

Meridian Housing Foundation New Office Space Follow Up



Capital Cost Sharing



- Stage 1 - Due Diligence
 - Exploration of Options for Office Space
 - Bylaws
 - Section 6.01 (a) states "The Administration Office of the Foundation shall be located in Stony Plain, Alberta."
 - Letters sent to member municipalities

Capital Cost Sharing Cont.



- Stage 2 - Planned Use, Identification of Key Risks & Funding Sources
 - Criteria
 - Square footage
 - Accessibility/Barrier-free
 - Parking
 - Inspection Reports
 - Commercial Inspection Report
 - Key Findings: Water heater and furnace have exceeded their expected service period and are recommended for replacement.
 - Phase 1 - Environmental Site Assessment
 - Key Finding: No evidence of environmental concerns or potential environmental liability.
 - Hazardous Materials Assessment
 - Key Findings: Building is clean. Window mastic contains asbestos percentage in range of 1-5%, classified as low risk.
 - Funding Sources
 - Included in 2021 budget
 - Additional lodge revenue
 - Recoveries

Inspection Reports



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Client: Cascade Environmental Consulting Ltd. **Date Sampled:** May 7, 2021
Project: 6701 – Alliance Church **Date Submitted:** May 7, 2021
Collected By: Chris Dawn **Date Analyzed:** May 12, 2021
Sample Type: Asbestos Bulk, Asbestos Identification **Analyzed By:** Alana Hill, BSc

Lab ID #: 11995-11AS

Sample ID #	Sample #	Description	Asbestos Type and Percent	Location	Other Fibres Detected
Interior					
11995-01AS	1	DWJC/Wall Texture (Exterior Wall)	No Asbestos Detected	Entrance Foyer (North)	Cellulose Fibres, Glass Fibres
11995-02AS	2	White Window Mastic (Between Frame & Brnck)	No Asbestos Detected	Entrance Foyer	Cellulose Fibres, Synthetic Fibres
11995-03AS	3	Black Window Mastic (Between Pane & Frame)	Chrysotile 1-5%	Entrance Foyer	Cellulose Fibres, Glass Fibres
11995-04AS	4	Ceramic Tile Grout	No Asbestos Detected	Entrance Foyer	Cellulose Fibres, Synthetic Fibres
11995-05AS	5	DWJC/Wall Texture (Interior Wall)	No Asbestos Detected	Adjacent Quiet Room	Cellulose Fibres, Glass Fibres
11995-06AS	6	Yellow Sheet Flooring	No Asbestos Detected	Ladies' Washroom	Cellulose Fibres, Glass Fibres, Synthetic Fibres
11995-07AS	7	DWJC/Wall Texture	No Asbestos Detected	Stage (West)	Cellulose Fibres, Glass Fibres
11995-08AS	8	DWJC/Wall Texture	No Asbestos Detected	Auditorium Area (East)	Cellulose Fibres, Glass Fibres
11995-09AS	9	DWJC/Wall Texture	No Asbestos Detected	SW Room Adjacent Stage	Cellulose Fibres, Glass Fibres
11995-10AS	10	Spray Fireproofing at Exterior Perimeter	No Asbestos Detected	Furnace Room	Cellulose Fibres, Glass Fibres
Exterior					
11995-11AS	11	Dark Brown Window Mastic (Between Frame & Brnck)	No Asbestos Detected	North	Glass Fibres

Test Method: NIOSH Method 9002 (4th Edition) **Methodology:** Polarized Light Microscopy (PLM) **Quantification:** Visual Estimation

Analysis is conducted in accordance to NIOSH Method 9002, Asbestos (bulk) by PLM. Samples are analyzed utilizing Polarized Light Microscopy with dispersion staining. Asbestos type is identified as Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, or Anthophyllite. The range of measurement is 1% to 100%, with a lower detection limit of <1% asbestos. When the analyst does not identify any asbestos in a sample, it is reported as "No Asbestos Detected." Multiple phases within samples are analyzed separately and then combined to provide the total asbestos content for each sample. Quantification percentages are based on visual estimation. Quantification by visual estimate is subjective and may result in a higher degree of error for samples containing low percentages of asbestos. Vermiculite samples reported as "No Asbestos Detected" are considered inconclusive and it is recommended that TEM analysis be performed.

This report indicates only the findings for the samples submitted and tested at Aspen IAQ Laboratories Ltd. The laboratory is not responsible for any consultation/interpretation of results. Aspen IAQ Laboratories Ltd. is not responsible for any procedures used with respect to sample collection or any course of action taken with respect to the reported results.

Samples will be stored in care of Aspen IAQ Laboratories Ltd. for 15 days after the date of submission for analysis. Any storage arrangements after this time are the responsibility of the client. After the 15 days, the samples will be disposed of.

Cost Analysis



- Provided MHF cost analysis to Parkland County staff
- Confirmed “Buy” option as the favourable option

	Projected Costs Incured (Discounted Cash Flow)				
	After 5 Years	After 10 Years	After 15 Years	After 20 Years	After 25 Years
Buy Option	(\$1,392,192)	(\$2,563,618)	(\$3,611,755)	(\$4,551,766)	(\$5,038,404)
Lease Option	(\$1,635,705)	(\$3,078,529)	(\$4,368,415)	(\$5,522,950)	(\$6,437,136)
Difference	\$243,513	\$514,911	\$756,660	\$971,183	\$1,398,732

Source: Parkland County Financial Planning and Treasury

Annual Budget



- MHF Board of Directors is responsible for budget approval
- MHF is happy to share copy of approved budget to member municipalities annually each fall

Municipal Support



- Meridian Housing Foundation requests member municipalities to support the proposed motion:
 - That Parkland County Council accept the Meridian Housing Foundation information as presented, and approve Meridian Housing Foundation for borrowing of up to \$2,100,000 over 20 years in support of office space purchase in the Town of Stony Plain located at 4900, 4904, and 4908 53rd Avenue, Stony Plain.

Alberta Seniors & Housing provided language and guidance to ensure the legal requirements for the borrowing approval was captured in the noted motion