

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

ASSET MANAGEMENT COMMITTEE AGENDA

Tuesday, January 28, 2025, 5:30pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

1. Call to Order
2. Selection of a Committee Chair
3. Approval of Agenda
4. Delegations
 - a. Terry MacIntyre - Sidewalk Request for the new RK MacDonald Nursing Home
5. Continuing Business
 - a. There is no continuing business.
6. New Business
 - a. Roads Priorities List
 - b. ICIP Community Buildings to Net Zero Project
7. Additions to the Agenda
8. Adjournment



R.K. MACDONALD
NURSING HOME

Exciting future for RK residents,
staff, families, and the
community

RK Steering Committee

Chair: Fran Haley – Appointed by: Municipality of the County of Antigonish

Members: Camilla Benoit: Appointed by: Sisters of St. Martha
Duncan Chisholm: Appointed by: Town of Antigonish
Vacant: Appointed by: Town of Antigonish
Gerald MacDonald: Appointed by: Sisters of St. Martha

Ex Officio Members:

Gerry Gillis – Retired Engineer

Randy Delorey - CAO – Town of Antigonish

Shirlyn Donovan - CAO – Municipality of the County of Antigonish

Mark Chisholm – RK Senior Leadership (Dir. of Environment/Food Services)

Danielle MacDougall - RK Senior Leadership (Dir. of Finance)

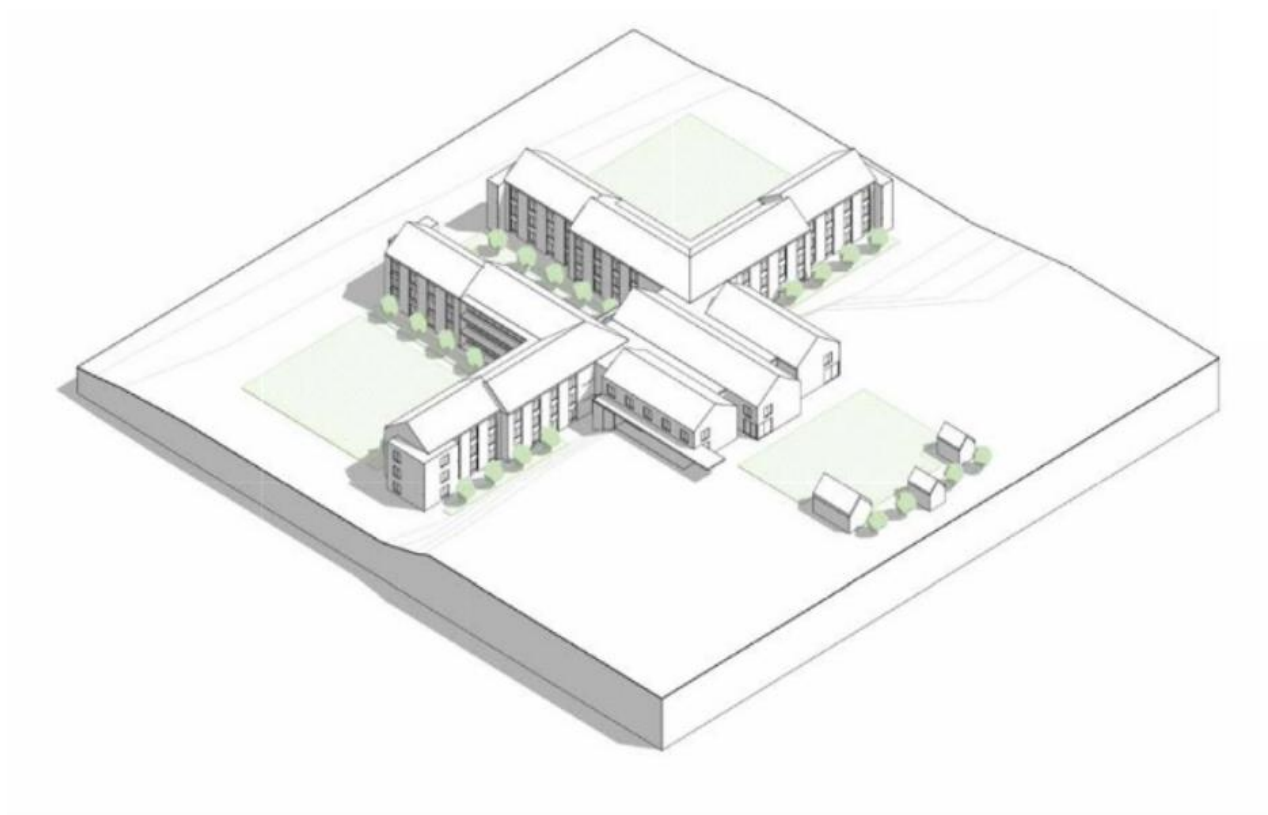
Terry MacIntyre - RK Senior Leadership (CEO)



FBM

From above





Layout from above ...



Features of the new RK



Home for 144 residents

Designed for comfort

Private bathrooms

Clusters of 12 to create a “home-like” experience

Features of the new RK



Proximity to nature with beautiful gardens

Courtyards and gathering spaces

Wheelchair-friendly pathways

Ample and well-lit parking

Features of the new RK



Temperature-controlled environment

Bright spaces and intuitive layout

Tuck Shop and hair salon

Dental and foot care clinics

Features of the new RK



Multi-purpose room

Education Centre

Common areas for socializing and visiting

Contemplative spaces for personal spirituality

REPLACED FACILITY DISPOSAL POLICY

The Service Provider (RK Corporation) has three options for disposing of a Replaced Facility.

- • Retain the Replaced Facility
- • Sell the Replaced Facility
- • Demolish the Replaced Facility
- Specific criteria for each option are outlined within this Policy
- Final disposal decision requires the approval of the Owner's (TA and MCA) as per the Municipal Housing Corporation Act

Where are we now

- Tender closed – 4 submissions
- Issued a Letter of Intent to engage a General Contractor
- Value Engineering exercise to reduce costs ...once SLTC approves we can award the contract .. Start up is this spring
- Gov't is here GC is way over here!

Request

- Request for the installation of a sidewalk to extend from the Church Street entrance at the old Highway 104 to the new nursing home site



FBM

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

MEMO FOR INFORMATION

TO: Committee of the Whole
FROM: Beth Schumacher, Deputy Clerk
SUBJECT: Council Roads Priorities List
DATE: 28/01/2025

SUMMARY

Staff has included the Council Roads Priorities List, last updated in November 2023, for the Committee's information and discussion. The Council Roads Priorities List is a communication tool used for Municipal Council and representatives from the Nova Scotia Department of Public Works (NSDPW).

BACKGROUND

In 2017, at the recommendation of the Area Manager with the NSDPW, Municipal Councillors summarized their top three priorities for roads in their districts requiring attention, based on the feedback that they were hearing from their constituents and seeing while travelling throughout their district. The priorities list allowed NSDPW to incorporate the information coming from Municipal Council into their planning and budgeting process, as well as serving as a communication tool with local MLAs and other provincial representatives. The list was organized by road type (paved roads, gravel roads, other work), and identifies the district, priority ranking by the Councillor, and what provincial riding the road is in.

At least once a year, Councillor are asked to update their priorities, and this list is sent to the local NSDPW Area Manager for information and feedback.

NEXT STEPS

Staff will be asking Councillors to update the road priorities identified for their district to give their top three, ranked in order, with general details about why that particular roadway is a concern. This list will be shared with the NSDPW Area Manager in preparation for his appearance at an Asset Management Committee meeting later in the spring.

Roads Priorities List –Updated for November 2023

Type of Work	Location	District	Priority #	Riding	Status
	Continuation of repaving Route 337 from Antigonish Town Line travelling North to Lakevale.	2	1	A	
	Repaving, ditching, culvert sizing and replacement for Havre Boucher Road and Old Wharf Road (partial paving done 2 years ago on both)	9	1	G	
	Trunk 4 – Monastery & Tracadie	8	1	A	
	MacMillan Road, Lower South River	5	1	A	
	Brierly Brook Road, from roundabout to Water Plant Hill	4	1	A	
	Williams Point Road	10	1	A	
	Heatherton-Guysborough Rd: repaving of paved section, ditching along paved section, brush cutting and mowing of trees, weeds, grass along entire road	7	2	A	
	Lower West River road	10	2	A	
	Repaving and shoulder repair to #4 through Havre Boucher	9	2	G	
	Highway 316 paving from Fraser’s Mills to Upper South River	6	2	A	
	Wild Horse Drive	4	3	A	J-Class
	Cameron Kinney Hill	10	3	A	
	Resurface Old Mulgrave Road	8	3	G	
	Pleasant Valley Road on the 245 entrance side (looking for gravel and grading on the east side of this road)	1	1	A	
Gravel Roads	Gravelling & Ditching on the New France Road - especially from the intersection with the Black Avon-Fraser's Grant Road (near civic #768 BA-FG Road) to the end of the road where it again intersects with the BA-FG Road (Civic # 190 would be the last home at that end of the road).	7	1	A	
	St. Joseph’s Road	3	1	A	
	Meadow Green Road – need major upgrade to gravel	6	1	A	
	Brophy Road – ditching and gravelling	2	2	A	
	Myette Road Causeway	8	2	A	
	Glen Road Road	3	2	A	
	Big Marsh Road (grading and continued maintenance)	1	2	A	
	Pomquet Lake Road and Pomquet Point Road	5	2	A	
	Back Road Brierly Brook Road, from Brierly Brook Road to Kell’s Gravel Pit Road (or Dead Man’s Lake)	4	2	A	
	Gravel South Lakevale Road	2	3	A	
	Gravel/ditching on Pomquet Beach Road	5	3	A	
	MacDonald Road in Arisaig	1	3	A	
	Fish Hatchery Cross Road – gravel upgrade	6	3	A	
	Keppoch / Mayfield Road towards Cameron Lake	3	3	A	
	DeCoste and Melong Gravel Roads ditched and gravelled and put on RIM program	9	3	G	
Other	Guardrail – across from Civic 317 Heatherton Village Road	7	3	A	

MEMO FOR INFORMATION

FROM: TAMMY FELTMATE, DIRECTOR OF SUSTAINABLE COMMUNITIES
TO: **ASSET MANAGEMENT COMMITTEE**
SUBJECT: **ICIP NET ZERO COMMUNITY BUILDINGS PROJECT**
DATE: 24/01/2025

OVERVIEW

The ICIP Net Zero Community Buildings Project was officially announced in July 2022. This project's purpose is to bring nine community buildings as close to net zero with retrofits, renovations, and installation of solar PV systems as possible. This project has been in the works since August 2020 and originally included 18 community buildings. A funding formula change regarding eligibility required that we remove nine buildings from the project. The buildings removed included firehalls and search and rescue buildings.

The total budget for this project with nine buildings is \$1,497,012.00 This breaks down to a federal contribution of \$598,805.00 (40%) and a provincial contribution of \$498,954.00 (33.3%). The Municipality is contributing \$399,253.00 (26.7%). All contributions are over five years. For reference the Council Motion is *MIn#2Q21-050*. A request for Proposal for Project Management closed on Aug 19th, 2022. Project Management of the ICIP Striving for Net Zero Community Buildings project was awarded to Strait Engineering Ltd., October 2022. Team consists of Darryl Myette as principal, with teammates Neil VanRossum (Strait) and Vince Hallet and Daniel Dorion (AH Roy).

ACTIONS (Since January 2023):

- Project Manager presented to Council on January 24th at Asset Management Committee, he provided an overview of the project and work completed to date, Mr. Myette also shared the projected dates for 3 tenders.
- LED Light Retrofits Tender was released on Feb 22 and closed on March 14, 2023. Council awarded to DeCoste Electrical & Ventilation Ltd with Bid Price: \$121,427.00 +HST.

- Heat Pump installation and commissioning Tender was released on March 10th and closed on March 23rd, 2023. Council awarded to Carmichael Engineering Ltd with Bid Price of \$120,128.00 +HST.
- Solar PV system tender was released March 24th and closed on April 20th, 2023, Council awarded to Geddes and Murphy Electric Ltd with bid price of \$692,950.00 +HST.
- Solar for Havre Boucher Community Centre was delayed while we supported the community group in replacing roof on centre. This ultimately saved the project funds and allowed for a roof mounted system, and the life cycle of the new roof will be increased by at least a decade because of added protection brought by roof mounted panels.
- All community groups have been supportive of work and partnered with vendors, installers and PM staff to have retrofits and installations happen.
- Commissioning of systems with NSPI was challenging at times to align permitting, inspections and coordinating info sharing. Each site had its own intricacies with getting things up and running.

NEXT STEPS:

- Wrap up installation at Havre Boucher.
- Finalize commissioning of all solar systems.
- Signage.
- Community meeting to review warrantees and sign over of assets to community buildings.
- Celebration with community groups, and telling of story.
- Energy audit follow up to provide feedback and set new goals with each centre.
- Reporting and payment.
- Future discussions re new version of program.

Energy Project Summary

Facility	Project Cost	Federal Incentive 40%	Provincial Incentive 33.3%	Efficiency NS Rebate	Antigonish Co. Contribution	Energy Savings	Cost Savings	Simple Payback
Keppoch Mountain Lodge	\$33,600	\$13,440	\$11,190	\$2,184	\$6,786	13,900 kWh	\$2205	3.1 Years
Highlander Curling Club	\$184,715	\$73,886	\$61,565	\$10,130	\$39,134	86,476 kWh	\$13,667	2.9 Years
St. Andrews Community Centre	\$51,754	\$20,702	\$17,234	\$7,831	\$5,987	34,410 ekWh	\$5,364	1.1 Years
Heatherton Community Centre	\$189,020	\$75,608	\$63,000	\$8,454	\$41,958	97,118 ekWh	\$14,292	2.9 Years
Havre Boucher Community Centre	\$201,415	\$80,566	\$67,072	\$8,374	\$45,403	88,157 kWh	\$13,929	3.3 Years
St Joseph's Community Centre	\$83,510	\$23,422	\$19,323	\$3,115	\$12,695	51,848 kWh	\$7,521	1.7 Years
Arisaig Parish Hall	\$55,485	\$22,194	\$18,494	\$2,923	\$11,874	22,746 ekWh	\$3,214	3.7 Years
Lochaber Community Centre	\$75,000	\$30,000	\$25,000	\$3,160	\$16,840	31,360 kWh	\$4,955	3.4 Years
Lakevale Mini-Trail Community Centre	\$40,000	\$16,000	\$13,333	\$1,200	\$9,467	12,000 kWh	\$1,896	5.0 Years
Total	\$1,584,716	\$623,104	\$519,530	\$72,918	\$344,209	741,715	\$112,088	3.1 Years