

AGENDA
SPECIAL COUNCIL MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
December 19, 2023
10:00 am
Virtual

A. ADOPTION OF AGENDA

B. CLOSED MEETING SESSION

1) Emergency Services Commission Request - FOIP Sec. 24.1.a

C. ADJOURNMENT



Pincher Creek Emergency Services Commission

December 14, 2023

Re: Pincher Creek Emergency Services Commission Building Purchase and Renovation

Good afternoon, Board Members, Councils and CAOs

As you are aware, Pincher Creek Emergency Services Commission has been looking at the Triple T building located at 1377 Hunter Street in Pincher Creek. Pincher Creek Emergency Services Commission has been in talks with the building owner since May of this year under the direction of the Board. The building will require renovations and an addition to meet the needs of PCESC. The organizations approached are Link Builders, Southwest Building and Design, Westco Construction, and Mayer Construction.

The builders looked at the conceptual drawings, and the numbers for the building are as follows.

Building/land purchase up to a maximum of \$2,500,000

Renovations/Addition up to a max of \$2,100,000

Total budget of renovation/addition and building purchase up to a max of \$4,600,000

This cost would place the project at about \$1,500,000 to \$3,000,000 less expensive than starting new.

As of Tuesday, December 12th, an offer from another interested party has been made with a possession date of February 15th, 2024. The building owner is motivated to close the deal and has indicated sooner than later is better for him as he is winding down his current business.

Realize that the renovation is a wide variable as engineered drawings have not been completed, and pricing has been based on industry norms and the experience of the organizations. The low number provided by Link Builders did not include site improvements such as blacktop.

Pat Neumann, Chief

Pincher Creek Emergency Services



Pincher Creek Emergency Services Commission

December 15, 2023

Town of Pincher Creek
Box 159
Pincher Creek, AB T0K 1W0

Dear Chief Administrative Officer

RE: Purchase and Renovation of 1377 Hunter St., Pincher Creek

This is to advise that the Board of Pincher Creek Emergency Services Commission at a Special Meeting, held December 15, 2023, discussed the Purchase and Renovation of 1377 Hunter St., Pincher Creek, AB

At that time, the Board passed the following Resolutions:

"Moved that the Chief of Emergency Services Pat Neumann request up to \$2,500,000.00 to be shared equally between the Town of Pincher Creek and Municipal District of Pincher Creek No. 9 for the purchase of the building and property located at 1377 through 1385 Hunter St., Pincher Creek, AB.;

And that the Chief of Emergency Services Pat Neumann also request up to \$2,100,000.00 to be shared equally between the Town of Pincher Creek and Municipal District of Pincher Creek No. 9 for the renovation of the building and property located at 1377 through 1385 Hunter St., Pincher Creek, AB."

The Board of Pincher Creek Emergency Services Commission is requesting a resolution from the respective councils to approve and proceed with the above request.

Yours truly,

Pat Neumann
Chief of Emergency Services

/tj

Cc: Municipal District of Pincher Creek #9





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Triple T Shop Renovation and Addition

Link Builders is pleased to supply you with a budget price for the renovation/addition of the former Triple T Shop in Pincher Creek, Alberta. Conceptual drawings provided by Pat Neumann dated October 2023

Building Addition shall consist of the following:

- Superform ICF structure with wood framed roof and floor systems
- Concrete floor with in floor heat
- Interior drywall wall
- Flooring, trim work and finishes to be of similar to match existing condition

Building Office Renovation shall consist of the following:

- Remove and replace existing walls as per plan
- Move existing stairwell
- Fire Rate any walls necessary

Shop Storage Rooms and Mezzanine:

- Frame up walls as per plan
- Add mezzanine above storage room spaces
- Finish with wall metal to match existing shop spaces

Excludes:

- Yard upgrades such as asphalt & landscaping

Link Builders is pleased to provide a budget price of **\$1,350,000.00 + GST**