By: _____	Date _____
Reviewed By CAO: _____	Date _____





MUNICIPALITY OF THE DISTRICT OF LUNENBURG Memorandum

Report to: Mayor Bolivar-Getson & Members of Municipal Council.
Submitted by: Norma Schiefer, Development Officer
- following recommendations made by **Council's** Nominating Committee.
Date: March 5, 2019.
Re: Appointments to Area Advisory Committees

The Nominating Committee met March 5, 2019. The Committee made the following recommendation which deals with the appointment of citizens to a Committee of Council involved with planning matters:

Motion - the Nominating Committee recommended:

“That Council appoint the following applicants to the respective Area Advisory Committees, each individual for a two-year term ending November 2020.”

Blockhouse AAC
William Young
Paula MacDonald

Riverport & District AAC
Jens Laursen
Sidney Strowbridge

Tina Robichaud-Bond

From: Sherry Conrad
Sent: March 5, 2019 4:30 PM
To: Tina Robichaud-Bond
Subject: FW: Accessibility Committee appointments by Nominating Committee

From: Eric Hustvedt <
Sent: March 5, 2019 4:24 PM
To: Trudy Payne
Cc: Sherry Conrad
Subject: Accessibility Committee appointments by Nominating Committee

The Nominating Committee in session on Tuesday, March 5, voted to recommend the following resolution to Council:

"that Municipal Council appoint as representatives to the Lunenburg County Accessibility Committee for two-year terms:

Deputy Mayor Cathy Moore; and

Councillor Reid Whynot as alternate."

Respectfully submitted,

Eric Hustvedt, Chair

Nominating Committee 2018-2019



March 6, 2019

Municipality of the District of Lunenburg
210 Aberdeen St.
Bridgewater, Nova Scotia
B4V 1S6

Attn: Stephen W. Pace, MBA, P. Eng.

Re: Recommendation to proceed to tender, New Municipal Building Project

Stephen,

Further to our recent discussions on the above captioned project, we request that staff proceed to make the following recommendation to Council:

Recommendation

That Council approve the construction of a new municipal administration facility on Champlain Drive in Cookville and authorize the Project Manager to proceed to the construction tender phase of the project. The construction will consist of Phase 1 site development contract and a Phase 2 main construction contract.

Background

The project is currently nearing the completion of the design / working drawing phase. Initial construction budget for the project was set at \$5,411,000. This initial budget was based on an assumed total square footage, an assumed rate of construction (\$/ft²) based on recent & relevant comparable projects and a site on the north side of Nathan Cirillo drive.

This was amended at the concept stage by \$381,000 to address additional space program requests and a different site. The revised total was therefore set at \$5,792,000.

Independent cost estimating was performed on the designers' submittals at each stage of the design progression – ie: at concept, design development and most recently at 50% working drawings. Each estimate has confirmed that the project as designed is forecast to come in at, or under, the budget set.



Project Management & Owner's Representative Services

Timeline

In order to optimize the completion date, we are recommending breaking the construction project into 2 phases – specifically a Phase 1 Site Development Contract to be tendered immediately and awarded on April 2nd, 2019 (pending commensurate Council approval) with completion in late May, 2019. This Contract will include site grubbing & clearing and construction of a pad ready area under the building footprint suitable for immediate foundation construction upon award of the Phase 2 Contract scheduled for May 28th (again pending commensurate Council approval). The estimated cost of the Phase 1 package is approximately \$400,000. By breaking the works into two phases it allows us to get “out of the ground” two months earlier with commensurate benefits to the final completion date.

Closing

The project’s design is proceeding on schedule and the scope of the design is compliant with the goals / objectives originally established – namely:

- ✓ Standard commercial / institutional style of construction commensurate with local trades;
- ✓ Durable building materials and proven systems / technology designed for a minimum 50 year effective lifespan;
- ✓ Inclusion of all features required for specific operations of the Municipal Building including connectivity, security, sound privacy, etc.;
- ✓ Achieving 30% under the Model National Energy Code for Buildings (MNECB) by careful design / inclusion of insulation, glazing, heat recovery, LED lighting, DDC controls, heat pumps, occupancy sensors, high efficiency pumps / motors, in-floor heat distribution in select areas, etc.;
- ✓ Focus on achieving high standard of indoor environmental quality (IEQ) by specifying low VOC emitting materials, localized exhaust, indoor air quality monitoring, etc.

All of these objectives are being met in a project which has consistently been forecast to be on budget by a third-party independent cost estimating.

If you have any questions related to any aspect of this project, please feel free to contact the undersigned at your convenience.

Sincerely,

CATALYST CONSULTING ENGINEERS INC.



Andrew Amos, P.Eng.
Senior Partner

Administration Building

Engagement Report

March 5, 2019

This report provides a summary of the community engagement process and results.

The first phase of our engagement strategy began in the Fall of 2017 and was designed to involve the public in the municipal decision-making process. The Municipality was seeking resident input to inform Council's decision on whether to build new or to renovate and lease. The second phase of engagement held in February 2019 was about informing the public on the design of the proposed new administration building.

The Municipality held two open houses in mid-November 2017. Three people attended the first open house, and a further 22 individuals attended the second open house. Eighty-six people completed the survey, most online but some residents did submit a paper copy. The Administration building project was included as part of the discussion at each of the twelve Your Government, Your Ideas meetings held in 2017 and 2018, attended by 131 residents.

A second round of engagement to solicit feedback on the design took place this February. An open house was held at the LCLC, and was attended by 29 people. Nine people submitted emails, and six completed the survey. The remainder of this report summarizes the results of this second phase of public engagement.

Advertising

For nearly two years, the Administration Building issue and engagement opportunities were promoted through the following means: four articles in Municipal Matters, newspaper advertisements, extensive radio advertisements, the front page of modl.ca, paid advertising on Facebook, in Councillor newsletters, on the modl.ca Calendar of Events, and in a direct email to residents who had signed up to the email list on the topic. At each of the six Your Government, Your Ideas meetings held in 2017, and again at six meetings in 2018, the issue of the Administration Building was brought up and discussed with residents. Local media (Progress Bulletin and CKBW) ran stories about the project.

Summary of Results

The formal engagement opportunities offered included open houses, surveys, emails sent to Sarah Kucharski, Communications Officer, and social media comments. Informal opportunities included the 12 Your Government, Your Ideas meetings.

Twenty-five people attended the open houses in 2017, and 29 people attended in 2019. One hundred and thirty-one residents attended the 12 Your Government, Your Ideas meetings. Eighty-six people completed the survey in 2017, and 10 in 2019. Nine individuals sent in their feedback by email.

At the 2019 open house, residents had the opportunity to ask questions one on one with the Deputy CAO and Project Manager. It was clear from the comments of a number of residents that they did not agree that a new building was required, that they felt a renovation must be significantly less expensive than a new building, and that they feared construction of a new building would raise taxes. It should be

noted that many of the objections were based on information that is not factually accurate. A major objection was that the Municipality would be incurring debt – however, the project is fully funded without borrowing. Another objection was that the project would result in a tax increase. However, the Five-Year Financial Plan does not require a tax rate increase to maintain service levels and complete the construction of a new building. Additionally, some residents felt that the renovation costs in the Options Report were too high, or that there are too many municipal employees.

The comments on social media tended to be more critical and confrontational, and distrustful of government in general. Typically, comments on social media are not indicative of the general consensus of the public, as people have “learned” not to post positive comments that might lead to their being berated on the platform by those opposed. It’s clear that many of the people commenting on social media did not read the two Project Manager reports, or attend the open houses.

Generally, feedback received via email demonstrated more knowledge of the issue, and more measured feedback. We received a number of emails from residents desiring more aggressive energy efficient design, such as solar panels, passive solar design and LEEDs certification.

Taken as a whole, public engagement showed a wide range of opinions on the issue of the need for a new Administration Building. When the issue of the new Administration Building was discussed at the Your Government, Your Ideas meetings, attendees were generally supportive of the need for the new building, and engaged in more open dialogue about the issue. At the open houses directly related to the building, and on social media, we saw more negative feedback.

Appendix A: 2019 Feedback

Email #1

This is a little rant as to the antics of the MODL . I have lived in the MODL all my life and am painfully aware of the antics of this system of piracy.

I have witnessed the Modl remove people from their home and tear down their house ie. Mr. John Feener now the location of the Whynott Settlement dump site.

I have witnessed and spoke openly of the lack of a sound business plan when the proposed golf course became a reality . Cost to the tax payer estimated six million sold for one million . Let us not mention the tens if not hundreds of thousands of tax payer dollars pushed into it to keep it from folding while it was open.

I have witnessed the Exit 12 development site which is a financial disaster brought on by a brain child of MODL . Lets not forget the LCLC built in the town of Bridgewater for the Townees of Bridgewater. What a terrible deal for the residents of MODL all of whom was forced to pay and is still paying, many of whom will never be shaded by its roof.

This financial anchor threatens to drown the MODL tax payers on an hourly bases all so a few privileged can enjoy subsidized play.

Now we are stepping into the pollution/septic business clearly an area of concern for the Dept. of Environment. The MODL has created a two tier resident system for taxpayers which will have long reaching effects.

Now the information provided for the New Palace [that staff and CEO's wishes to fill with friends and family] is so slanted that the taxpayers choice is not about whether we need it or not but about whether it will be majestic enough for the status of the privileged. With the misguided view that we supposedly need this to better serve us. What Crap!.

A very wise individual told me once that being stupid and knowing it, is less dangerous than being stupid and unaware of it. Is the first order of business to leave Common Sense and Financial Skill at the door when decisions are made. Modl has failed miserably in protecting the taxpayer, has squandered millions of dollars on ridiculous ventures which a simple plebiscite would have been condemned by fiscal responsible rate payers . I had to remodel my 100 year old home and live with in my means and I have a feeling the present building your in can be remodel to serve us. Start by clearing out the dead wood and rewarding efficiency.

Regards, M Crouse

Email #2

I saw your ad on facebook asking for the public's feedback on the design of the new administration building. My feedback is this: I am NOT in favour of spending MY hard-earned money that you force me to give you in property taxes to build this ridiculous new building. The building you have is FINE. All our councillors should be ashamed at even thinking about spending our money on this foolishness.

Jane Veinot-Taker

Email #3

I support building a new office on Nathan Cirillo Drive and selling the current building. I strongly believe the MODL building should be in the MODL instead of the Town of Bridgewater.

Good luck,

Michelle Greek

Email #4

Thanks for asking for input, I looked at the 'backgrounder' document on the MODL website.

Not much to comment on, the backgrounder is light on details. Looks nice.

Will the project be pursuing LEED or another building certification standard?

I'd love to see the energy modelling for the design. What is the design heat load and heat gain for the building? What is its rated energy intensity (GJ/year/m²)? Will the building envelope details be shared prior to construction?

I hope the project is designed to be net zero, if not, why?

I believe that MODL can seize this construction opportunity, to build a low carbon, low impact, municipal building.

I urge MODL to consider the embodied energy of the building, and select as much wood structural and insulation material as possible, to lower its embodied energy.

I look forward to learning more about this exciting project!

MH

Email #5

I am completely opposed to MODL building a new office. The solution should be expanding the new building to accommodate staff needs. Government is too large and expensive, regional consolidation better meets needs and affordability. No new palaces. First consider reducing staffing and therefore space needs.

Bryan Palfreyman

Email #6

Here are my views/input:

1) I am not in a position to intelligently argue for or against the need for a new building. However, I will say that during the 4 years I spent on Council, I found the work space in back of the customer counter to be a confusing area and extremely crowded. To me, I felt the available work space was never designed to accommodate the number of staff working there.

2) The location & the design on the website are fine with me. I can tell you that the folks up this way

that I have talked with are very happy to see the new MODL building in MODL as opposed to Bridgewater. I share that view.

3) Folks up this way I have talked to take it as a given that the \$7.2 million cost estimate will be exceeded and by a large percentage. In some respects I share that view. I remember the initial LCLC cost estimates were not met. At Council I felt too much attention was paid to living within the cost estimate at the expense of the initial building design, in particular the pool area. Consequently, if cost over runs materialize I believe we should deliver to the public the initial building design even if we have to spend considerably more than the \$7.2 million estimate. The building will be to service the public and house staff for the next 50 years. A couple million more to deliver the finished product as recommended on the website will be money well spent, in the long term. If this is the building design we need now, then don't cut it back in order to meet the initial cost estimate.

4) We are only 18 months away from the next election. I believe the new building proposal should be put to the electors as a plebiscite at the time of the October, 2020 election. It is the property tax payers money that will be spent. The electors should be part of the final decision. After all, this is a huge cash outlay for our rural municipality.

Thank you, Terry Dorey

Email #7

Listed below are my comments on the design concept of the proposed MODL Administration Building based on background material received and last night's Open House.

First I would like to thank you, MODL staff, and the design team staff for putting on a very welcoming and informative Open House at the LCLC last night. All of the people at the Open House were very willing and open to answering questions, provide relevant information and elicit feedback.

Second, for full disclosure, my career was in the Oil and Gas Industry involved in Development Planning, Cost and Schedule development, Engineering, Construction and Operations. Also, my wife and I recently built an energy efficient house in First South and are cognisant of some of the trades' issues in Lunenburg County. My comments are coloured by that background.

General Comments

- The concept look of the building is nice. Not too ostentatious and for the most part practical.
- The footprint of the building is huge. The long arm of the hockey stick is almost 200 feet long and the blade of the hockey stick is over a 100 feet long. Folks will get their exercise in that building just going to and from their offices
- Have you seriously considered a two-storey building? I recognize that decision would require the addition of an elevator system and multiple stairwells. I would suggest though, that by shrinking the footprint of the building and going up, the overall cost reduction might be in the order of a million dollars including the incremental cost for the elevator and stairwells. The most cost effective building to build and operate is a cube.

50-Year Life

- If the building is supposed to be functional for a 50-year life, have you taken into consideration in the design the need for flexibility for the future? As we can't predict the future, all we can do is take thoughtful consideration in the design to allow for changes. Examples:
 - The floor plan has a large number of fixed offices. If the offices were built with moveable partition walls instead of fixed walls, the layout can be altered over time as MODL needs and/or staffing requirements change.
 - Interior storage space may become future office space. How in the design do you incorporate natural light getting into the centre of the building so that staff can be more productive? Consider glass wall panels on all of the interior hallway side of the offices. This allows outside light into both the hallway and any future interior office space.
 - Technology changes into the future are a guarantee. How do you incorporate the ability to modify the building interior as these technologies come into play? The ability or space to run new or different or more cabling and electrical throughout the building needs to be considered
- The building mechanical equipment is housed inside on the mezzanine level. Over the life of the building this equipment will need to be maintained and eventually replaced/upgraded. Ensure you have EASY and adequate access to these critical pieces of equipment for maintenance and removal
- Building automation. As technology changes the automation you install today will become obsolete and non-replaceable in not that many years. This is a huge concern in industry as whole systems need to be changed out as spare or replacement parts become unavailable. Both recognize that the system will become obsolete in a short number of years and design in the ability to change them out as they wear out.
- Exterior finishes – Consider the choice of materials for the exterior of the building. The metal roof is a great idea as it should easily last the 50 years. Wood siding will need to be painted and caulked on a regular basis, but if install properly with an adequate ventilation space behind it, you should do well. I would be concerned about the proposed brick portion of the building. First, you need a brick that is capable of standing up to our unique climate of freeze/thaw cycles with a driving wind and rain without spalling. Second, you need people to install and maintain the brick face. Brick masons are in short supply in the County and they are not getting any younger.

Layout

- I was generally surprised at the cloistered layout of the office space with the large number of fixed offices. I was expecting a more open, free flow design. This is a very linear layout on a very long and narrow building.
- Also, the long, straight hallways will give a strong tunnel effect. You may want to consider braking up the hallways to visually limit the long runs.
- While aesthetically pleasing, the bump-outs in the exterior walls will add to the cost of construction. You may wish considering removing some of them. Every component of the construction of the exterior walls and rooflines, from the footings through to the drywall, becomes more complicated and hence then more expensive. And these costs will add up.

- From personal experience I can tell you that curved walls in a building are much more expensive than straight or angled walls to construct. There are curved wall sections in the Council Chambers. You may want to consider replacing them with straight angled sections.
- There are a few rooms off the side of Council Chambers that seemingly can only be accessed through the Chambers. You may want to consider the ability to have interior access to those spaces without the need to disrupt activities in the Chamber.
- The Council Chambers occupy a significant footprint in the building. What are the plans for the use of that space when Council is not using the Chambers? Seems a waste to leave it unused.
- Consider putting the staff room somewhere close to the centre of the building. At the very end of the building, it will be a long way away for a large number of people.
- I counted 4 exits for the building. Given its physical size, is that adequate? In an emergency, mobility impaired individuals may find the distance to the closest exit quite a distance, upwards of 80 feet away.

Design / Construction

- I assume that you want to maximize the number of suppliers and trades from Lunenburg County to construct this new building to keep taxpayer dollars going to County taxpayers. You may want your project team to identify local trade and supplier pinch points before you finish your design or establish construction contracts. It may point to areas in the design that need to change to ensure there are enough qualified trades or suppliers available to do the work.
- There was a roof gutter design sketch presented last night that will leak water into the building structure if built as designed. It is not a detail you want to manage for 50 years.
- Have you considered the potential (future) rooftop solar power for the building? Current building orientation isn't ideal, but future solar panels could reduce operating costs.
- Have you considered installing a cell tower or internet tower in the building light tower?
- Unsure if the building light tower is totally enclosed. If it isn't, the slats in the tower if left open to the atmosphere, may have a propensity to vibrate and make noise in wind events. If the tower is totally enclosed and the slats are surface decoration, noise shouldn't occur.
- Will the building have back-up generator capability? If so, consider using the same fuel for it as used for the supplementary heat system so you don't have two fuel systems to manage.
- Water and sewer. Assume that you will tie-into the Town of Bridgewater systems. Is the connecting infrastructure capable of handling the load presented by this building?
- Electrical power and HVAC. Any office building I have been involved with has had growth demands in both electrical power and heating ventilating and cooling. More staff, more equipment pushes systems beyond design capability. Consider incorporating the potential to add equipment or modify the system design. That may just mean leave space for expansion.

Cost Estimate

- I spent a good period of time discussing the cost estimate with the Project Team. I believe for the level of definition the estimate provided is quite adequate. Caution should be exercised by everyone that as design concepts become design, the details can and will change and the current estimate basis will have changed. Then when contract strategies are finalized the

estimate basis may change again. And finally construction contracts may have a different outcome than estimated. So my point is that the cost for the building today is not necessarily the cost it will be when built.

These are my comments for now given the time I have available and the information that has been presented. I believe you are on your way to a wonderful new administration building. Thank you again for allowing me to present my comments,

Keith Drysdale, P.Eng. Life Member
First South

Email #8

Just a few thoughts on the design of the new building.

Despite personally not being in favour of constructing a new building for a variety of reasons I will not go into here, I would just like to say the new design from an energy efficiency standard is far to low.

Energy efficiency standards will continue to increase and this building in the near future will become sub-standard.

A public building paid for by public taxes should give more consideration to the long term impact on our community. Energy use now and in the future is a critically important consideration.

If the costs for energy efficiency are too great then reduce the size of the building.

The building should be starting with Passive building design standards at a minimum.

It should be a model encouraging the public to consider increasing the energy efficiency of their own buildings.

It should model a variety of renewable energy technologies.

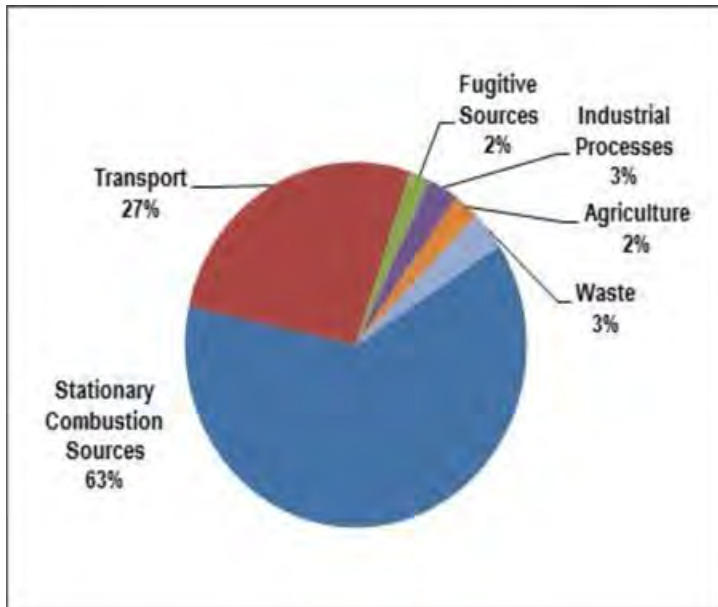
In short, all government buildings should lead the change to lowering our energy consumption while utilizing renewable energy technologies. Especially new builds!

That should be the most important design consideration.

Email #9

To whom it may concern,

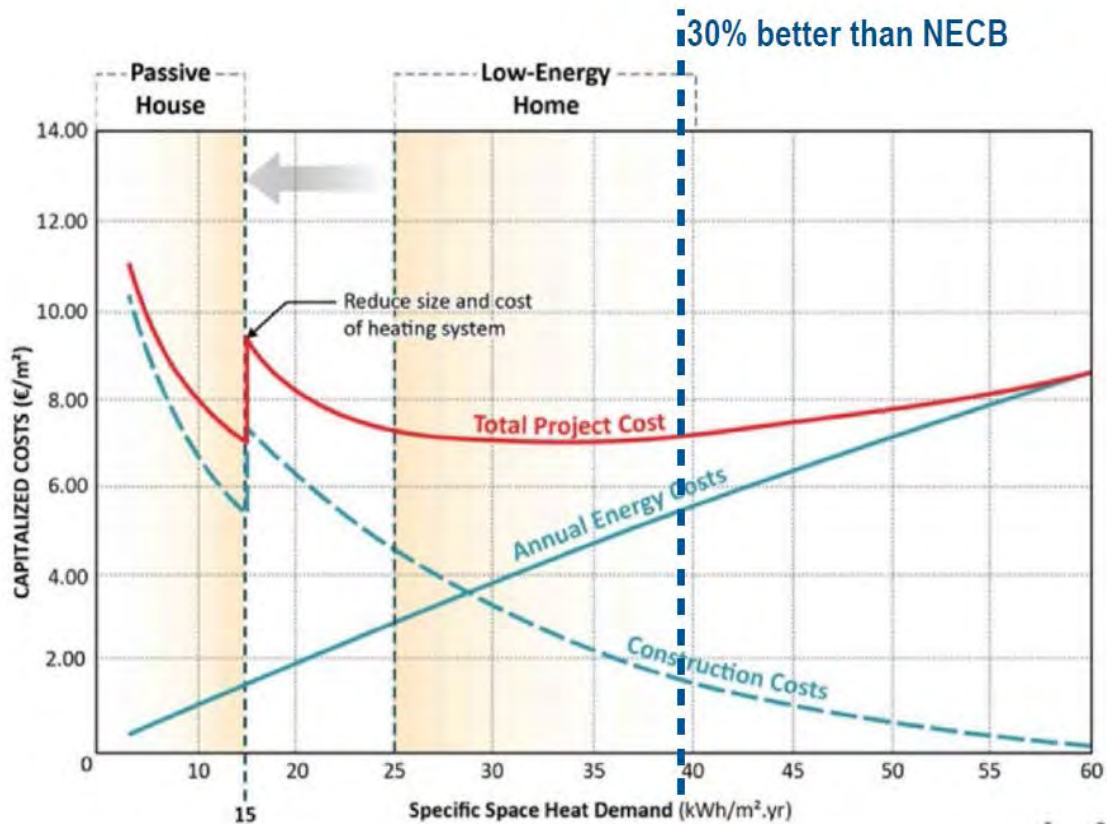
We are writing to share our opinion on the energy efficiency targets proposed for the new Administration Building for the Municipality of the District of Lunenburg. Action on the climate crisis is imperative at all levels of government and to achieve carbon reductions on a scale that will limit global warming, energy use in buildings must be dramatically reduced. The operation and construction of buildings represent 40% of greenhouse gas emissions in Canada and 60% in Nova Scotia. Therefore it is only possible to meet carbon reduction targets by focusing efforts on the built environment. It is irresponsible not to consider the long term impact of a new government building on the environment.



*Image: Nova Scotia sources of GHG emissions
Source: National Inventory Report 2015*

The life of a building envelope can be 60 years or more. That is 60 years of CO₂ emissions that can be prevented by building efficiently. We understand that the proposed new administration building is intended to be 30% more energy efficient than the National Energy Code. Targeting performance that is better than code is commendable, however by aiming for only 30% improvement over NECB you will spend more on the building envelope without seeing economic benefits and reductions in emissions that could be achieved if you build to a higher standard.

This graph demonstrates the effect of investment in building quality versus ongoing operating costs on the total cost of owning a building. A higher investment in building envelope and efficient systems relates to lower operating costs (and vice versa). The spot on the red curve where the costs drop is the balance point, where costs and performance are optimized for maximum overall benefit. The blue dashed line represents the approximate spot correlating to a building constructed 30% better than NECB.



We encourage you to consider building the new Administration Building to the Passive House Standard. Buildings designed and built to the Passive House Standard consume up to 90% less energy than code minimum buildings and provide exceptionally healthy spaces. Higher occupant comfort, natural light and excellent air quality have been proven to boost employee morale and improve productivity, resulting in a return on investment beyond energy savings. As an example of a municipally constructed Passive House building in Nova Scotia, we would invite you to look at the Valley Waste administration facility in Kings County, an 8000sf building that costs 85% less to heat and uses 60% less overall energy compared to a code built structure.

The Passive House Standard is based on advanced building science with the goals of providing the healthiest possible interior conditions and longterm affordability. Affordability analysis is built into the design process, with building assemblies optimized so that expensive heating and ventilation systems can be as small as possible. Minimizing mechanical systems costs substantially less up front and significantly reduces servicing and maintenance costs and replacement in future. The result is a higher quality building that costs dramatically less to own and operate.

There are many misconceptions about the cost of sustainable building. We urge you to consider this option with an open mind. For buildings of this scale, designing and building to

the Passive House Standard need not increase the construction budget. If you can afford this building, you can afford to build it as a Passive House.

Warmly,

Lorrie Rand, CPHD, BEDS
President
Habit Studio Inc.
Halifax, NS

Matthew Jarsky, NSAA, MRAIC, CPHD, LEED AP BD+C
Architect, Principal
Jarsky Studio Ltd
Dartmouth, NS

Open House Feedback Forms

Feedback Form #1

Please provide us with your thoughts on the building design: Beautiful design. But we cannot afford this luxury.

Please rate your overall satisfaction with this event: Somewhat dissatisfied

What did you like most about this event? Was informative and information

What did you like the least about this event? It's all been decided before we attended.

Do you have any other suggestions or comments? Involve all residents young & old when decisions are being made to move forward and a great decision like this. The young people will pay in future.

Feedback Form #2

Please provide us with your thoughts on the building design: Nice design. But we can't decide without more this build.

Please rate your overall satisfaction with this event: Somewhat dissatisfied

What did you like most about this event? Don't understand why

What did you like the least about this event? Too much money for a build

Do you have any other suggestions or comments? If you go ahead with – Good Luck

Feedback Form #3

Please provide us with your thoughts on the building design: Nice looking building with a simple but very functional design. Site design with landscaping and parking looks again simple but smart. Like the individual washrooms for M+F+others

Please rate your overall satisfaction with this event: Very Satisfied

What did you like most about this event? Casual. Project manager and team and municipal staff were informative and positive.

What did you like the least about this event? Nothing

Do you have any other suggestions or comments? None. Thank you for providing opportunity to participate.

Feedback Form #4

Please provide us with your thoughts on the building design: Very good

Please rate your overall satisfaction with this event: Very Satisfied

What did you like most about this event?

What did you like the least about this event? Nothing

Do you have any other suggestions or comments? No

Feedback Form #5

Please provide us with your thoughts on the building design: The design is lovely but more building than we need. A little extravagant.

Please rate your overall satisfaction with this event: Somewhat satisfied

What did you like most about this event? Michael Ernst explained a lot of things to us

What did you like the least about this event? Everybody was talking but nobody was listening

Do you have any other suggestions or comments? I think it should have been discussed more earlier

Feedback Form #6

Please provide us with your thoughts on the building design: None. The building is not needed. The figures to fix up the existing building and add to it if necessary are way more inflated just to make it look bad and necessitate building a new one. The person giving the presentation said the building was obsolete, because it was approximately 40 years old. I wonder how many Councillors and taxpayers live in homes that are 40+ years old. I wonder how many Councillors and taxpayers live in houses that are 40+ years old and can afford to walk away from them and build a new one. I doubt the number is very high if not non-existent.

Please rate your overall satisfaction with this event: Very dissatisfied

What did you like most about this event? Nothing

What did you like the least about this event? The inflated figures to warrant a new building.

Do you have any other suggestions or comments? Get a few more quotes about renovating the existing building and adding to it if necessary.

Feedback Form #7

Please provide us with your thoughts on the building design: Difficult to comment on the building design without knowledge of the site the proposed building is to occupy.

Please rate your overall satisfaction with this event: Very dissatisfied

What did you like most about this event? I was able to leave after spending an hour of my time.

What did you like the least about this event? Nobody there to properly chair the event or answer questions.

Do you have any other suggestions or comments? I do not support this project in any way. You have an acceptable building from which to operate but apparently it is not grandiose enough. I suggest you do some repair to your present administration building and continue to occupy it. If you cannot perform our duties with your present resources then leave!

Feedback Form #8

Please provide us with your thoughts on the building design: I think you got the cart before the horse and no hay for the horse.

Please rate your overall satisfaction with this event: Very dissatisfied

What did you like most about this event? Bluff bluff bluff.

What did you like the least about this event? Who is accountable?

Do you have any other suggestions or comments? Our tax dollars are not spent wisely.

Feedback Form #9

Please provide us with your thoughts on the building design: Firstly, you should let the people decide if we need a new administrative building – we pay your bills!

Please rate your overall satisfaction with this event: Very dissatisfied

What did you like most about this event? What I found humorous was when the Councillor stood up and said “This is a done deal” that may not have been the exact words. We’re mobbing forward, shouldn’t you look where you’re going?

What did you like the least about this event? Once again the taxpayer (the people you work for) is blindsided by another MODL project. I was at the fall meeting at the Lunenburg fire hall – there was no mention of a new building. Perhaps you could or should remember the failed industrial business park, the failed Osprey Ridge golf course, the money hog – the LCLC. When will you ever learn?

Do you have any other suggestions or comments? “Responsible government” is to be responsible to the citizen that they work for. I suggest that this project be brought forward to the taxpayers of MODL and how about letting the people who will be paying for this project tell you if this is a sound and needed proposal. I don’t remember the Council campaigning on a new administration building in 2016. How about putting this on the election ballot for “the people” to have their say in October 2020?

Feedback Form #10

Please provide us with your thoughts on the building design: A new building will do nothing to improve the lack of meaningful leadership needed around Council table.

Please rate your overall satisfaction with this event: Very dissatisfied

What did you like most about this event? What impressed me most about such events as the new building proposal is the total lack of the true financial costs of this project.

What did you like the least about this event? To have a Councillor attending this event commenting that this is a done deal.

Do you have any other suggestions or comments? Is there anyone seated around Council table looking out for the taxpayers of MODL?

Facebook Comments



Bubby Hebb what a waste of our municipal tax dollars

Like · Reply · Message · 1d



Bufford Turner Sounds more like it's already a done deal.

Like · Reply · Message · 1d



Municipality of the District of Lunenburg - MODL Hi Bufford Turner - the decision to move forward with the new building or not has not been made yet. That decision will be made in March at an open Council session. You can still submit your feedback until March 1 by emailing Sarah.Kucharski@modl.ca

Like · Reply · Commented on by  Steve Deveau (?) · 1d



Jane Veinot-Taker I'm against this project and will not be attending any meeting about it. But I'm sure you'll spend my money on it anyway.

Like · Reply · Message · 2d



Beverlee Brown Jane Veinot-Takerbeing against something but doing nothing about it is wrong. Speak up, make your points, make your argument.

Like · Reply · Message · 2d



Bobby Hebb it's another golf course. and another septic system replacement . the money is being spent like there's no tomorrow while people in the municipality struggle to heat their homes and pay taxes to go into these things

Like · Reply · Message · 2d



Jane Veinot-Taker Beverlee Brown it's pointless. The council does what they want regardless of what the taxpayers want.

Like · Reply · Message · 1d



Municipality of the District of Lunenburg - MODL Hi Jane - even if you couldn't attend last night, you can still submit your feedback until March 1 by emailing Sarah.Kucharski@modl.ca

Like · Reply · Commented on by Sarah Deveau [?] · 1d



Jane Veinot-Taker Hi unnamed MODL person - It wasn't that I couldn't attend - it was that I have better things to do than to waste my time talking to a brick wall. And yes don't worry I already did send my email to Sarah Kucharski.

Like · Reply · Message · 22h



Write a reply...





Beverlee Brown Think of the money that could be saved if ALL of Lunenburg County became one, The Region of Lunenburg.

Like · Reply · Message · 2d



↪ 1 Reply



Joel Lohnes Why exactly do we need an administration building for the LCLC? Sounds like ego stroking with bigger offices?

Like · Reply · Message · 2d



Marci Hirtle Joel Lohnes It's a new administration building for the MODL, the meeting just happens to be held at the LCLC.

Like · Reply · Message · 2d



Joel Lohnes It looks frivolous instead of being simple and functional to save money. I wish I didn't have to work so I could attend.

Like · Reply · Message · 2d

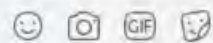


Bubby Hebb we don't need a new administration building for the modl. it will drive our home taxes up. we can't run a municipal level government on a provincial level budget.

Like · Reply · Message · 2d



Write a reply...





Robert Gabriel This is just the beginning constitutes, I'm sure in a year or two, the MODL will be voting/agreeing on a new municipal building!! Wasn't this the same municipality that got rid of the LCLC tax, and then voted that we share the debt with the town. It's great to see transparency/ democracy go hand in hand 🤔🤔🤔!!

Like · Reply · Message · 2d



Steve Whynot MODL should share the debt of the facility. Why should they not? It's a regional facility used by the town and the county.

Like · Reply · Message · 1d

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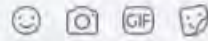


Robert Gabriel Steve Whynot To build a facility on the backs of taxpayers and not generate revenue is just poor economic planning!!

Like · Reply · Message · 1d



Write a reply



Sandra DuMont-daSilva The way it used to be Beverlee Brown All one Lunenburg county major savings

Like · Reply · Message · 2d



Jason Bradley Fraser Why can't the modl building be an integrated part of the existing lclc? The obvious office space at its current location on Aberdeen is more than ample as most necessary space has been vastly reduced as technology advances and data storage uses much le... See More

Like · Reply · Message · 1w



Municipality of the District of Lunenburg - MODL Hi Jason - unfortunately the LCLC does not have space required. The current administration building is 10,828 square feet, while the projected area in a new facility is 15,837 square feet. You can learn more in the initial report:
<https://www.modl.ca/.../4715-2017-administration.../file>

Like · Reply · Commented on by Sarah Deveau [?]- 1w



Jason Bradley Fraser Municipality of the District of Lunenburg - MODL the LCLC has an enormous amount of regularly unused space, and as I mentioned earlier, with record and administrative space requirements using much less square foot area due to electronic filing systems, why wAste county tax money in-necessarily?? Government is supposed to work for the people, not the other way around 😞

Like · Reply · Message · 1w



Write a reply...



Bubby Hebb we don't need a new building to raise our taxes. a lot of the people paying home taxes don't have a decent roof over their heads and yet they will have to cover this new building for our municipal workers to hold up in while they do the exact same thing they are doing in the old building up on aberdeen. maybe a new coat of paint on the old structure and lower our home taxes would be more attractive

Like · Reply · Message · 1w · Edited





Carol Cote Why do we consistently tear down and rebuild? Why not invest however many million dollars you are planning to spend building new on revamping the old Centre School or some other large vacant space ? Centre would be a great Multi" repurpose - 1 part MO... [See More](#)

Like · Reply · Message · 2w



David McAdoo Carol they have to waste the tax dollars they already have so they have a reason to take more tax dollars from us later. Do they need it???? NO!!! Are there more important priorities in our community YES!!!! But our Governments don't work for us anymore... [See More](#)

Like · Reply · Message · 2w



Municipality of the District of Lunenburg - MODL Hi Carol - unfortunately Centre School has a number of environmental contamination issues. The cost to properly remediate and renovate Centre School is higher than the cost to build a new facility.

Like · Reply · Commented on by Sarah Deveau (?) · 2w



Carol Cote David McAdoo I have to agree with you. There are so many unmet NEEDS in this area and yet it seems there's always money for a shiny new building. I am not sure how much longer we can all continue on this way. Corporate greed continues to devour our society and the needs of the people are last on the "to do" list.

Like · Reply · Message · 2w



Lloyd Nauss Municipality of the District of Lunenburg - MODL can you provide figures to back this up? Have you investigated this or other properties as an option? As the process presented your present building as not an option... could other buildings/rebuilds be an option?

Like · Reply · Message · 2w




Municipality of the District of Lunenburg - MODL Lloyd Nauss Your questions are answered in our Project Manager's

 **Municipality of the District of Lunenburg - MODL** Lloyd Nauss Your questions are answered in our Project Manager's report, available here: <https://www.modl.ca/.../4715-2017-administration.../file>


Like · Reply · Commented on by Sarah Deveau [?] · 2w



 **John Joudrey** Municipality of the District of Lunenburg - MODL - I assume you didn't read the report as it only deals with the existing building in Bridgewater. Just another example of wasting our money - a report nobody read. Discussted


Like · Reply · Message · 1w

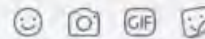


 **John Joudrey** Reusing the Old Center School would make so much more sense than the present plans. This would also allow use of the soccer field and gymnasiums. Yes there are some problems with regard to the old bus garage but that land was OK approx 10 yrs ago so it shouldn't be a big problem now = needs an honest study

Like · Reply · Message · 1w




 Write a reply...



Brad Robinson Another grand waste of taxpayers money !!!


Like · Reply · Message · 3w



 **David McAdoo** Well of course we are all wealthy, we all have doctors, we are all healthy, everyone has a job, our roads are all good, The kids are all educated, the food bank has no customers and we all have the same dream....To pay more taxes!!! Whahooo lets do this!!

Like · Reply · Message · 2w



 Write a reply





Terry Nowe My thoughts are, probably need to do something. Not sure if I would build that style of building. Looks old century, to much roof. Also think it should be in the industrial park, that is where a lot of government buildings are now. And think you should have someone else build it and lease the building.

Like Reply Message · 1w



1



Leitha Haysom The only thing that matters: is this a high efficiency building? LEED certified? Any solar power? Geothermal? What impact will this have on the surrounding area and the climate in general? How many resources will be consumed to build and then to run this building? And yes, it looks like a church.

Like Reply Message · 2w



5



Municipality of the District of Lunenburg - MODL Hi Leitha - the decision was made not to pursue LEED certification as it would have added to the cost of the building substantially. We are looking at applying for grants that would allow us to install solar panels, and the building will be constructed in a manner that would allow that after the fact.

Like Reply Commented on by Sarah Deveau [?] · 2w



David McAdoo Well now Leitha Haysom if you read between the lines that was a really nice way of saying, HAHA We are not going to do any of those things. But as long as you think we are, you should shutup about how we are going to waste your tax dollars. And get ready cause we are going to take more "after the fact!!" 🙄🙄

Like Reply Message · 1w



1



Tracy Cousins Spend the money on high speed for the tax payers please

Like · Reply · Message · 3w



Municipality of the District of Lunenburg - MODL HI Tracy - the Municipality is working with Develop Nova Scotia is responsible for solving the issue of high speed Internet across Nova Scotia. You can learn more here: <https://my-waterfront.ca/rural-internet/>

Like · Reply · Commented on by Sarah Deveau (??) · 3w



David McAdoo Bahaha!! now that is funny stuff!! Only been working on it for a decade or so. Guess we will have to find another 13 year old or so to shame them into getting something done, like the river clean up. here's a crazy idea. Make the providers give it for ... See More

Like · Reply · Message · 2w



GoodYear Tire This has been an ongoing reply to internet service we are working on it, in the meantime we can't attract new Doctors or professionals to our communities due to not having basic essential services. Ps: They have been working on internet service since we opened our business in 1994.

Like · Reply · Message · 1w



Emerich Winkler GoodYear Tire what problem do you have with Internet service?

Like · Reply · Message · 1w



Tracy Cousins Emerich Winkler I am quite certain that no progress will be made despite all the public outcry. My test for internet speed were beyond terrible despite what I'm supposed to be getting. All our road requires are a few poles and some wires. It is a populated road with fibre optic a few hundred feet away. What else can I say

Like · Reply · Message · 1w



GoodYear Tire The problem is working from home, just off Pine Grove Road.



Rod Reeves Elana Wentzell, if you're ever in Berwick, let me know. We'll give you the ten cent tour of Berwick's new Town Hall. I've got the ten cents covered.



Like · Reply · Message · 2w



Elana Wentzell Would love that Rod Reeves

Like · Reply · Message · 2w



Write a reply...



Pam Hebb I know we need a new building but does it have to be that fancy. At first I thought it was a church. Just my opinion.



Like · Reply · Message · 2w



Cheryl Jones Pam Hebb I thought it was the church on Jubilee also!!



Like · Reply · Message · 2w



Lloyd Nauss Looked like a church to me... how about we celebrate the historic architecture of Lunenburg County with a modern twist. I could see a series of connected Georgians descending in size along a linear path. Each Georgian could contain a department to guid... [See More](#)



Like · Reply · Message · 2w



Write a reply...



Jeff Robar Can't afford it

Like · Reply · Message · 2w



Sandra Pineo Gosling Could you have found a designer who created a beautiful building in some other part of the country for way less than this. Only he would have known the difference. Do you know if this design has been built somewhere else? Just saying.....and it certainly looks like something way more unaffordable than the small cozy homey town of Bridgewater. This does not look efficient and welcoming at all. You asked.....

Like · Reply · Message · 2w



John Joudrey wouldn't using the centre school be a good option. It has water and sewer already , fixing up the building could also allow use by recreation. It's also pretty central a few million should make it viable

Like · Reply · Message · 2w



Municipality of the District of Lunenburg - MODL Hi John, unfortunately Centre School has a number of environmental contamination issues. The cost to properly remediate and renovate Centre School is higher than the cost to build a new facility. This is also why the Municipality has not been able to sell Centre School, and why we must demolish it.

Like · Reply · Commented on by Sarah Deveau (?) · 2w




John Joudrey If you do not build where the old bus garage was you should not have to do any remediation. Its a large track of land and why not reuse the old school itself



Like · Reply · Message · 2w





John Joudrey where is the study regarding the non feasibility of the Centre School. Seems like this should be and ideal solution


Like · Reply · Message · 2w · Edited

 **Wayne Whynacht** You should know by now that the politicians are not going to give you a straight answer.. about feasibility because they don't have any studies on the Centre School. They just want a brand new building and don't care about where they spend your tax dollars.


Like Reply Message · 1w   2

 **John Joudrey** Wayne - Yes I suspect you are right. A shame that they are unwilling to sell these buildings on the cheap with some requirement that they be used for something and kept from being unsightly instead of wasting more money removing them. Could never understand why someone wasn't able to buy the old jail and turn it into something - home - (home + kennel). Instead they waste money tearing it down. Make no Sense to me


Like Reply Message · 1w  1

 **Wayne Whynacht** John Joudrey I know what you mean. I was thinking about the same as you tearing down jailhouse when it could have made a home or just given it to someone that would like to fix it up sometime. Could have saved a lot of taxes we paid. As far as the old ... [See More](#)

Like Reply Message · 1w

 **John Joudrey** for some reason they would rather spend money to remove it and then not sell the land

Like Reply Message · 1w

 **Wayne Whynacht** It sure would be a great spot to turn it into Bachelor apartments
We sure do need some. And would be more room for the people in a living area!! I say this as I have seen afew of these dumps. Not sure why they don't shut them down always thought you ha... [See More](#)

Like Reply Message · 1w



Derrick Langille Church of ??? 1

Like · Reply · Message · 2w

...



Jamie Myra Where is this going?

Like · Reply · Message · 2w



Steve-Sandy Patterson Jamie Myra. Across from Best Western Plus.

Like · Reply · Message · 1w

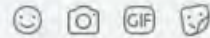


Jamie Myra Steve-Sandy Patterson thanks 1

Like · Reply · Message · 1w



Write a reply...



Pam Hebb Is this still happening tonight?

Like · Reply · Message · 6d



Municipality of the District of Lunenburg - MODL Hi Pam - the date has been changed to Tuesday, February 26.

Like · Reply · Commented on by Sarah Deveau [?] · 6d



Siobhan Doyle The proposed location; Where is Nathan Cirillo Drive ?

Like · Reply · Message · 2w · Edited



Municipality of the District of Lunenburg - MODL Hi Siobhan Doyle - Nathan Cirillo Drive is by the Walmart, in the Municipality's boundaries.

Like · Reply · Commented on by Sarah Deveau [?] · 2w



Katherine Lee Hirtle where nothing fancys is located

Like · Reply · Message · 1w



Bubby Hebb i thought the municipal boundaries over there were down by bucks . when did the town limits move?

Like · Reply · Message · 1w



Write a reply...



Darrell R. Dorey I think this is a good idea
I never did understand why the MODL office was in Bridgewater
It should be centrally located in the Municipality... [See More](#)

Like · Reply · Message · 2w



Heidi Whelan Looks like a 1970s or 80s church.

Like · Reply · Message · 1w



Chris Evans Queens County will want one next 🤔 ...

Like · Reply · Message · 2w



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Ryan Mosher Another waste of tax payers money, just the poor design of the LCLC
Like · Reply · 19h 3

Kerrie Meisner Ryan Mosher what's wrong with the lclc. I think it's a great thing to have in town.
Like · Reply · 19h 1

Ryan Mosher great thing to have yes, but if you compare it to the Emera center in Liverpool...the LCLC has a pool okay, the walking track sucks compared to theirs, the LCLC rink is cold, no hospitality room like at the Emera. I've been to hockey tournaments in both. Emera has a room for people to have a break, sit and eat, the LCLC the kids had to sit on the floor in hallways to eat because there was no room for them to go in to do so.
Don't get me wrong, it's a good asset to have in Bridgewater, but for the cost of the building the layout and priorities could have been much better in my opinion, and would have left more room for venues at the LCLC. The Emera just hosted the world junior curling championships. Had the LCLC been layed out and designed better Bridgewater might have been chosen over the smaller town of Liverpool.
Like · Reply · 18h 4

Kerrie Meisner Ok. I get you
Like · Reply · 18h



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laid out and designed better Bridgewater might have been chosen over the smaller town of Liverpool.

Like · Reply · 16h



Kerrie Meisner Ok. I get you

Like · Reply · 18h



Joe Weagle Ryan Mosher over priced is what you mean right?
Tbh they work in a basement of a 70 year old building now, why not just build a normal office for them. Cost half the price and be all they need. ... See More

Like · Reply · 16h



Top Fan

Paul Risser Put them in the "old dmv" building

Like · Reply · 3h

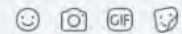


Steve Whynot Ryan Mosher The LCLC was never meant to have a walking track so it's not a "real one".. It's only used by people for that because it is free vs the fieldhouse where you have to pay. It's a question I asked a staff person a couple of years ago

Like · Reply · 2h · Edited



Write a reply...

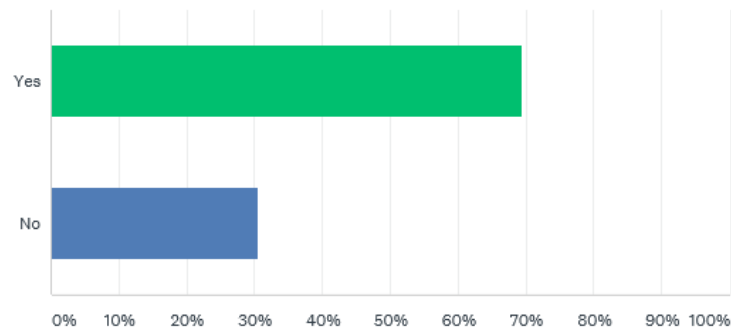


Appendix B: 2017 Feedback

Survey Results

Have you read the Consultant's Report?

Answered: 85 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	69.41% 59
No	30.59% 26

Survey Results

Coding

NB: New Building

R: Renovate

O: Other

1. I have read the full report and cannot imagine how costs could be this high. Could they not re-use some of the furniture? Do they really need such a large facility with a private office almost the size of my house? It looks like they have made the new build look better by making the renovations/addition look like a poor choice. If we were a million person population, I could see spending this kind of money, but we're not. We are a small rural area with many other needs. Let's live within our means and be realistic. Yes, the current building is not working, but there have to be ways of cutting costs to make it more affordable. It's a building for offices, not a tourist attraction or shopping mall. We're not trying to draw people to the building, especially now with so many online options. We now pay our taxes online so have no need to go to the building for this reason. Also, when has a build like this been done on budget? Look at the LCLC,

Bluenose, etc. Will the final cost be built for \$6,700,000 or will there be over-runs? I expect so. Let's be fiscally responsible and look for ways to do this without breaking the bank. **[coded: O]**

2. As a taxpayer I would think it prudent to follow through with the recommendation of a new building. Most of my interaction with MODL staff is via email or phone so the location of the office really doesn't affect me. I would like council to consider updating to a more user friendly website however. A busy site doesn't always support the end user....delineate areas with a pictorial hyperlink to separate sites for different areas of municipal councils mandate. Keep and improve upon social media modes of communication. I get tons of information that way from TOB. Let's keep up with the times. Invest in communication. **[coded: NB]**
3. I think that we have so any other things that we don't have money for (Internet, infrastructure, roads) that our money would be better spent on things that would benefit more of the population. I'm quite sure that either upgrading the building or finding a more suitable location in a already existing place would be quite a bit cheaper, despite what the consultant's report claims. **[coded: O]**
4. It seems if building is the most fiscally responsible that is the way to go, provided that the you look at an energy efficient and sustainable design. **[coded: NB]**
5. I believe a new building should be built **[coded: NB]**
6. Definitely agree a new building is required **[coded: NB]**
7. There is a part of me that agrees with the alternative of building a completely new building because we all know how way too often bad initial decisions regarding renovation end up costing as much, if not more, as building from scratch. However, human beings are known not be greedy, to like new shiny things; a new office may need new desks, new lamps, and computers, even new wastebaskets. So whatever money you think you may be saving, by building a completely new building, it will end up costing taxpayers much much more because there will be no one willing to really police the excess expenditure that we all know will happen. So, I vote for #1, to renovate adding to the building and living/working with the nuisance of construction just like any other mortal would when the money is tight and it must be spent wisely. There are way too many more important matters to spend taxpayers money on than building you a nice new office: dirt roads need paving, a better electrical network for rural communities, more money in education, more signage and traffic lights, fixing/maintenance of roads, more winter equipment to deal with snowstorms, etc. **[coded: O]**
8. You should have suitable facilities. The current building is outdated and insufficient for current needs **[coded: NB]**
9. Knowing that your current building is quite aged it is understandable that your current building may not be adequate.....items to consider 1. Is the building big enough to hold offices even though so much more is being done online and there may be future layoffs or positions that would be blended. 2. The annual cost of where you are currently and the cost of a new building. 3. How long would this take. 4. How would this affect out taxes? Sorry I missed earlier meeting....if you have some material I would like to look it over. **[coded: O]**

10. Build a new one with room for expansion. **[coded: NB]**
11. 4th option: Take over the Bridgewater High School building and renovate it. 5th option. Build a new building outside the town limits. (presumably land and taxes would be lower) 6th option: Build a new building somewhere in Hebbville. It's a growing community. **[coded: O]**
12. Absent from the discussion is how we are going to replenish the reserves which will be tapped to fund this new construction. I don't have a problem with recapitalizing but I do have a problem with the lack of a public explanation on how we are going to pay for it. Further, there is no clear indication of the accuracy of the estimates provided by the contractor. Based on the information, it appears to be an indicative estimate which could be significantly different from the actual cost. The consultant should have taken a few lines in the report to explain this. **[coded: O]**
13. This is further to my previous survey submitted. Council or Administrative staff should consider approaching Nothing Fancy Store and see if they are interested in selling their store if it met the needs of MODL. This building already exists and should have up to date building code requirements. I have only seen a few cars there at a time every since it has been built. Parking is already established and yardwork Done. I can't imagine that the store does not lose money every day it is open which means they should be anxious to sell at a discounted price. If a piece needs to be built on, that should easily be accommodated on the end or on the side. Basically the building would be the shell so it could be renovated inside to suit the needs of MODL. If the present building can accommodate then it would allow an expansion for the future on the side or the end without disrupting operations in the main unit....much like Bicks Building Supplies did when they expanded their store recently. Secondly, council should move fast in listing the municipal building to sell to see if there is any interest out there in anyone purchasing it. A contingency could be placed on the sale to say that the sale is contingent on MODL moving to a new location. HOPEFULLY SOMEONE WILL HAVE \$500,000 :). Respectfully submitted, [contact info redacted] **[coded: O]**
14. The existing building can be upgraded to an acceptable condition for far less than the proposed new building. MODL needs to use the Municipal Joint Service Board model to create greater efficiencies in municipal services to reduce costs to rate payers. MODL needs to avoid taking on responsibilities that lie with other levels of government. Example - straight pipe issue in LaHave River. This issue should be dealt with by NS Department of Environment not MODL. Given the millions of dollars that are at stake I feel broader public input should be sought through community town hall meetings or a plebiscite. This proposal needs to be thoroughly explained and clearly understood before a reasonable decision can be made. **[coded: R]**
15. My opinion would to be rebuild a new facility in the municipality. **[coded: NB]**
16. I agree that the old building should not be renovated and since the location is not in the Municipality it should not be rebuilt on that site. Did the consultant look at renovating or adding to a school that is not used. For example, the Pentz School is being closed. It has good access from Highway 331 and some infrastructure that could be used. In addition, it would inject some life into the community that is losing a school. **[coded: O]**

17. I feel the money put aside for repairs should be used for repairs. 47 years is not old for a building. We do not need a new building plus another abandoned one. IF the council DO decide on a new building due to the poor condition of the old one someone should be held accountable for neglecting their duty over the years. There shouldn't be \$millions in reserve when routine maintenance was necessary for the welfare of the workers. There is so much need in our municipality that unnecessary spending would be an insult to your constituents. If you are unaware of the need you can call me at [contact info redacted] **[coded: R]**
18. In my opinion, a new building is the best long term option. Hopefully, the design will be such that, over the life of the building, newer & more useful/efficient technology can be easily & cost efficiently incorporated. And that the building will be people-friendly for all ages & capabilities. Note that as we age, hearing can be compromised & a noisy/echoing environment interferes with hearing & understanding. Also more & better lighting is required for good sight. Thanks for the opportunity to comment. **[coded: NB]**
19. Go with the most cost effective and environmentally sound option. **[coded: NB]**
20. Renovations should be considered **[coded: R]**
21. The town has out grown the old facility I feel like the town should sell the old building and build a new facility that meets the needs of people today **[coded: NB]**
22. A new building is the best way forward **[coded: NB]**
23. tear it down...lot's of available affordable space in town..i/e the old manpower building on Dufferin st...the old registry motor vehicles building on logan rd...good buildings ...years of life left...be a moral and public injustice to build and leave these empty..smarten up **[coded: O]**
24. It would be best to invest in a new building. **[coded: NB]**
25. Both options very expensive and it seems that whenever public money is being spent that cost overages, over runs in general or whatever sounds good when it occurs always get out of hand, more so than when it is a private venture, as from my point of view no one seems to care or to be held responsible when this happens. **[coded: O]**
26. I agree that the new construction seems like the best decision. However, 1% of the costs, in this case 50K for art is ridiculous. Do not spend our money so frivolously. I'm sure local artists would be honored to display their work at the new facility for free. :) **[coded: NB]**
27. I think it should stay well within the Tiwn of Bridgewater. I can never get to DNR anymore since it was stuck in Lunenburg! In fact have never been there **[coded: O]**
28. I think a fresh new building would add many new aspects for your staff and possibly features to draw residents in as well like a browsing area of artwork or quiet corners for relaxation and reading. An unhealthy building not only affects work capacity, but also the health of individuals. **[coded: NB]**

29. Although I have not seen the figures it appears that the most fiscally and functionally responsible option is to build new. Have all options in existing building been explored? **[coded: NB]**
30. Build new in the municipality **[coded: NB]**
31. Building a new building is the best approach. **[coded: NB]**
32. Any attempt to renovate/expand the existing premises would in my opinion not be a satisfactory long term solution. **[coded: NB]**
33. The cost of government is much too high. To move forward with a new or renovated building takes away from what should be the main focus of Council ... a consolidated governance model (also referred to as amalgamation). We can save millions annually in decreased staff costs alone if we can consolidate governance of the 3 towns and MODL. We were well on the road to doing this only a few years ago. Senior staff in MODL were fixated on not seeing any job losses instead of being fixated on lessening taxpayer costs. If we move ahead with either a mega renovation or a new building, that will be the end of any genuine effort on consolidation of municipal governance in Lunenburg County. It will also mean the beginning of the next army of staff hiring in MODL. That will lead to a never ending increase in costs, all passed on to an aging taxpayer base. I say, live with what we have now building wise, turn our focus on developing a consolidated governance model, and put the interests of the taxpayer FIRST for a change. **[coded: O]**
34. See my reply to councillor Hustvedt's email [Included here] Was any consideration given to renovating one of the closed schools for the offices? **[coded: O]**
35. It's time for more space, better tailored to the work the staff do. a more public-friendly Council chamber would also be an great asset, with better sound system, better screens for both Council and the public, as well as better options for displaying digital data. **[coded: NB]**
36. I believe in the end the most cost effective would be to construct a new building. I also think it would be the best solution for providing services to Municipal residents **[coded: NB]**
37. Where do amalgamation talks stand? If there is any real likelihood for amalgamation to occur, the current situation, as undesirable as it is, should be maintained. If as I suspect, there is no likelihood of amalgamation in the foreseeable future, a new facility with at least community recreation and possibly some community cultural components should be put at municipal lands at Osprey Village. Sell the existing municipal building and let new owner modify building and repurpose it. **[coded: NB]**
38. I go for building a new building on the site at exit 12 primarily because it is easier to access for most residents of the municipality. Not only that it's cheaper. **[coded: NB]**
39. A new building is better than trying to renovate. Nice to have the building actually located in the municipality and central to residents. **[coded: NB]**

40. What will the cost be on my property Tax at home in Baker Settlement and my business in Wileville **[coded: O]**
41. Add on or rent only ! We are on course to be out of debt soon and I want to keep it that way. Start planning now to save the money to build with no debt!!! **[coded: O]**
42. There appears to be a vacant building for sale in the town of B'water, one level, you could make renovations to this building suitable for use more economically than building a new one. I think this would be appropriate. **[coded: O]**
43. Go new, go long term, ask your 5 whys and then ask again. **[coded: NB]**
44. I believe that to best suit the needs that a new building should be put into place instead of renovating. Not only is this more fiscally responsible it just makes sense that it is not in the town of Bridgewater. I would love to see it slightly bigger than needed in consideration that one day even more may be needed to be added on. Best of luck. **[coded: NB]**
45. It is my thought that in this modern age and technology we should be reducing staff instead of increasing. A new building seems ridiculous considering MODL already has former schools with adequate space and parking that could be repaired for much less cost. I suspect my time here is being wasted as the decision has already been made much like the LCLC. **[coded: O]**
46. I believe it is time to have a new building on municipal land. Access and efficiency are very much needed. **[coded: NB]**
47. Building new or renovating with an addition are both a very reckless use of taxpayers dollars. The options all falsely presume growth of MODL services and staff. MODL should be preparing for what could be a necessary reduction in services and staff. With property assessments declining property tax revenue will fall as well. The revenue shortfalls will have to be covered by higher taxes, spending reserves, or borrowing. Reductions should be made now so the existing building, fully renovated, will be all the space required. Services and staff should be reduced by all means including shared services through the Joint Services Board, agreements with other municipal units for shared services, not automatically replacing staff when they leave, and critically assessing the need for all services. The cost of shared services would be more than offset by the operating savings and savings of not building/renovating a larger building. **[coded: R]**
48. Renovate **[coded: R]**
49. No financial numbers. Hard to give a true opinion when dollars and cents aren't provided. **[coded: O]**
50. A new building is needed to better serve the needs of the community. Consideration should be given to locating it within the municipal boundaries as suggested in the report. **[coded: NB]**
51. I think that it should be new build. Be bold in the design and features! Use Pictou County and Valley Waste Resources as examples of sustainable made in Nova Scotia design. Make it a place

that's great for staff, great for the public, and shouts to the world that Lunenburg County is the place to be. **[coded: NB]**

52. Build new outside Town of Bridgewater **[coded: NB]**
53. In reading the report...it is a no brainer to build new and have a more efficient building with better access. **[coded: NB]**
54. I think that renovations and additions should be made to the existing building. I will now read the consultant's report. **[coded: R]**
55. Our thoughts are to sell the old building, and build new OUTSIDE of Bridgewater. **[coded: NB]**
56. Renovate. I don't think this town needs another vacant building. **[coded: R]**
57. Having the municipal admin building in the municipality makes sense, and Cookville is an appropriate location accessible and close to retail locations most people frequent (if having to get taxis or arrange transportation it is not out of the way, as is the case of the current building). Also as the most fiscally responsible option, it would allow resources to be allocated elsewhere. **[coded: NB]**
58. Construct a new building on Municipal land over by Walmart. Sell the old building after staff move out to a developer. **[coded: NB]**
59. I am in favor of expanding and retrofitting the existing space. If it was done to near passive house standards this would be an example of how you can take an older building and make it more efficient. If a new one is chosen I would suggest a passive house certified space. Annapolis waste management has a passive house built site and it's fantastic and very very efficient. **[coded: R]**
60. Do not build a new building **[coded: O]**
61. Overdo **[coded: O]**
62. You need a new building **[coded: NB]**
63. Seems like a no brainer with the respect to cost. The cost of new building is less. However, the report does not identify the cost of the new land. **[coded: NB]**
64. Move it outside Bridgewater into the county. The idea of continually building schools and offices in a town that is NOT the capitol of the county is upsetting. Yes, I realize it's convenient to have it in there, but not any more. For the majority of the county, a location off the 103 is much more convenient and allows for some expansion. **[coded: NB]**
65. A new building appears to be the best option based on the financials and practicality. I appreciate the energy efficiency goals of the building. **[coded: NB]**
66. A new building appears to be the best option. **[coded: NB]**

67. We as tax payers hate to spend money but it comes a time when you just need to do just that in order to do business. I don't like buying a new car but sooner or later the fix-up bills equal a car payment. Guess this is where we are now with an old building needing repairs. Build a new one and build it to meet our needs now and for the next decade or more. Why not build it up by exit 12 where you already own land or build it on the old jail site which I believe you own. Not everything needs to be built in Bridgewater unless they are helping to pay for it. **[coded: NB]**
68. Definitely third option; to build a new building out in the municipality. That way it can be configured to exactly what is needed for this municipality. **[coded: NB]**
69. The report has presented two viable suggestions for 210 Aberdeen replacement but the report results would appear to be very narrow. I realize that it was considered to look at other options like a Provincial Building in Dayspring. There are a few other options that appear that were not addressed. Centre School is a closed property owned by the Municipality. Was this researched? In July of 2018, assuming everything remains the same As of todAy, the Municipality will get two schools back that are owned. Petite and Pentz Elementary---Since the Municipality own the properties. The most logical site to examine is Pentz elementary which is closer to Municipal residents. This building is approx. 12 to 13,000 square feet. What would it cost to renovate this to office, etc. as this property has many pluses such as vacant land on the property for parking, etc. or negative things like HVAC missing, etc At least due diligence has been done for this project. Right now, it appears that the choices are very limited in the Consultants report. Secondly, the report has not addressed the number of staff who will actually be housed or visiting the property. I am from the school board days of when the first phase was built, it was 6,000 square feet originally, then a few years later another piece was built to accommodate more people and then a third piece with a board room was finally built on. The facility, that is rented, has very limited storage so that has to be housed in a school. Who has evaluated how many staff the facilities will accommodate and an allowance for expansion but is it not better to ensure this is addressed now. Perhaps, the proposed new building is too large and that 10,000 square feet might accommodate present and future needs. The consultants report assumes that the old building at 210 Aberdeen can be sold for \$500,000. Well that is great but you have to remember that you need a buyer willing to buy it for that in writing as a buyers agreement. I am sure no one in the Municipality has forgotten that a golf course owned by the Municipality for a time did not bring in the true market value. One should look at what the Dawson Memorial Hospital sold for or the old Baptist Church or the old town hall in Miramichi, NB that set for many years as vacant or other municipal building that still set empty, etc. I do not believe that \$500,000 is realistic. We could all put it \$1 million dollars and this reduces the cost of the new one to look better, of course. Has the consultant company and eventually the Has the consultants and the Municipality contacted other Municipal units about their approaches and the challenges they experienced? For example, the town of Berwick has a recent new building on Commercial street Why is their a hurry for a new Municipal building considering this has bounced around for years? Yes, I realize staff need a decent working environment but having to convert a washroom to a handicapped washroom for a staff member should have been done long ago and not when it is forced to have this because it is needed. Can not renovations be done to the present building be done as a band aid to ensure that this process is not reactive and is proactive instead. Due diligence must be done with our tax payers money. This consultants report is only a partial step as it certainly, in my view, does not cover all the financial issues. Respectfully submitted, [Contact info redacted] **[coded: O]**

70. should be a new green energy building, built in Cookville, for the residence of the municipality. **[coded: NB]**
71. Replace the old barn and built a new energy efficient building IN THE MUNICIPALITY with some parking. **[coded: NB]**
72. My thoughts are to build a new building. **[coded: NB]**
73. If you had been making repairs, updates and needed renovations over the years then this would not be a issue. I realize that now the building needs major work or a rebuild but this is taxpayers money NOT well spent. **[coded: O]**
74. A new building definitely seems like the better option. **[coded: NB]**
75. Seems like the only logical thing to do would be to sell and build new. This would be less labour intensive and therefore less expensive. I like the idea of it being outside of Bridgewater also. **[coded: NB]**
76. I prefer the 'new build' option that would result in a better building in a better location at a better cost. **[coded: NB]**
77. I feel the option to build new makes the most sense due to projected costs and the fact that it would be within the municipality, not Bridgewater **[coded: NB]**
78. Build a new one and sell the old one **[coded: NB]**
79. I feel building a new building is the best option. **[coded: NB]**
80. Build a new one. The old cramped building has outlived its usefulness. **[coded: NB]**
81. A new building appears to be the best choice of the 3 proposals. Accessibility will be the main driver and, although the location is not as central as one in the Town, it makes sense for a municipal building to be within the municipality - it is as close as can be without being in town. Some consideration should be given to a set of lights at the intersection with highway 10 (near the RCMP station) so one can turn right when leaving. **[coded: NB]**
82. I think building a new building and selling the current building is the wise choice. **[coded: NB]**
83. New building **[coded: NB]**
84. Build new, outside TOB. This seems like the only realistic option on the table. **[coded: NB]**
85. I don't understand the need for more space, but I do feel fed up with the use of taxpayer money on new buildings in general. I don't know if it's because builders in mid and late last century were incompetent or if people these days have higher standards, but it feels like buildings should last longer than they do. I get a burning frustration when I drive on Logan rd. and see the relatively new Service NS building, not that old, which was recently replaced with an even

newer, slightly larger building that we taxpayers have to pay for. Are office buildings basically disposable? My house is 200 years old, and it's still perfectly usable! Meanwhile, kids with special needs are struggling to access vital recreation activities due to fewer donations to Prokids. There are also alternatives to office space popping up - places like The Hub in Mahone bay, and there's one on Bridgewater, but I forget the name - perhaps a fourth option could be added for alternative options such as this (keeping n mind the importance of privacy, of course). In the end, my main point is that as a taxpayer, I get fed up with what feels like a constant need for newer, nicer offices by those in government. I don't think it should be priority, to pad your thrones, rather than use OUR money to benefit US. **[coded: O]**

86. Come on, your building is 40+ years old. It's time to upgrade. Don't choose ugly colours or brown and [expletive deleted] blue on new building. If we are the District then put the new building in the District not in the town of Bridgewater. Time to spend a little money my Councillors. **[coded: NB]**

Big Tancook – Comment Card

1. “I support a new municipal building – purpose built.”

Resident walk in comments

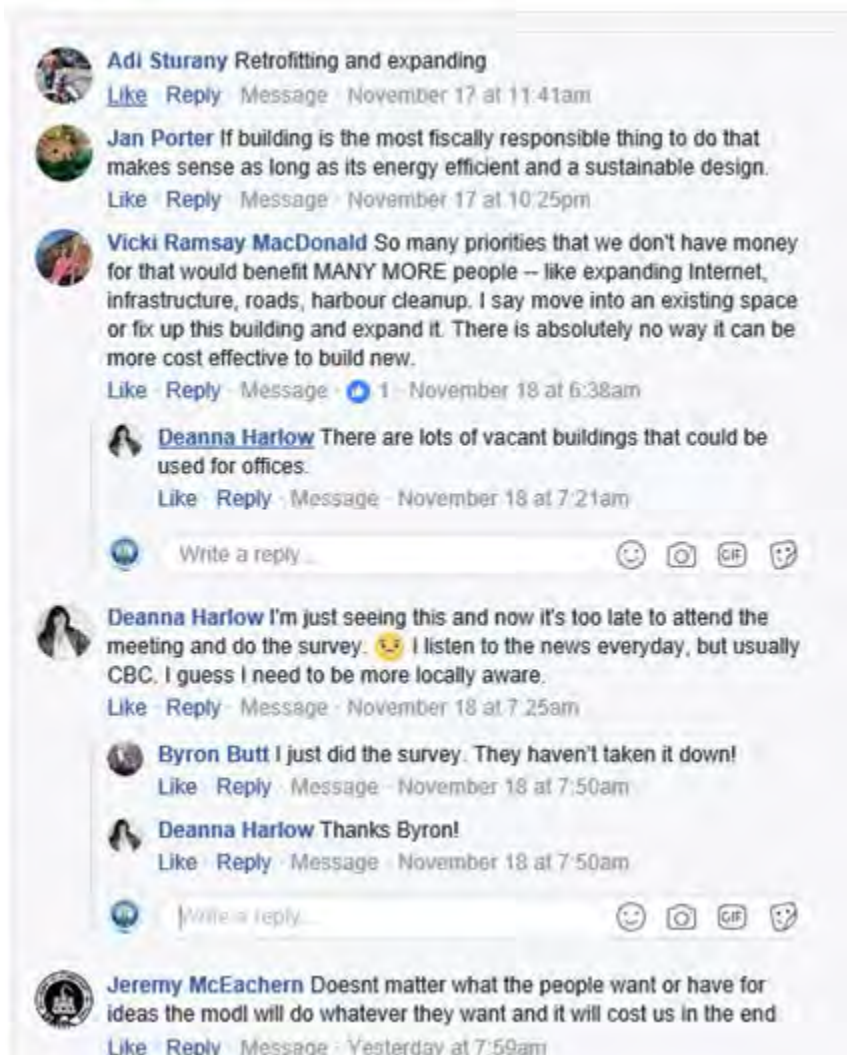
- Understands Bridgewater and MODL are separate entities. But amalgamation might come.
- I support a new building. Where the building should be located should make a statement and support a vision. Should be on the river in downtown Bridgewater.
- Could be used to beautify Bridgewater and encourage environmentally-friendly transportation.
- Could be a hub building with a number of things there accessible to all that encourages active transportation (walking, cycling).

Emails from resident

1. Further to my submissions below, I have checked out Pentz and Centre schools and I don't believe my suggestion of using one of them is realistic and would cost taxpayers and regular full-time staff inconvenience and more costs. It took me 14 minutes to drive from Pentz school to the old bridge in town which was approximately 14 km. the roof of the building is flat and although I am certainly a layman in terms of renovations, I would think renovations would be extremely costly and not prudent to use as a replacement for 210 Aberdeen. This being said, Pentz Elementary will be coming back to MODL in late 2018. This is a large enough building that has offices in the front that could be used for term staff such as the Straight pipe coordinator who is working down that area anyway. The building has plenty of room that could be used for storage. Perhaps also the current trailer that is in back of 210Aberdeen can be Eliminated and everything moved to Pentz Elementary or do you have a maintenance or grounds dept that could be moved there or could part of Pentz Elementary be

rented as well. All these options could decrease the “Ask” size on the new building which could save upwards of \$1 million or more dollars on that new building on Nathan Cirillo drive. I believe that it had to be considered though so that all options are covered and either accepted or dismissed thereby fulfilling the due diligence. I also give you permission to share this entire email or any parts thereof with council and anyone else as I am willing to talk about any of my points to any one whether or not they agree. I would also like it noted that many of my comments/questions/ concerns were addressed at the Open House on Tuesday, Nov 16/17 at MODL council chambers.

Facebook Comments



The image shows a screenshot of a Facebook post with several comments. The comments are as follows:

- Adi Sturany** Retrofitting and expanding
Like Reply Message · November 17 at 11:41am
- Jan Porter** If building is the most fiscally responsible thing to do that makes sense as long as its energy efficient and a sustainable design.
Like Reply Message · November 17 at 10:25pm
- Vicki Ramsay MacDonald** So many priorities that we don't have money for that would benefit MANY MORE people -- like expanding internet, infrastructure, roads, harbour cleanup. I say move into an existing space or fix up this building and expand it. There is absolutely no way it can be more cost effective to build new.
Like Reply Message · 1 · November 18 at 6:38am
- Deanna Harlow** There are lots of vacant buildings that could be used for offices.
Like Reply Message · November 18 at 7:21am
- Deanna Harlow** I'm just seeing this and now it's too late to attend the meeting and do the survey. 😞 I listen to the news everyday, but usually CBC. I guess I need to be more locally aware.
Like Reply Message · November 18 at 7:25am
- Byron Butt** I just did the survey. They haven't taken it down!
Like Reply Message · November 18 at 7:50am
- Deanna Harlow** Thanks Byron!
Like Reply Message · November 18 at 7:50am
- Jeremy McEachern** Doesn't matter what the people want or have for ideas the modl will do whatever they want and it will cost us in the end
Like Reply Message · Yesterday at 7:59am



Insights Publishing Tools Promotions

Like Following Share ...

Sharon Maureen Fraser, Carolyn Lunnis and 12 others Chronological

2 Shares



Ron Shaw Maybe that's on the agenda here! If you ever heard anything!

Like Reply Message November 7 at 7:29pm



Bobby Hebb we don't need a palace to serve the municipality of Lunenburg. we can't run our municipal budget on a federal level.

Like Reply Message 4 November 8 at 4:41pm



Michael Levy Could spend the money twining the 103 Hwy through the municipality area

Like Reply Message 2 November 9 at 9:01am

2 Replies



Michael Levy It seems when the government gets tired of something they discard it sell it to a private organization or give it away because they don't want to assume responsibility . Eg . Government wharfs , the new / now old access Nova Scotia building , our onc... See More

Like Reply Message 4 November 9 at 9:35am



Bobby Hebb people out in the municipality of Lunenburg are living in houses that are in miserable shape . and our municipal government can't do business in the building up on Aberdeen?

Like Reply Message 2 November 9 at 3:21pm



Joanne Mosher Buy one of FarleyBlackman's buildings and move it there... 🙄

Like Reply Message November 10 at 11:10am



Charles Gavel What is cost to property tax payers?

Like Reply Message 3 November 10 at 8:37pm Edited

View 4 more replies



Municipality of the District of Lunenburg - MODL The Municipality has roughly 17 million in reserves. We'd encourage you to come out on Thursday evening to talk to our Project Manager, as he has excellent information on the issue of potential budget overruns. The projected financials do include contingencies.

Like Reply Commented on by Sarah Deveau (?) November 14 at 9:18am



Bill Sarty Great to see the tax payers being included in this decision. Always good to get the view of the electorate. But my concern is that when making purchases of land etc. there is no electorate opinion requested. Some of these things could be on the ballot at election time which might bring folks out to the polls.

Like Reply Message November 12 at 6:24am



Sharon Maureen Fraser It could be converted to a seniors home with an exercise room, social room

Like Reply Message November 15 at 6:11pm



Write a comment...





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Top Comments



Write a comment...



Micheal Whynot Since when you break your leg that you need to remove doors off of bathroom stalls? The building is wheel chair accessible if it is good enough for the public to get there permits and other stuff it should be good enough for them to work there ... i had my legs broke a few times in my life and never had to use a wheelchair can't they come up with a better excuse then that LMAO

Like Reply 1 - November 3 at 1:27pm Edited



Chris Johnson Well How much is in the MODL reserve fund ?

Like Reply 1 - November 3 at 2:01pm



Joe Bolivar You know the answer to that, it will be 100% tax dollars. Any Reserve money will be held back.

Like Reply - November 4 at 9:53am



Write a reply...



Chris Price I think the only way to the basement for a building permit, is down a set of steps.

Like Reply 1 - November 3 at 7:07pm



Joe Bolivar Yet they have no problem forcing others to become accessible.

Like Reply 1 - November 4 at 9:55am



Write a reply...



Matthew Rockwell Why don't they move to the old youth home on Leary Fraser rd.

Like Reply 1 - November 4 at 9:39am



Greg Welsh should be built in the municipality and not the town.

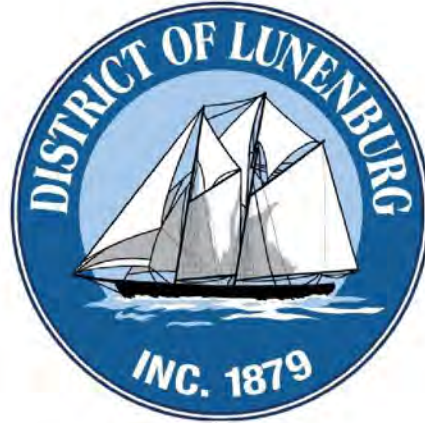
Like Reply 1 - November 3 at 2:11pm



Madeline Rhodenizer Saw that coming lol

Like Reply - November 3 at 12:42pm

Write a comment...



Administration Building Backgrounder

November 2017

How we got here

The Municipality of the District of Lunenburg operates out of 210 Aberdeen in the Town of Bridgewater, a building that opened in 1970. Since that time, the scope of municipal services has changed substantially.

The condition of this 47-year-old building has been the topic of discussion for nearly a decade, beginning in 2009, when Council directed a firm to undertake a Space Needs Assessment and Options Report. Both the 2009 report and the most recent report from Catalyst Consulting identified building deficiencies in air quality, security and work space. In addition, the building does not meet soon-to-be-introduced provincial accessibility legislation.

Over the past few years, Council has delayed significant investments in the building, with the understanding that in the near future, a decision would need to be made about the future of the building.

Where we are now

It's time to decide the future of this building. Initially, three viable options were identified as potential solutions to the space and safety concerns.

1. Renovating and adding more space to the existing building.
2. Renovating and leasing space.
3. Building a new office on Nathan Cirillo Drive and selling the current building.

In May 2017, Council approved a motion to hire a Project Manager to determine an accurate and detailed cost analysis of all three options.

After further review, the decision was made not to pursue Option 2, renovating and leasing space, as it would be more expensive than the other two options, and would not resolve the issue of having staff in different physical locations.

The Project Manager has completed his report, and it's attached here. It's also available at 210 Aberdeen, and online at www.modl.ca/210Aberdeen.

How we'll finance the project

As you can see from the Project Manager's report, the cost to renovate and add more space to the existing building is significantly higher than the cost to build new. This is a result of the level of the difficulty in retrofitting the old building to meet today's building codes, and the cost of moving staff to a temporary location during the building process.

Regardless of which option is selected by Council, the funds to pay for a renovated or new building would come from within the Municipality's current financial plan. There would be no tax increase to residents.

We'd like to hear from you

Though it's clear that investing in a new building would be the most fiscally responsible choice, we recognize the importance of resident input into this project. We're asking residents to review the Project Manager's report, and provide feedback by:

- attending an open house on November 6 or 16, from 6:30 – 8 pm in Council Chambers.
- filling out a paper survey, or the online survey at www.modl.ca/210Aberdeen before November 17. The survey is open to all residents of the Municipality, and asks for resident input on the issue.

Moving forward

Public consultation is open until Friday, November 17. A consultation report summarizing the public feedback received will be provided to Council, along with a presentation from the Project Manager, in December. At that time, Council will decide on the matter.

Options Analysis for Municipality of the District of Lunenburg Administration Accommodations

Submitted to:



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902.543.8181 / Fax: 902.543.7123 / Website: www.modl.ca

Submitted by:



Catalyst Consulting Engineers Inc.
Project Managers and Owners Representatives
110 Hampton Green, Suite 200
Dartmouth, NS
B2V 1M1
(902) 802-0306

1.0 BACKGROUND AND OPTIONS CONSIDERED

The Municipality of the District of Lunenburg is currently housed in a building at 210 Aberdeen Road which is owned and operated by the Municipality. It is a 47 year old building which has never undergone a significant “mid-life refit” or any significant recapitalization. In addition, MODL has experienced significant growth since first occupying the current facility in 1970, this growth has required offsite accommodations with the current building being plagued with undersized work areas and a lack of storage space. Significant operational issues have led Council to consider how best to move forward. In the spring of 2017, Council deemed that the current building is no longer functional for operation.

The options which Council wished to consider prior to making a decision on the future of the building were the following:

1. Retrofit the existing building with an addition of 5,400 square feet;
2. Retrofit the existing building with leasing of 5,400 square feet; and
3. New building of 16,000 square feet constructed in Osprey Village.

The ultimate objective of this report is to obtain a final decision from Council in regards to which option Council wishes to pursue to solve this long standing accommodations issue.

2.0 FINDINGS OF SPACE & BUILDING EVALUATION

Historically, MODL has experienced significant growth since first occupying the current facility on Aberdeen Road. Growth has required offsite accommodations, lack of storage space and undersized work areas. The current facility is 10,828 ft² in size (gross area) whereas the projected area based on the current program in a new facility is 15,837 ft² (gross). This equates to the current facility being undersized by 46%. The approved program is provided in Appendix A.

Physical security is also compromised as the public can freely access by circumventing the reception area and there is only a single means of egress from Council Chambers. In addition, the secondary access to the building (Recreation / Planning & Engineering) is physically removed from the main entrance and produces additional security concerns / risks.

The building lacks full accessibility and barrier free construction which has been an ongoing concern and limitation for the asset. Provincial legislation now in place will require a higher degree of accessibility for public buildings, the front counter entrance has significant accessibility deficiencies and the rec / building / engineering service desk is completely inaccessible as it involves 2 flights of stairs and no elevator is present in the building.

In addition, there are numerous issues related to Code compliance as it relates to fire alarm coverage, exit distances, fire rated corridors and electrical code violations. The extent and specifics of these deficiencies was beyond the scope of this study but as noted, there are significant concerns related to health & safety in the existing facility.

The 47 year old building has never undergone a significant “mid-life refit” or significant recapitalization. The building is served by two oil-fired boilers equipped with an isolated and rudimentary control system. The zone thermostats are pneumatic which is an outdated and rarely seen control system.

The HVAC system is mix of hot water convection baseboards, a few forced flow units (both hot water and electric), numerous ductless air conditioning units, ductless split heat pump and various rooftop units.

There is no central means of building control therefore there is no means to provide automated & coordinated set-back to reduce energy consumption during unoccupied times.

The roof-top units are set to operate automatically in the heating mode. The result is the units run day and night, weekday and weekend based on a need to meet a specific thermostat heating set point – there is no consideration to occupancy levels or hours. This also applies to heat pumps, boilers and domestic water. The original Lennox roof top unit is still in operation, although it is 20 years beyond its anticipated life expectancy.



Original Lennox Rooftop Unit

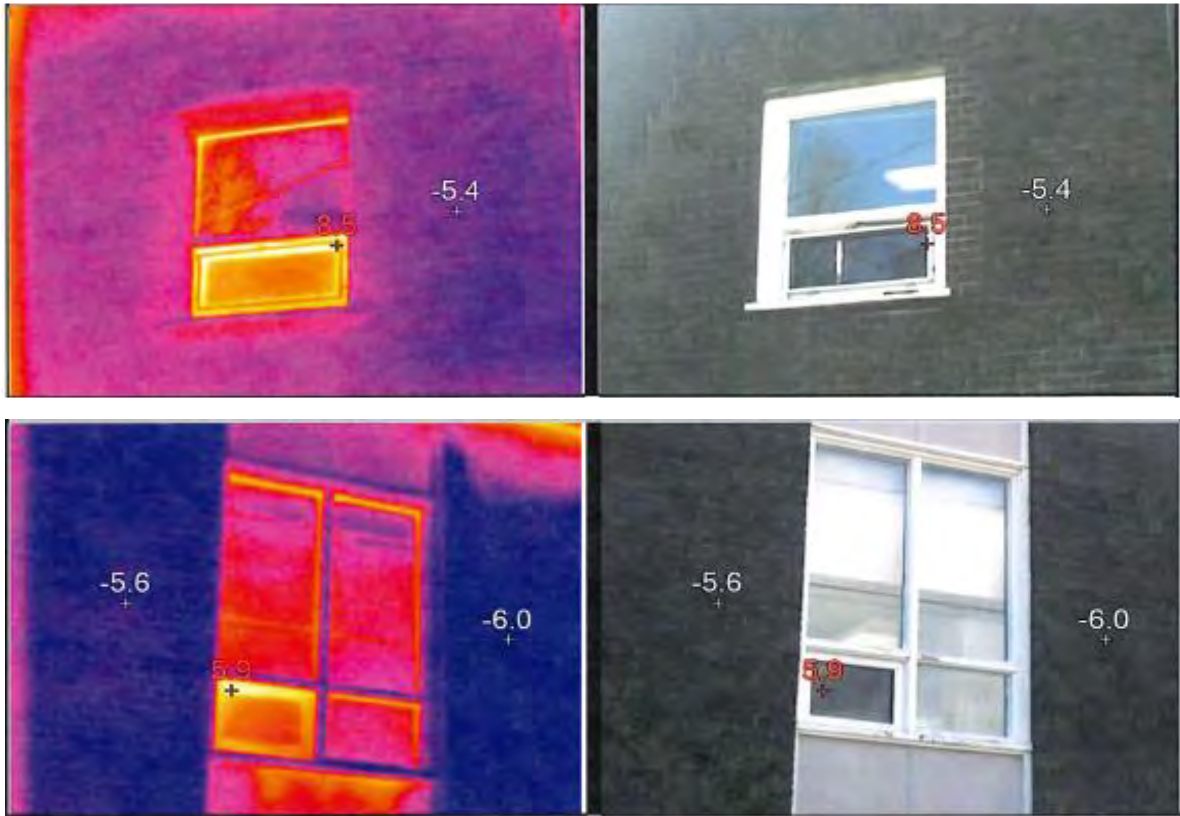
The lighting throughout the building is a mix of older technology T8 lamps, compact fluorescent bulbs, incandescent bulbs and high pressure sodium fixtures. There is limited use of occupancy sensors and no general lighting control system.

Lighting levels appear low (relative to recommended standards) in a number of locations.



The building has recently had a detailed thermographic scan which indicated numerous areas where severe deficiencies were noted relative to insulation levels, leaking windows / doorways and other thermal bridging as evident below:





In review of the energy usage of the current facility relative to industry norms / targets, it was determined the historical usage rate is between 14.5 and 21.3 ekWh/ft² whereas benchmarks for NRCAN, Energy Star and BOMA averages are 25.5, 33.8 and 30.8 ekWh/ft² respectively. This would at first glance appear to indicate the existing facility is extremely energy efficient but in light of the previous findings noted herein, it is obvious this is not the case.

A more detailed review and analysis of the facility reveals that cause for this lower than expected energy usage is related to a significant deficiency in the amount of fresh air being delivered into the building.

Code requires a significant introduction of fresh air to satisfy occupant demands for oxygen. The current facility is delivering insufficient amounts of fresh air to building occupants which is saving energy relative to fans and tempering of the incoming air (heating or cooling). Therefore, while the building may appear energy efficient from an energy use intensity, the reality is it is extremely inefficient from an actual energy use perspective and additionally suffers from a significant Code deficiency relative to providing an acceptable work environment from a fresh air / carbon dioxide perspective.

In summary, the building has far exceeded its useful effective life and requires a complete retrofit relative to all major building systems and infrastructure.

3.0 FINANCIAL RESULTS OF OPTIONS ANALYSIS

3.1 Existing Building Renovation and Addition

Based on the approved space program, it was determined the total building area required for the renovate / addition option is 17,620 ft² Gross (existing building area of 10,828 ft² plus addition area of 6,792 ft² for common areas, circulation, mechanical & electrical rooms, interior and exterior wall thicknesses, ductshafts, etc...). A detailed concept floorplan is provided in Appendix B (note – this concept was developed on a previous program of 16,712 ft² Gross). Definitions for Useable (SF-U or ft²U), Rentable (SF-R or ft²R) and Gross floor areas (SF-G or ft²G) are as per BOMA standards (reference BOMA.org for specifics / definitions).

Detailed cost estimates for the renovated portion and the new addition (\$250/ft² and \$370/ft² respectively), the summary of the renovation estimate is provided in Appendix C. These estimates are inclusive of contingencies for design development as well as construction phase. The renovation total is predicated on a “Major Intervention” with the only residual systems remaining from the original construction being substructure, structure and siteworks – near full scale architectural, mechanical and electrical replacement has been allowed for. In addition, a detailed review of the local lease market conducted in order to determine rental rates for the temporary swing space required during the construction phase. The average value was determined to be \$15/ft²R and the total amount of space required to accommodate the program is 10,400 ft²R.

The total project budget, soft costs (design fees, furniture, fixtures, equipment, audio-visual, geotechnical investigations, materials testing, moving, etc..) were projected based on industry norms and recent / relevant projects actuals.

The results are included in the following table (next page):

Renovate 210 Aberdeen Street, plus addition

Hard Costs

Renovate existing building	10,828	SF-G	\$250.00	\$2,707,000
Addition required	6,792	SF-G	\$370.00	\$2,513,040
Contingencies				included
Sitework Development Allowances				included
Development of new road to access site				not req'd
Hard Construction Cost Subtotal				<u>\$5,220,040</u>

Soft Costs

Lease & Fitup

Lease Space - 1st yr of renovation - net rent	10,400	SF-R	\$15.00	\$156,000
Lease space - 2nd yr of renovation - net rent	10,400	SF-R	\$15.00	\$156,000
Fitup of Rental Space (industry std allowance)	10,400	SF-R	\$60.00	\$624,000
Lease & Fitup Cost Subtotal				<u>\$936,000</u>

Design & PM

Fees

Renovation portion	\$2,707,000	16.0%		\$433,120
Addition	\$2,513,040	11.0%		\$276,434
Fees for Lease Fitup	\$624,000	16.0%		\$99,840
PM Fees	\$5,844,040	3.25%		\$189,931
Design & PM Fees Subtotal				<u>\$999,326</u>

Client costs

Client Requested Changes contingency	\$150,000
Furniture, equipment & audio-visual	\$450,000
Geotechnical and site investigations / reviews	\$30,000
Mtls testing, plotting, moving, etc..	\$125,000
Public Art allowance of roughly 1% of construction	\$50,000
	<u>\$805,000</u>

Net HST	<u>\$339,908</u>
Proceeds of Sale of 210 Aberdeen	<u>\$0</u>
Total Project Costs (rounded)	<u>\$8,300,000</u>

3.2 New Construction Option

Based on the approved space program, it was determined the total building area required for new construct option is 15,915 ft² Gross (program area of 11,368 ft² plus a 40% grossing up factor for common areas, circulation, interior and exterior wall thicknesses, mechanical & electrical rooms, ductshafts, etc...).

Detailed cost estimates for new construct option is provided in Appendix C. This estimate is inclusive of contingencies for design development as well as construction phase.

The standard / quality of construction and key assumptions are as follows:

- ✓ New construct on a greenfield site (currently assumed to be in the Champlain / Nathan Cirillo street area) with municipal services available at the curb;
- ✓ 1 story construction (avoids elevator);
- ✓ Standard commercial / institutional style of construction commensurate with local trades;
- ✓ Durable building materials and proven systems / technology designed for a minimum 50 year effective lifespan;
- ✓ Inclusion of all features required for specific operations of the Municipal Building including connectivity, security, sound privacy, etc...;
- ✓ Achieving 30% under the Model National Energy Code for Buildings (MNECB) by careful design / inclusion of insulation, glazing, heat recovery, LED lighting, DDC controls, heat pumps, occupancy sensors, high efficiency pumps / motors, in-floor heat distribution, etc..;
- ✓ Fully compliant with all relevant / applicable codes and standards;
- ✓ Focus on achieving high standard of indoor environmental quality (IEQ) by specifying low VOC emitting materials, localized exhaust, indoor air quality monitoring, etc...; and
- ✓ Does NOT include any LEED certification at any level but incorporation of those key elements which provide the best value for money for MODL (ie Energy efficiency and IEQ)

The total project budget, soft costs (design fees, furniture, fixtures, equipment, audio-visual, geotechnical investigations, materials testing, moving, etc..) were projected based on industry norms and recent / relevant projects actuals.

The results are included in the following table:

New Construction on Nathan Cirillo Drive

Hard Costs

Renovation	0	SF-G	\$0.00	\$0
New Building	15,915	SF-G	\$340.00	\$5,411,100
Contingencies				included
Sitework Development Allowances				included
Development of new road to access site				included
Hard Construction Cost Subtotal				<u>\$5,411,100</u>

Soft Costs

Lease & Fitup

Lease Space during Renovation	0	SF	\$15.00	\$0
Fitup of Rental Space	0	SF	\$60.00	\$0
Lease & Fitup Cost Subtotal				<u>\$0</u>

Design & PM

Fees

Renovation portion	\$0	16.0%	\$0
New Building	\$5,411,100	11.0%	\$595,221
PM Fees	\$5,411,100	2.5%	\$135,278
Design & PM Fees Subtotal			<u>\$730,499</u>

Client costs

Client Requested Changes contingency	\$150,000
Furniture, equipment and AV	\$450,000
Geotechnical and site investigations / reviews	\$30,000
Mtls testing, plotting, moving, etc..	\$100,000
Public Art allowance of roughly 1% of construction	\$50,000
	<u>\$780,000</u>
Net HST	\$295,552
Proceeds of Sale of 210 Aberdeen	<u>-\$500,000</u>
Total Project Costs (rounded)	<u>\$6,700,000</u>

3.3 Existing Building Renovation and Lease balance of space required

Based on the inherent need to have all MODL resources co-located in order to effectively provide the desired “one stop shop” style of service delivery, the option to split resources across multiple locations (existing renovated facility plus likely 2 additional lease locations) was discounted immediately as being not feasible and was not evaluated in detail further. However, from a high level it is recognized the renovation option was more expensive than the new construct when reduced space efficiency was accounted for and lease space tends to be more expensive than owned space over an investment horizon due to developer’s profit, cost to borrow and increased O&M costs.

3.4 LEED Certification

As noted previously, the proposed construction for both the renovate / add option and the new construct option was based on achieving energy efficiency greater than 30% under the Model National Energy Code for Buildings and focusing on incorporating design elements to ensure optimum Indoor Environmental Quality. However, it was felt that formal LEED Certification (at any level) did not add enough value to warrant the cost premium for same. This is based on the building type, project size, relatively rural location of the project and other factors inherent to the project.

Based on recent and relevant comparables in the industry, the anticipated premiums for LEED certification for the new construct option would be as follows:

Certified (approximately 2% premium) = \$130 K

Silver (approximately 5% premium) = \$320 K

Gold (approximately 8% premium) = \$510 K

Platinum (approximately 12% premium) = \$770 K

3.5 Utility Costs

Energy usage was estimated for both the renovate / add option and the new construct option being based on achieving energy efficiency greater than 30% under the Model National Energy Code for Buildings using similar technologies, systems and approaches. The renovate / add option is marginally higher in cost due to the increased overall facility size and physical dimensioning / spatial relationships. The projected annual utility costs for energy are:

New Construct = \$51.5 K / year

Renovate and Addition to existing = \$ 60.5 K / year

4.0 NON-FINANCIAL FACTORS RELATED TO THE OPTIONS

The qualitative pros and cons for each option were developed and are included below:

4.1 Renovate and Addition to Existing Facility

Pros	Cons
Space and security issues addressed	Still located in the Town of Bridgewater
Accessibility and infrastructure issues addressed	Parking space becomes limited & no additional parking nearby
Improvements to energy efficiency	Disruptive to residents and staff
	Very disruptive to operations for 2 years

4.2 New Construction

Pros	Cons
Privacy & security issues addressed	Need to sell 210 Aberdeen
Accessibility, parking and space issues addressed	Need water agreement or explore alternative
Utilization of land in Osprey Village	
Add value to existing development in Osprey & boost future development	
Increase productivity, efficiency and morale	

4.3 Renovate Existing and Lease Additional

Pros	Cons
Not responsible for building ownership of leased portion	Still located in the Town of Bridgewater
Space and security issues addressed	Limited supply of lease-able properties
Accessibility and infrastructure issues addressed	Cannot achieve a single service delivery model – 2 sites

5.0 CONCLUSIONS & RECOMMENDATIONS

1. The status quo of maintaining operations in the current 210 Aberdeen Road asset is not possible, there are significant operational and health & safety issues which preclude continued operations in the facility in its current condition and represents a significant risk and liability to the Municipality.
2. The space program required to optimize operations across all departments and as a municipal government entity as a whole is 11,368 ft² useable which translates into 15,915 ft² gross.
3. All-in project capital and annual utility costs are as follows:

Option	Capital	Utility
New Construct	\$ 6.7 M	\$51,500 / year
Renovate & Addition	\$ 8.3 M	\$60,500 / year

4. Formal LEED certification has not been allowed for / included as it was felt that it didn't represent enough additional value to warrant the incremental costs associated therewith however the proposed construction for both viable options do include achieving energy efficiency of 30% under the Model National Energy Code for Buildings and a focus on optimum Indoor Environmental Quality. In the event it is subsequently determined that formal LEED certification is to be included in the project scope, the budget can be increased as follows:

Certified (approximately 2% premium) = \$130 K

Silver (approximately 5% premium) = \$320 K

Gold (approximately 8% premium) = \$510 K

Platinum (approximately 12% premium) = \$770 K

5. From a qualitative perspective, the New Construct option is the preferred option as it achieves the key project objectives with the least amount of risk and disruption to operations.

APPENDIX A
APPROVED SPACE PROGRAM

Municipality of the District of Lunenburg

Program Space	Area (ft ² U)
Office Space	
Private with small meeting area @ 150 ft ² (2)	300
3 person office @ 200 ft ² (2)	400
Private with enlarged desk area @ 120 ft ² (9)	1,080
Standard private @ 100 ft ² (13)	1,300
Workstation @ 64 ft ² (15)	960
Drop in workstation at 32 ft ² (4)	128
Equipment / Storage / Special Purpose	1,215
Special Purpose Space	
Staff room	400
General Document centre - 2 photocopiers, equipment & paper storage	200
Staff coat storage - part of staff room	0
General Storage	100
Staff Meeting room for 6-8 people; 2 @ 250 ft ²	500
Council Kitchen	100
Council chambers storage	100
Radio Room (w/ 1 workstation)	100
Server room	50
Hub room	50
Custodial Office/storage	120
Staff Washrooms	120
Barrier Free Staff Washroom	75
Reception (2 finance windows: 1 barrier free/workstation, 1 workstation) (1 rec window and workstation) (1 planning window and 2 workstations)	750
Reception meeting room (access from public and staff sides)	150
Council Chambers	1,200
Boardroom 20-30 People (connected to chambers by folding partition)	700
Public Washrooms	520
Waiting Area/Crush Space	250
Additional Meeting Space contingency	500
Total Area (ft² Useable) =	11,368
Gross Area projection at 40% (accounts for wall thicknesses, mechanical & electrical rooms, circulation corridors, ductshafts, etc...)	4,547
Total Building Area (ft² Gross) =	15,915

APPENDIX B

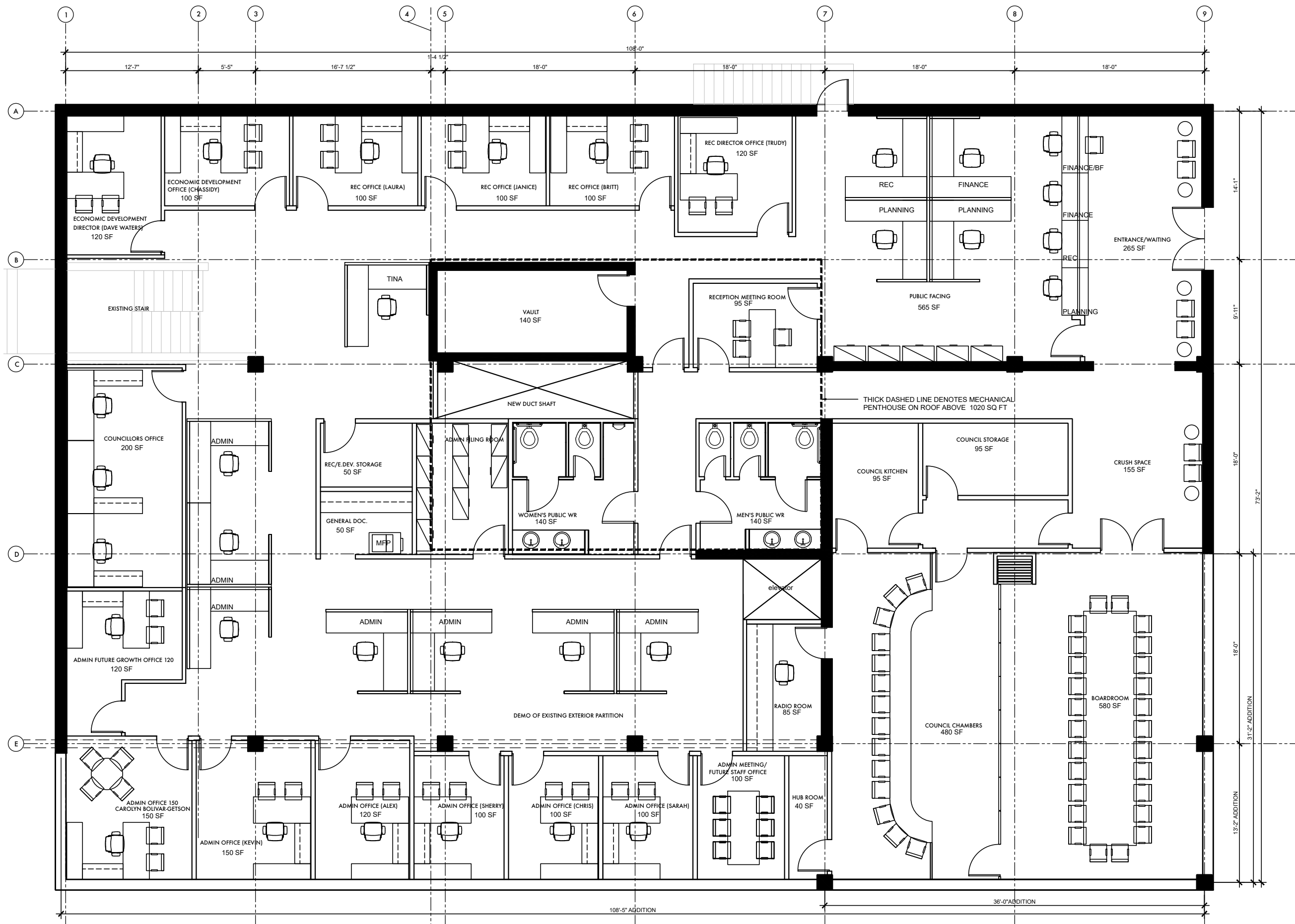
PRELIMINARY CONCEPT FLOORPLANS RENOVATE & ADDITION OPTION

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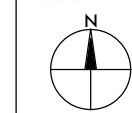
PENTHOUSE ON ROOF ABOVE 1020 SQ FT
MAIN FLOOR: 7827 SF
BASEMENT FLOOR: 7827 SF
TOTAL: 16,674 SF

ISSUE
ISSUED FOR REVIEW
10.02.2017

REVISIONS

NO.	REVISION	DATE	ISSUED BY
01	ISSUED FOR REVIEW	10.02.17	JR

PROJECT NORTH STAMP



PROJECT
LUNEBURG MUNICIPAL BUILDING
BRIDGEWATER, NS

CLIENT
LUNEBURG MUNICIPAL BUILDING
BRIDGEWATER, NS

DRAWING TITLE
SPACE PLAN - MAIN LEVEL

DATE	JOB NUMBER
10.02.2017	P17-038
DRAWN BY SS	CHECKED BY JB

SCALE
NTS
DRAWING NO.

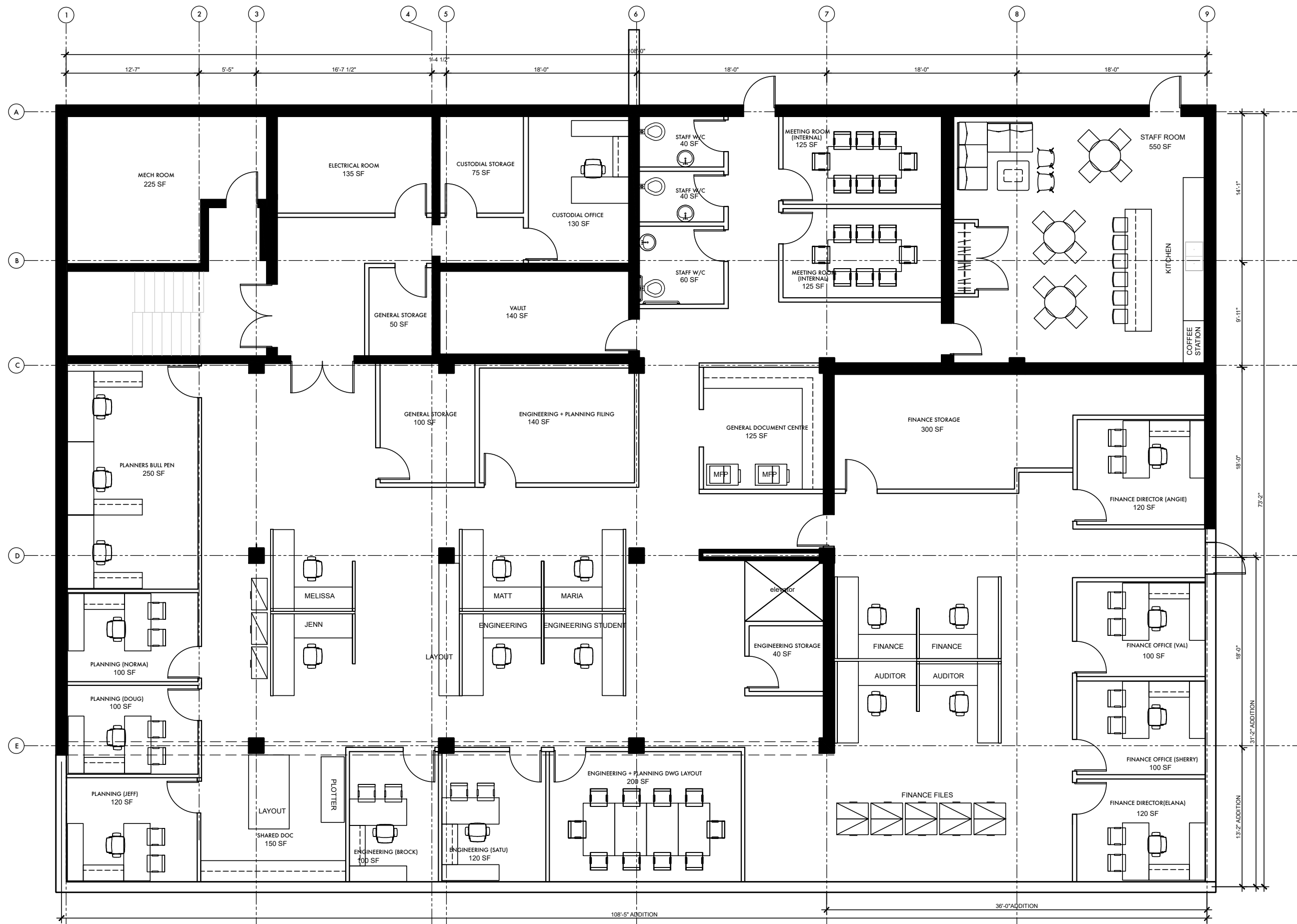
I-SP-01

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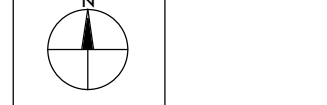
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ISSUE
ISSUED FOR REVIEW
 10.02.2017

REVISIONS

NO.	REVISION	DATE	ISSUED BY
01	ISSUED FOR REVIEW	10.02.17	JB

PROJECT NORTH



PROJECT

LUNEBURG MUNICIPAL BUILDING
 BRIDGEWATER, NS

CLIENT

LUNEBURG MUNICIPAL BUILDING
 BRIDGEWATER, NS

DRAWING TITLE

SPACE PLAN - BASEMENT

DATE 10.02.2017	JOB NUMBER P17-038
DRAWN BY SS	CHECKED BY JB
SCALE NTS	

DRAWING NO.

I-SP-00

APPENDIX C
COST ESTIMATE SUMMARIES

ELEMENT	Elemental Quantity	Unit	Elemental Unit Rate	Elemental Amount		Rate per SF GFA		%
				Sub-total	Total	Sub-total	Total	
Gross Area =	10828	SF						
A SHELL					\$737,002		\$68.06	27.1
A1 SUBSTRUCTURE					\$10,000		\$0.92	0.4
A11 Normal Foundations	5,414	SF	\$1.85	\$ 10,000		\$0.92		0.4
A12 Basement Excavation	1	CY	\$0.00	\$ -		\$0.00		0.0
A13 Special Foundations	1	SF	\$0.00	\$ -		\$0.00		0.0
A2 STRUCTURE					\$140,935		\$13.02	5.2
A21 Lowest Floor Construction	5,414	SF	\$3.23	\$ 17,480		\$1.61		0.6
A22 Upper Floor Construction	5,414	SF	\$15.97	\$ 86,455		\$7.98		3.2
A23 Roof Construction	5,414	SF	\$6.83	\$ 37,000		\$3.42		1.4
A3 EXTERIOR ENCLOSURE					\$586,067		\$54.13	21.6
A31 Walls Below Grade	1,100	SF	\$16.36	\$ 18,000		\$1.66		0.7
A32 Walls Above Grade	7,800	SF	\$41.25	\$ 321,750		\$29.71		11.8
A33 Windows and Entrances	1,200	SF	\$97.80	\$ 117,365		\$10.84		4.3
A34 Roof Finish	5,414	SF	\$22.53	\$ 121,952		\$11.26		4.5
A35 Canopies and Projections	70	SF	\$100	\$ 7,000		\$0.65		0.3
B INTERIORS					\$631,145		\$58.29	23.2
B1 INTERIOR PARTITIONS AND DOORS					\$301,400		\$27.84	11.1
B11 Fixed Partitions	10,000	SF	\$14.85	\$ 148,500		\$13.71		5.5
B12 Interior Doors and Screens	56	no.	\$2,730.36	\$ 152,900		\$14.12		5.6
B2 INTERIOR FINISHES					\$217,240		\$20.06	8.0
B21 Floor Finishes	10,828	SF	\$8.30	\$ 89,895		\$8.30		3.3
B22 Ceiling Finishes	10,828	SF	\$6.15	\$ 66,545		\$6.15		2.5
B23 Wall Finishes	31,000	SF	\$1.96	\$ 60,800		\$5.62		2.2
B3 FITTINGS AND EQUIPMENT					\$112,505		\$10.39	4.1
B31 Fittings and Fixtures	10,828	SF	\$10.02	\$ 108,505		\$10.02		4.0
B32 Equipment	10,828	SF	\$0.37	\$ 4,000		\$0.37		0.1
B33 Conveying Systems	10,828	SF	\$0.00	\$ -		\$0.00		0.0
C SERVICES					\$756,000		\$69.82	27.8
C1 MECHANICAL					\$426,600		\$39.40	15.7
C11 Plumbing and Drainage	10,828	SF	\$4.49	\$ 48,600		\$4.49		1.8
C12 Fire Protection	10,828	SF	\$3.49	\$ 37,800		\$3.49		1.4
C13 HVAC	10,828	SF	\$25.43	\$ 275,400		\$25.43		10.1
C14 Controls	10,828	SF	\$5.98	\$ 64,800		\$5.98		2.4
C2 ELECTRICAL					\$329,400		\$30.42	12.1
C21 Services and Distribution	10,828	SF	\$7.98	\$ 86,400		\$7.98		3.2
C22 Lighting Devices and Heating	10,828	SF	\$7.98	\$ 86,400		\$7.98		3.2
C23 Systems and Ancillaries	10,828	SF	\$14.46	\$ 156,600		\$14.46		5.8
NET BUILDING SUBTOTAL - LESS SITE					\$2,124,147		\$196.17	78.2
D SITE & ANCILLARY WORK					\$165,628		\$15.30	6.1
D1 SITEWORK					\$150,628		\$13.91	5.5
D11 Site Development	15,000	SF	\$7.66	\$ 114,900		\$10.61		4.2
D12 Mechanical Site Services	1	SF	\$15,096.00	\$ 15,096		\$1.39		0.6
D13 Electrical Site Services	1	SF	\$20,632.00	\$ 20,632		\$1.91		0.8
D2 ANCILLARY WORK					\$15,000		\$1.39	0.6
D21 Demolition - Mechanical & Electrical Removals				\$ 13,500		\$1.25		0.5
D22 Remove Temporary (existing) trailer				\$ 1,500		\$0.14		0.1
NET BUILDING SUBTOTAL - INCLUDING SITE					\$2,289,775		\$211.47	84.3
Z GENERAL REQUIREMENTS AND OVERHEADS					\$426,412		\$39.38	
Z1 GENERAL REQUIREMENTS AND FEES					\$249,895		\$23.08	9.2
Z11 General Requirements and Overheads @ 7%				\$ 159,024		\$14.69		5.9
Z12 Contractors Profit @ 4%				\$ 90,871		\$8.39		3.3
Z2 ALLOWANCES					\$176,517		\$16.30	6.5
Z21 Design Development Contingency @ 7%				\$ 176,517		\$16.30		6.5
Z22 Construction Contingency				\$ -		\$0.00		0.0
Z23 Escalation				\$ -		\$0.00		0.0
TOTAL CONSTRUCTION COST (HST EXTRA)					\$2,716,000		\$250.83	100.0

ELEMENT		Elemental	Elemental	Elemental Amount		Rate per m2 GFA			
Gross Area =	15137	Quantity	Unit	Unit Rate	Sub-total	Total	Sub-total	Total	
Ratio								%	
A SHELL						\$1,492,626		\$98.61	29.0
A1 SUBSTRUCTURE		to GFA				\$128,665		\$8.50	2.5
A11	Normal Foundations	1.000	15,137 SF	\$8.50	\$ 128,665		\$8.50		2.5
A12	Basement Excavation	0.000	1 CY	\$0.00	\$ -		\$0.00		0.0
A13	Special Foundations	0.000	1 SF	\$0.00	\$ -		\$0.00		0.0
A2 STRUCTURE						\$529,795		\$35.00	10.3
A21	Lowest Floor Construct.	1.000	15,137 SF	\$8.00	\$ 121,096		\$8.00		2.4
A22	Upper Floor Construction	0.000	0 SF	\$0.00	\$ -		\$0.00		0.0
A23	Roof Construction	1.000	15,137 SF	\$27.00	\$ 408,699		\$27.00		7.9
A3 EXTERIOR ENCLOSURE						\$834,166		\$55.11	16.2
A31	Walls Below Grade	0.000	1 SF	\$0.00	\$ -		\$0.00		0.0
A32	Walls Above Grade	0.720	10,900 SF	\$38.00	\$ 414,200		\$27.36		8.0
A33	Windows and Entrances	0.099	1,500 SF	\$85.00	\$ 127,500		\$8.42		2.5
A34	Roof Finish	1.000	15,137 SF	\$18.00	\$ 272,466		\$18.00		5.3
A35	Canopies and Projections	0.000	1 sum	\$20,000	\$ 20,000		\$1.32		0.4
B INTERIORS						\$819,220		\$54.12	15.9
B1 INTERIOR PARTITIONS AND DOORS						\$337,500		\$22.30	6.6
B11	Fixed Partitions	0.991	15,000 SF	\$11.00	\$ 165,000		\$10.90		3.2
B12	Interior Doors & Screens	0.005	75 no.	\$2,300.00	\$ 172,500		\$11.40		3.3
B2 INTERIOR FINISHES						\$353,055		\$23.32	6.9
B21	Floor Finishes	1.000	15,137 SF	\$8.00	\$ 121,096		\$8.00		2.4
B22	Ceiling Finishes	1.000	15,137 SF	\$7.00	\$ 105,959		\$7.00		2.1
B23	Wall Finishes	2.775	42,000 SF	\$3.00	\$ 126,000		\$8.32		2.4
B3 FITTINGS AND EQUIPMENT						\$128,665		\$8.50	2.5
B31	Fittings and Fixtures	1.000	15,137 SF	\$7.00	\$ 105,959		\$7.00		2.1
B32	Equipment	1.000	15,137 SF	\$1.50	\$ 22,706		\$1.50		0.4
B33	Conveying Systems	1.000	15,137 SF	\$0.00	\$ -		\$0.00		0.0
C SERVICES						\$1,332,056		\$88.00	25.9
C1 MECHANICAL						\$817,398		\$54.00	15.9
C11	Plumbing and Drainage	1.000	15,137 m2	\$6.00	\$ 90,822		\$6.00		1.8
C12	Fire Protection	1.000	15,137 m2	\$4.00	\$ 60,548		\$4.00		1.2
C13	HVAC	1.000	15,137 m2	\$36.00	\$ 544,932		\$36.00		10.6
C14	Controls	1.000	15,137 m2	\$8.00	\$ 121,096		\$8.00		2.4
C2 ELECTRICAL						\$514,658		\$34.00	10.0
C21	Services and Distribution	1.000	15,137 m2	\$15.00	\$ 227,055		\$15.00		4.4
C22	Lighting & Heating	1.000	15,137 m2	\$10.00	\$ 151,370		\$10.00		2.9
C23	Systems and Ancillaries	1.000	15,137 m2	\$9.00	\$ 136,233		\$9.00		2.6
NET BUILDING SUBTOTAL - LESS SITE						\$3,643,901		\$240.73	70.8
D SITE & ANCILLARY WORK						\$771,987		\$51.00	15.0
D1 SITEWORK						\$771,987		\$51.00	15.0
D11	Site Development		15,137 SF	\$35.00	\$ 529,795		\$35.00		10.3
D12	Mechanical Site Services		15,137 SF	\$10.00	\$ 151,370		\$10.00		2.9
D13	Electrical Site Services		15,137 SF	\$6.00	\$ 90,822		\$6.00		1.8
D2 ANCILLARY WORK						\$0		\$0.00	0.0
D21	Demolition				\$ -		\$0.00		0.0
D22	Alterations				\$ -		\$0.00		0.0
NET BUILDING SUBTOTAL - INCLUDING SITE						\$4,415,888		\$291.73	85.7
Z GENERAL REQUIREMENTS AND OVERHEADS						\$734,362		\$48.51	
Z1 GENERAL REQUIREMENTS AND FEES						\$397,430		\$26.26	7.7
Z11	General Requirements and Overheads @ 6%				\$ 264,953		\$17.50		5.1
Z12	Contractors Profit @ 3%				\$ 132,477		\$8.75		2.6
Z2 ALLOWANCES						\$336,932		\$22.26	6.5
Z21	Design Development Contingency @ 7%				\$ 336,932		\$22.26		6.5
Z22	Construction Contingency				\$ -		\$0.00		0.0
Z23	Escalation				\$ -		\$0.00		0.0
TOTAL CONSTRUCTION COST (HST EXTRA)						\$5,150,000		\$340.23	100.0

APPENDIX D

APPROACH AND METHODOLOGY

APPROACH AND METHODOLOGY

Scope of Services

In July 2017 Catalyst Consulting Engineers Inc. (Catalyst) was retained by the Municipality to undertake a detailed options analysis for various potential accommodation solutions relative to both qualitative and quantitative criteria. In order to get to the point to quantitatively analyze / evaluate / rate the options, the multi-disciplinary approach for this study was as follows:

1. Analysis and amendment as necessary previously developed detailed space programs. Evaluation of the functions and building services required to satisfy functional, security, adjacency and code requirements.
2. Development of grossing factors for the space program for various options including a very preliminary concept for the renovate / addition option to demonstrate how the space requirements (size, type and required functional adjacencies) can be realized. The key at the Options Analysis stage was to ensure the correct total amount of space was being considered for each of the options. Note - typically a new building specifically designed to accommodate a space program is more efficient space wise when compared to adding an addition to an existing building – the latter tends to lose useable space for increased circulation and common spaces.
3. In order to accurately budget the costs of construction, development of an overview narrative description of the building systems, amenities, capabilities, components and infrastructure.
4. Our In-house Professional Quantity Surveyors used local market conditions, precedents in municipal building construction, forecast industry trends and holistic scope analysis to develop detailed all inclusive project estimates for the various study buildings / options. These estimates were then turned into budgets through the careful application of appropriate risk allowances and contingencies – again, each specific to the option under consideration where renovations tend to attract more risks relative to new construction options.
5. These building concepts and narratives were turned over to our facilities management specialists to forecast operating and maintenance costs inclusive of utilities, grounds keeping, snow removal, minor repairs, service contracts, insurance, etc... Relative to energy usage (current and forecast) we reviewed and analyzed all data related to energy consumption over the last number of years. In particular, we reviewed the energy usage data relative to minimum servicing HVAC requirements.

The results of the above was a quantitative ranking of the options from a purely financial perspective however our experience has been the best decisions take into account both financial drivers as well as qualitative drivers in order to provide a more balanced and holistic assessment of the options. Accordingly, we worked with the project's Steering Committee to develop a listing of Qualitative evaluation criteria such as ability to

accommodate functional adjacencies, physical security, ability to utilize / optimize operational synergies, location, environmental benefits, alignment with Municipal goals, 3rd party funding, etc...

Specifically as it related to additional costs related to “green standards”, we have a significant database of actual Atlantic Canadian costs on file detailing typical premiums associated with attaining different levels of LEED (from Certified to Platinum). We worked with the Steering Committee to discuss the pros and cons of various green building evaluation systems (LEED, Green Globes, etc.) and as well, which specific elements within each make the most sense for the subject project from a financial and non-financial perspective. In addition, based on our significant recent and relevant experience with the funding assistance available (Efficiency NS, GMF, etc...) we advised on all potential 3rd party funding sources.

Development of Required Space Program

Catalyst interviewed the CAO and department heads to identify current space usage and projected growth based on historical precedents and forecast requirements. Relationships and required proximities / adjacencies of the staff and departments relative to each other were also determined as well as requirements for open office vs closed office based on works being performed. The development of the required space program addressed required office sizing based on function (as opposed to standards / entitlement), washrooms, storage, meeting space and other ancillary spaces.

Digital plans of the existing MODL facility at 210 Aberdeen Road were used to calculate existing department sizes and current program.



Municipality of the District of Lunenburg

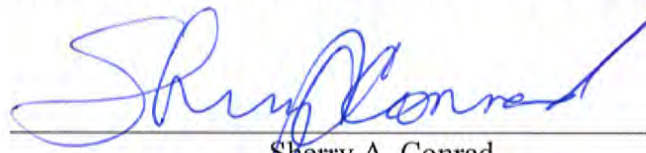
210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Mayor Bolivar-Getson and Council Members
FROM: Sherry Conrad, Municipal Clerk
DATE: February 27, 2019
RE: Notice of to Rescind Motion at March 12, 2019 Council Meeting

At the February 26, 2019 Council meeting, Councillor Bell gave notice that he would be making a motion at the March 12, 2019 Council meeting to rescind the motion of Council that was made at the January 22, 2019 Council meeting that Councillors who do not attend an In-Camera meeting of Council, Finance and Policy & Strategy Committee can view notes by appointment with the Municipal Clerk.

Due to notice being given, the motion only needs majority vote to pass.



Sherry A. Conrad

/sac



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: MAYOR BOLIVAR-GETSON AND MUNICIPAL COUNCIL

SUBMITTED BY: Norma Schiefer, Municipal Development Officer

DATE: March 5, 2019

RE: REQUEST TO LEVY PRIVATE ROAD MAINTENANCE CHARGE – RED HILL ROAD LOT OWNERS’ ASSOCIATION

ORIGIN: Petition

RECOMMENDATION

That Municipal Council levy a maintenance charge within the Charge Area identified by the Red Hill Road Lot Owners’ Association as follows:

- ***A uniform amount per lot***

Further, that the charge amount is to be identified annually, based on the occupancy of the lot for each property owner.

With the 2019 -20 charge being set at:

- ***\$200.00 per lot with a residence***
- ***\$100.00 per lot vacant***

Subject to an Agreement being entered into between the Municipality and the Red Hill Road Lot Owners’ Association that satisfies the requirements of clause 3.1(e) of the By-law Respecting the Maintenance and Improvement of Private Streets.

BACKGROUND

A request has been received, from the Red Hill Road Lot Owners’ Association, for Council to levy a charge pursuant to the By-law respecting the Maintenance and Improvement of Private Streets for road maintenance fees. The road maintenance fees are for the maintenance of Red Hill Road, located in New Elm.

This request is being forwarded to Municipal Council for approval.

DISCUSSION

The request received from the Red Hill Road Lot Owners' Association is for Council to levy a uniform charge based on whether lots are developed or vacant within the identified Charge Area. Annually the lot owners' association will provide a listing of the occupancy of the lots and the annual charge to be levied. The Association is including the large lot which includes the private road into the charge area but exempting it from a fee. Based on the maintenance budget, submitted by the Association, plus the 5% administration fee, each lot owner for a "lot with residence", would be charged \$200.00 and each lot owner for a "vacant lot" within the charge area would be charged \$100.00 for the 2019 – 2020 fiscal year.

[\$ 1200.00 Budget – lot with residence, plus 5% Administration fee of \$ 60.00= \$ 1260.00]

[\$ 800.00 Budget – vacant lot, plus 5% Administration fee of \$ 40.00= \$ 840.00]

[\$ 2000.00 total + 5% admin fee of \$110.00 = \$2100.00 total budget]

[\$ 1260.00 / 6 lots – full time = \$ 210.00 Charge per lot]

[\$ 840.00/ 8 lots - seasonal = \$ 105.00 Charge per lot]

The Private Road Maintenance and Improvement By-law requires that this request be accompanied by:

Requirements	Submitted Yes /No	Comment
Petition bearing the signature of 66.66% of the lot owners (uniform amount per lot – residence or vacant)	Yes	Complies with By-law Petition submitted bears the signatures of 80.00% of the lot owners in the Charge Area (12 out of 15 lot owners).
Yearly Maintenance Budget, approved by Special Resolution	Yes	Maintenance Budget \$ 2,000.00 - Complies (attached)
Copy of Special Resolution approving Maintenance Budget	Yes	Complies (attached)
Copy of the Associations MOU and By-law which clearly states that the object or purpose of the Assoc. is to carry out the road maintenance and/or improvement and the Assoc. was formed to represent the owners within the Charge Area.	Yes	Complies
Plan showing Charge Area	Yes	Complies (attached)

As is evident from the above noted chart the required information has been submitted. Staff has confirmed that a minimum of 66.66% of the lot owners have signed the petition in favor of the lot charge.

As per clause 3.1(e) of the By-law Respecting the Maintenance and Improvement of Private Streets, prior to approving the levying of a charge the Association must enter into an Agreement with the Municipality which:

- a) Requires that the Association shall be responsible for performing, or contracting the work associated with the improvement or maintenance of a street or streets in a Charge Area;
- b) Indemnifies and saves harmless the Municipality from any and all liability or responsibility with respects to the work associated with the improvement or maintenance of the street or streets in a Charge Area;
- c) Identifies that the petition forms the basis of the method of the Charge; and
- d) Contains any other clauses as deemed necessary by Municipal Council.

BUDGET IMPLICATIONS

The amount of \$ 2,100.00 will need to be added to the budget as revenue and \$ 2,000.00 added as an expense. [\$ 2,100.00 less \$ 100.00 admin fee = \$ 2,000.00]

CONCLUSION

The request submitted satisfies the requirements of the By-law Respecting the Maintenance and Improvement of Private Streets. Municipal Council is required to review this request for approval. A draft agreement is attached and is currently being reviewed by the Municipal Solicitor.

Red Hill Owners ASSOCIATION

RECORDED RESOLUTION

BE IT RESLOVED THAT the RHOA Red Hill Owners #
ASSOCIATION hereby approve the Annual Maintenance Budget for April 1, 2019 to
March 31, 2020, as attached, and that this Budget form the basis for the lot charges for
Private Road maintenance.

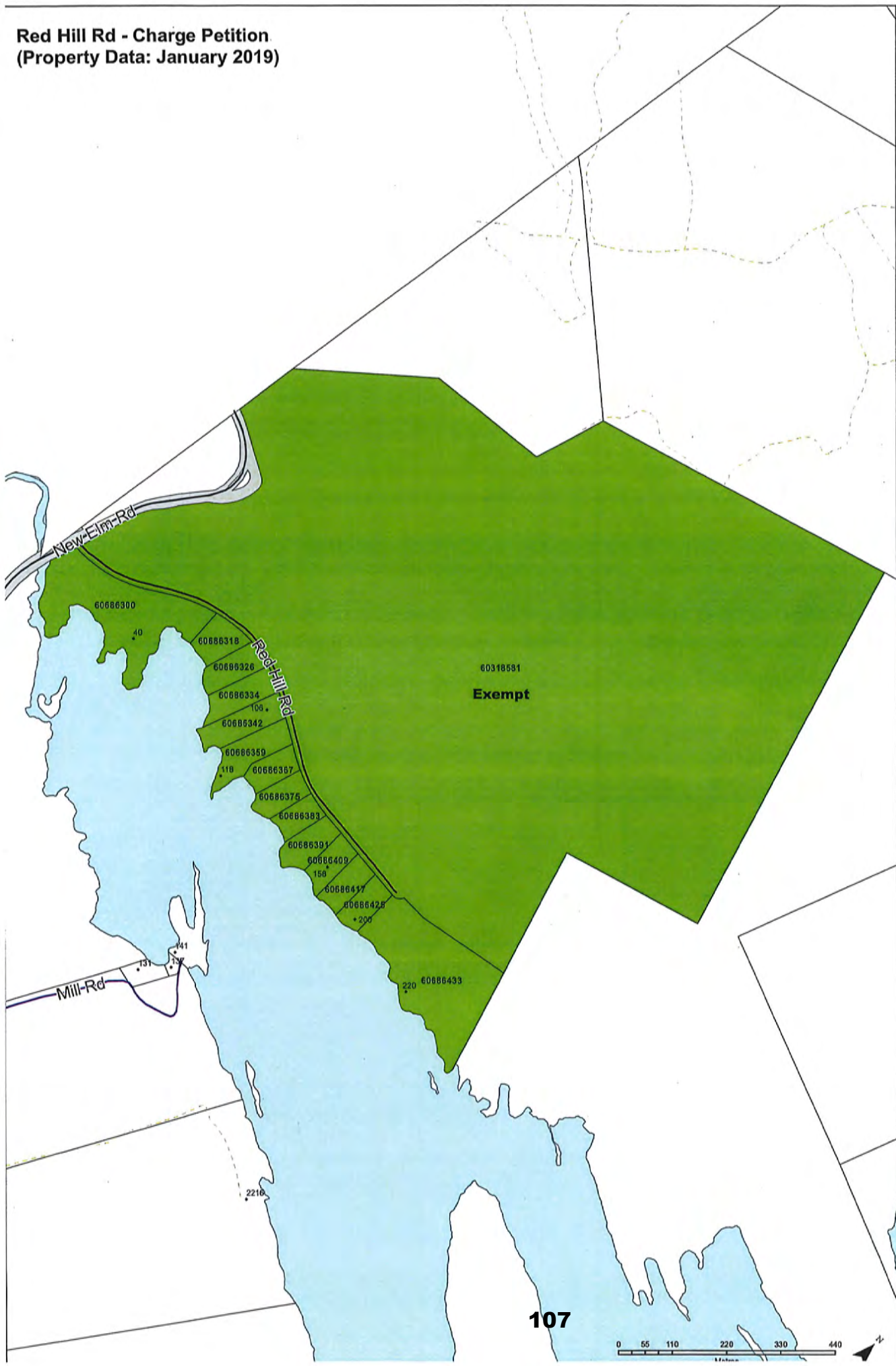
I certify that the above is a true and correct copy
of the Resolution which was duly passed by the
Red Hill Owners Association at a
meeting duly called and held for that purpose on the
26 day of January, 2019

13th of February 2019


Stefan Lerche

Lot	PID-Number	Lot	telephone	mobile	e-mail	house in building	streetnr.	fee	Schedule with signatur
1	60686300	Karin + Robert Stark						200.00 CAD	1
2	60686318	Dimitri + Neill Ennis				0		100.00 CAD	1
3	60686326	Mirjam+ Jörg Schwagenscheidt				0		100.00 CAD	1
4	60686334	Birgit Böhm				0		100.00 CAD	1
5	60686342	Nelly Diederich				1	106	200.00 CAD	1
6	60686359	Stefan Lerche				1	118	200.00 CAD	1
7	60686367	Stefan Lerche				0		100.00 CAD	1
8	60686375	Christa Moser				0		100.00 CAD	1
9	60686383	Eberhard Krissler				0		100.00 CAD	1
10	60686391	Joerg + Wiebe Langkabel				0		100.00 CAD	1
11	60686409	Marc Ulrich Saur				1	158	200.00 CAD	conditional
12	60686417	Andreas + Katja Rückle				0		100.00 CAD	1
13	60686425	Inis + Jürgen Berger				1	200	200.00 CAD	conditional
14	60686433	Ulrike + Ludger Heinvelter				1	220	200.00 CAD	1
	"farmer land"	Birgit Böhm				0			
						5		2.000.00 CAD	

Red Hill Rd - Charge Petition
(Property Data: January 2019)



THIS AGREEMENT made this day of , A.D., 2019.

BETWEEN:

RED HILL ROAD LOT OWNERS' ASSOCIATION, a society incorporated under the Societies Act of Nova Scotia

(Hereinafter called the "Association")

- and -

THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG, a municipal body corporate, incorporated pursuant to the Municipal Government Act, S.N.S., 1998, chapter 18, with its offices in the Town of Bridgewater, in the County of Lunenburg and Province of Nova Scotia;

(Hereinafter called the "Municipality")

WHEREAS Red Hill Road Lot Owners' Association was created for the purposes of managing the collection of fees and the maintenance and improvement of the Road: Red Hill Road located in New Elm in the County of Lunenburg and Province of Nova Scotia;

AND WHEREAS the Association is responsible for maintenance and improvement of that certain gravel roadway used by the property owners on Red Hill Road for access to and from their land, homes and cottage properties at New Elm in the County of Lunenburg and Province of Nova Scotia (**hereinafter referred to as the "Roads"**);

AND WHEREAS the Municipality has passed a bylaw known as the By-Law Respecting the Maintenance and Improvements of Private Streets (**hereinafter referred to as the "Bylaw"**) which provides rules and procedures for collection by the Municipality of charges for the maintenance and improvement of private roads;

AND WHEREAS the Association has passed a motion to ask the Municipality to create a charge area and levy a per lot charge within that Charge Area for the maintenance of the Roads pursuant to the Bylaw, as hereinafter set out;

AND WHEREAS the Municipal Council, in session on _____, passed the following motion:

That Municipal Council levy a maintenance charge within the Charge Area identified by the Red Hill Road Lot Owners' Association as follows:

- ***A uniform amount per lot***

Further, that the charge amount is to be identified annually, based on the occupancy of the lot for each property owner.

With the 2019 -20 charge being set at:

- ***\$200.00 per lot with a residence***
- ***\$100.00 per lot vacant***

Subject to an Agreement being entered into between the Municipality and the Red Hill Road Lot Owners' Association that satisfies the requirements of clause 3.1(e) of the By-law Respecting the Maintenance and Improvement of Private Streets.

AND WHEREAS the parties wish to enter into this agreement to give effect to their intentions with respect to the levy and collection of such charges, pursuant to the Bylaw.

WITNESSETH that in consideration of the mutual agreements set out herein, the parties agree as follows:

1. The parties agree the Petition of the residents of the Red Hill Road Lot Owners' Association, attached hereto as Schedule "A", shall form the basis of the charge created hereby, pursuant to the Bylaw. The Association confirms that all signatories to that petition are members of the Association.
2. The Charge Area to which this agreement shall apply is as shown in Schedule "B" attached hereto.
3. The Municipality shall levy and collect a charge of:
 - A uniform amount, to be adjusted annually, based on the occupancy of the lots.
 - The lot residency classification will be "with a residence" and "vacant".
 - The Red Hill Lot Owners' Association shall annually identify: the occupancy of the lots and the charge per lot to be levied.
4. The Municipality shall turn over to the Association, the charges collected, for use in the improvement and maintenance of the Roads, in accordance with the Bylaw. The Municipality shall not be held responsible for relying on and shall be permitted to rely on any lot identification information provided by the Association.

5. The Association shall be responsible for performing or contracting, the work associated with the improvement or maintenance of the Roads.
6. The Municipality shall have no responsibility or liability of any kind with respect to the Roads or the condition of the Roads or for their improvement and/or maintenance, and the Association shall indemnify and save harmless the Municipality, its officers, servants, agents and employees, its and their heirs, executors, administrators, successors and assigns, or any of them, from and against all risk of loss, damage or injury and against all claims, demands, actions and causes of action whatsoever arising out of, or in any way attributable to the operation of this Agreement, including but not limited to any and all liability or responsibility with respect to the work associated with the improvement or maintenance of the Roads.

DRAFT

IN WITNESS WHEREOF the parties to these presents have signed, sealed and delivered the same the day and year first above written.

SIGNED, SEALED AND DELIVERED) RED HILL LOT OWNERS'
) ASSOCIATION
In the presence of:)
)
)
)
) Per: _____
) President
)
)
)
) Per: _____
) Vice President
)
)
)

Witness

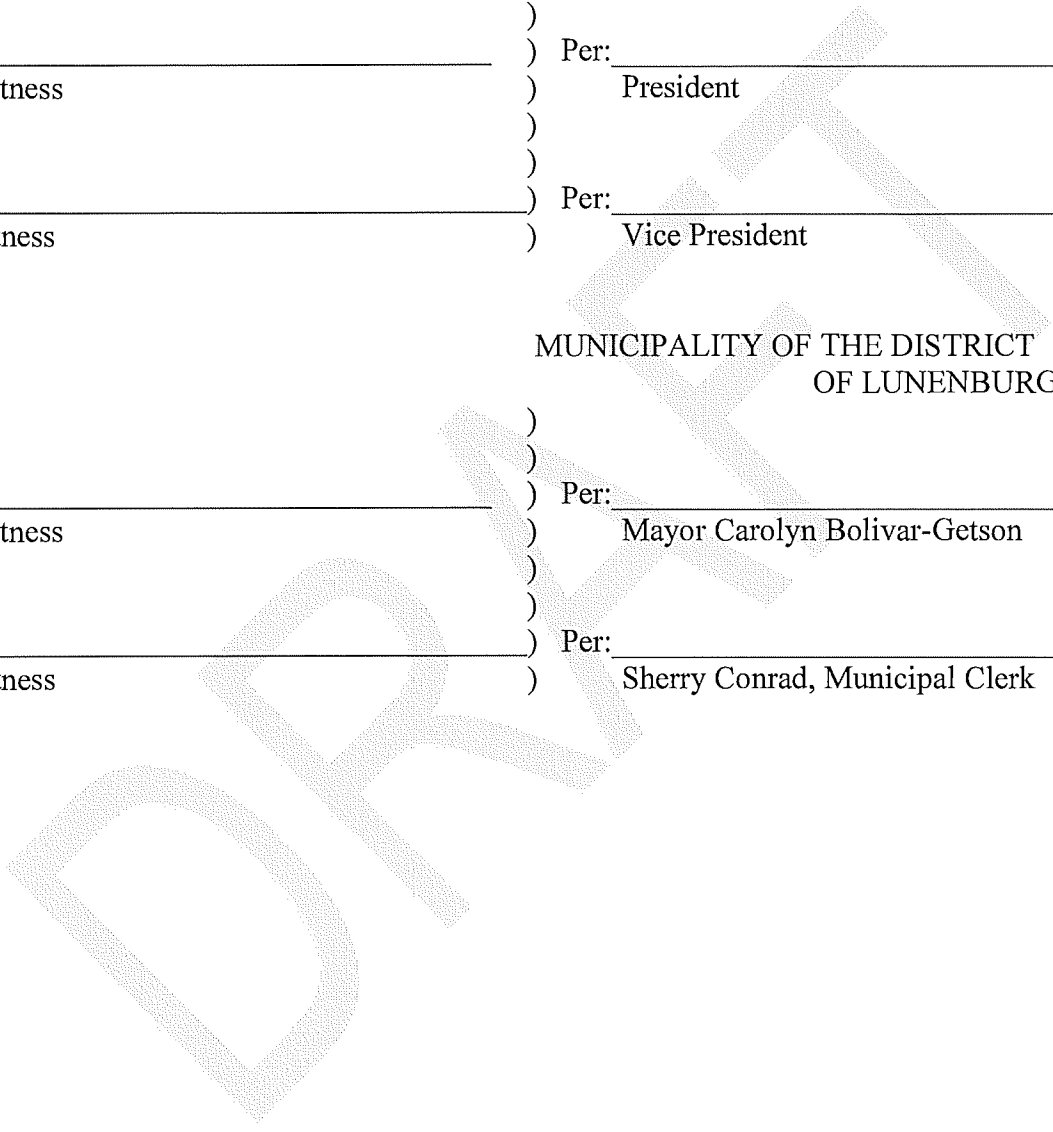
Witness

MUNICIPALITY OF THE DISTRICT
OF LUNENBURG

)
)
) Per: _____
) Mayor Carolyn Bolivar-Getson
)
)
)
) Per: _____
) Sherry Conrad, Municipal Clerk
)
)
)

Witness

Witness



PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

ON THIS day of , A.D., 2019, before me, the subscriber personally came and appeared, , a subscribing witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that RED HILL ROAD LOT OWNERS' ASSOCIATION, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in his/her presence.

A COMMISSIONER OF THE SUPREME COURT
NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

ON THIS day of , A.D., 2019, before me, the subscriber personally came and appeared, , a subscribing witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that RED HILL ROAD LOT OWNERS' ASSOCIATION, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in his/her presence.

A COMMISSIONER OF THE SUPREME COURT
NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

ON THIS day of , A.D., 2019, before me, the subscriber personally came and appeared, , a subscribing witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that the MUNICIPALITY OF THE DISTRICT OF LUNENBURG, one of the parties thereto, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in his/her presence.

A COMMISSIONER OF THE SUPREME COURT
NOVA SCOTIA

DRAFT

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I, _____, of _____, in the County of Lunenburg and Province of Nova Scotia, the "Deponent", make oath and swear that

1. THAT I am the President of Red Hill Road Lot Owners; Association, "the Society". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Society executed the foregoing instrument by its proper officer[s] duly authorized in that regard under seal on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to S.31 (a) of the Registry Act, R.S.N.S. 1989, c.392. or s. 79(1)(a) of the Land Registration Act as the case may be, for the purpose of registering this instrument.
3. The Society is a resident of Canada under the Income Tax Act (Canada) and is incorporated pursuant to the Societies Act of Nova Scotia and is in good standing.
4. THAT I have authority to execute this instrument on behalf of the Red Hill Road Lot Owners' Association, and thereby bind the Red Hill Road Lot Owners' Association.

SWORN TO at)
in the County of Lunenburg,)
Province of Nova Scotia,)
this _____ day of _____)
A.D. 2019)
)
)
)
)
)
)
_____)
A COMMISSIONER OF THE)
SUPREME COURT NOVA SCOTIA)

Schedule A

Red Hill Road Lot Owners' Association Petition

DRAFT

The petition will form part of the
signed agreement

Schedule B

Red Hill Road Lot Owners' Association
Map showing the Charge Area

DRAFT

The map is not duplicated in this draft agreement; the document is currently located above in the report



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: MAYOR BOLIVAR-GETSON AND MUNICIPAL COUNCIL

SUBMITTED BY: Norma Schiefer, Municipal Development Officer

DATE: March 6, 2019

RE: HEMFORD FOREST PRIVATE ROAD ASSOCIATION – REQUEST TO REMOVE PROPERTY

ORIGIN: Resident request

RECOMMENDATION

That Municipal Council deny the request to remove PID 60267747, 4449 Upper Branch Road from the Hemford Forests Property Owners Association.

BACKGROUND

A request has been received, from Arthur Delaney, who's property, PID 60267747, 4449 Upper Branch Road is included in the Hemford Forests Property Owners Association. Mr. Delaney is requesting his property be excluded from the private road charge area as his property abuts and has access from Upper Branch Road. Mr. Delaney indicates he does not use the private roads.

This request is being forwarded to Municipal Council for consideration.

DISCUSSION

In 2013, the Hemford Forests Property Owners Association entered into an agreement with the Municipality for the collection of private road maintenance fees. The charge area was defined to include all properties in the Hemford Forests Subdivision, with the fees being collected for maintenance of the private roads within that development. At the time of the petition in 2013, the Association had 76.24% of the property owners in favor, with the original owner of the Delaney lot supporting the petition.

The Hemford Forests Subdivision is a development that was created between 1974 – 1977. It appears each property has a license to use the right of ways (private roads) within the development and each

property has covenants outlining their stipulations, restrictions and provisions in relation to the subdivision. As part of the covenants it stipulates that each purchaser agrees to join and become a member of the lot owners' association. The By-laws of the Association outline the membership requirements for the lot owners.

The Hemford Forest charge area map is attached outlining the charge area and the Delaney property.

Delaney Exemption Request

Attached is an email received from Arthur Delaney (4449 Upper Branch Road) requesting to have his property excluded from the charge area. Mr. Delaney's property has frontage on the public highway, and he does not use the private roads in Hemford Forest subdivision to access his property.

The Private Road Maintenance and Improvement By-law has established criteria for Council to consider when reviewing exemption requests. Section 6.1, Exemptions from Charge, of the Private Road Maintenance and Improvement By-law States:

6.1 Notwithstanding the provisions of this By-law, the Municipality may, upon request, exempt from a charge any owners within a Charge Area whose property abuts and has access to a public highway or does not use or have access to the street upon which the maintenance and/or improvement is being sought but subject to the provisions that the Municipality may later assess those exempted owners if it appears to it that they are then using the improved streets.

Mr. Delaney has access to a public highway and does not use the streets in the charge area.

As part of our review, staff has advised the Association of Mr. Delaney's exemption request. Staff received an e-mail, dated February 25, 2019, attached, from the Association **disagreeing** to the removal of PID 60267747 (the Delaney Property) from the charge area. As indicated in their email, the roadways provide access to two parks, tennis courts, fire pits, multiple lake access, dry fire hydrant and walking paths. Also, street lights keep the common mailboxes illuminated. The newly created Hemford Planning area will also include all properties identified as the original subdivision.

CONCLUSION

Staff's recommendation is to deny the removal of the property from the charge based on the title information on the property and the results of the petition for the Private Road Maintenance Agreement.

If Municipal Council disagrees with the recommendation, the Section 6.1 of the Private Road Maintenance & Improvement By-law allows for exemptions if properties abut and have access from an alternate route than the charges are being collected for.

Norma Schiefer

From: arthur delaney <arthur_delaney_@modl.ca>
Sent: February 20, 2019 12:33 PM
To: Norma Schiefer
Subject: Re: Hemford Forests Association

Follow Up Flag: Follow up
Due By: February 27, 2019 9:00 AM
Flag Status: Flagged

Hey Norma

As per our conversation I would like to no longer be required to pay the road fees for hemford forest. As I access my property at 4449 upper branch road from the main road. Further more I have no requirements to travel or use any of the property with in hemford forest, as there are little to no means to access. I also maintain my own power line and driveway year round, out of my pocket.

Thank you in advance.
Arthur Delaney
4449 upper branch road
Hemford Ns
B0r1e0

Sent from my iPhone

On Feb 20, 2019, at 12:13 PM, Norma Schiefer <Norma.Schiefer@modl.ca> wrote:

Hi Arthur,

As per our conversation, please send me your request to proceed.

Thanks
Norma

Norma Schiefer
Municipal Development Officer
Municipality of the District of Lunenburg
902-541-1334
902-527-1135 (fax)
norma.schiefer@modl.ca

Norma Schiefer

From: Bruce Dickinson <[REDACTED]>
Sent: February 25, 2019 6:00 PM
To: Norma Schiefer
Cc: Marie Bodechon
Subject: FW: Hemford Forests Association request to remove resident
Attachments: HFPOA MOA and Bylaws.doc

Norma,

I am the Chairperson of the Hemford Forest Property Owners Association.
I have been on the executive for 22 years and have lived in Hemford Forest for 35 years.

The Board of Directors considers this request to be without merit and should not be approved.
This is an existential threat to the integrity and well-being of the Association.

The attached Association by-laws describes the mandatory membership of all property owners within the boundaries of the development.

These by-laws and the definition of the subdivision were the basis for two motions approved by the MoDL council:

- (1.) By-law for Yearly Maintenance of Private Streets (approved in 2012)
- (2.) Land Use Planning (approved in 2018)

There have been several property owners who have challenged their dues on the basis of their own rationale of a reduced use or no level of use of the Associations roads, lights or other facilities. The roadways provide access to the two parks, tennis court, fire pits, multiple lake access, dry fire hydrant and alking paths. As well, the one of the street lights illuminates the common mail boxes.

Allowing the removal of this property from the Association and the collection of dues would expose us to a loss of dues revenue from 12 lots. As well, this would upset the definition of the traditional community founded in the mid-1970's. The Directors understood that the approval of the Yearly Maintenance Dues collection and the Land Use Planning entrenched the definition of the boundaries and included properties.

Please call me or reply with questions and any meetings that I may attend on this subject.

Sincerely
Bruce Dickinson
[REDACTED]

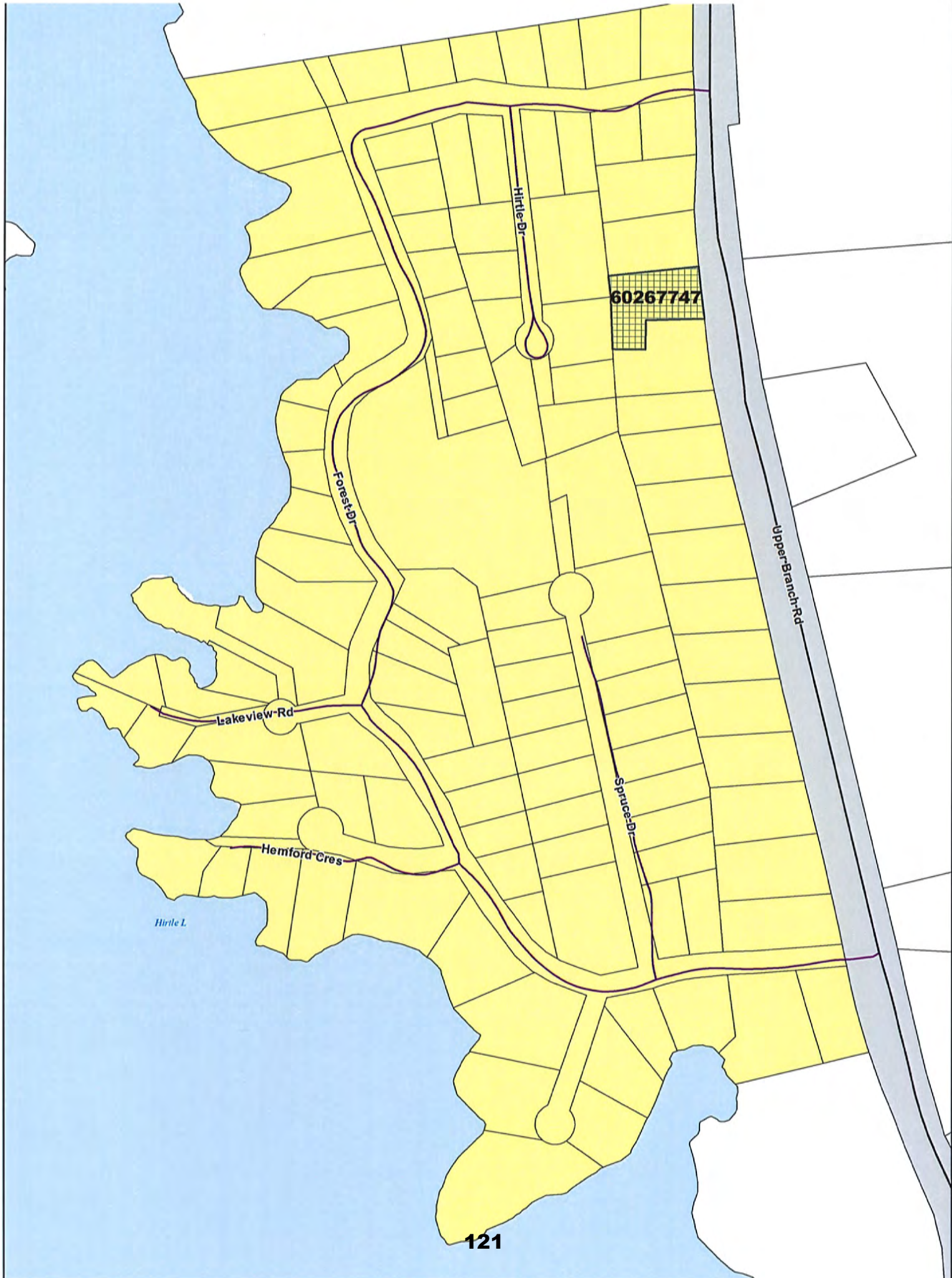
All members are permitted to use the roadways for walking, to access the lake

On Feb 25, 2019, at 15:22, Marie Bodechon <[REDACTED]> wrote:

Hi Bruce,

Please see the following and let me know how to proceed.

Thanks...Marie



60267747

**Request for Agenda Items under
Mayor's/Deputy Mayor's/Councillors' Matters**

TO: Chief Administrative Officer
FROM: Councillor Len Nauss
DATE: February 25th 2019

1. Agenda Item Water levels on Francis Lake

2. On what agenda do you want the item placed? March 12th Council

3. Do you have written material to circulate with the agenda? Yes No

If you do, please attach it to this form. If you do not, please explain.
attached

4. What is its relevance to Council or the committee?
Building Permits for homes on lake

5. What outcome(s) are you seeking?
Informs Councillors Staff and Public of the occurrence of Past Flooding and lake levels

Len E Nauss
Councillor's Signature

Feb 25th 2019
Date

Approval for agenda: Yes No

Reason for Denial:

Mayor or Chair of Committee

Date



Berrigan Surveys Limited

Nova Scotia Land Surveyors

PO Box 418, Bridgewater, Nova Scotia, Canada, B4V 2X6

Tel: 902-543-5695
Fax: 902-543-7447

Email: berrigan@istar.ca
Web: www.berrigansurveys.ca

Peter A. Berrigan, P. Eng., NSLS
Lester W. Berrigan, QP, Consultant
Nathan Hughes, NSLS, EIT

December 10, 2018

Glen Hebb
15401 Hwy 3
Hebbsville, NS
B4V 6X7

RE: Water elevations - Fancy Lake

Dear Glen,

At your request, we attended to Fancy Lake and observed various water elevations.

Elevations were based on Nova Scotia High Precision Coordinate Monument No. 200809, having a published height of 257.27'.

We have spoke to residents who had marked the water height during flood conditions of 2005.

Our observations were as follows:

Water elevations - August, 2018 - 193.22 *low water level for 18*

Water elevations - December 6, 2018 - 194.78 *preferred year round level*

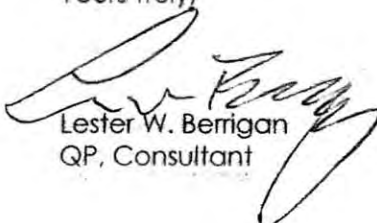
Water elevations - flood conditions - May, 2005 - 198.50 *1.56 ft higher than Aug. preferred level*

3.72 ft higher than preferred level

A local resident who has lived adjacent to the lake for the last 28 years, has indicated the preferred water elevation would be 194.78 as observed on December 6, 2018.

If you should have any questions concerning the enclosed, do not hesitate to contact me.

Yours Truly,



Lester W. Berrigan
QP, Consultant

LWB/jem