

CKE Community Association Board Meeting



Date: November 26, 2025

Time: 7:30pm ~ brought to order at 7:35 pm

Location: CKE Hall

Present - (Highlight yellow):

Glen Haslhofer	Sherri Balm	Debra McArthur	Lance Titchkosky	
Zonita Haggis	Jessica Kopitar	Harry Schaepsmeyer	Claudia Woolner	
Matthew Watt	Jim MacLean	Rodney Smith	Victoria Morley	

Observers / Guests:

Christa Zaharychuk (NPC - City of Calgary)	Rob Ward (Ward 11) Kevin Taylor	Nagwan Al-Guneid (MLA Calgary-Glenmore)
Cst Michael Colbert	Vesna Sertic (Ward 11 Office)	Lauren Duiven/Vicki Duiven (Office of MLA Nagwan Al-Guneid)
Jennifer Sherstabetoff (CKE Hall)		

MOTION: to approve the current agenda. Made by Harry Schaepsmeyer, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

MOTION: to approve October 22, 2025 Board meeting minutes. Made by Claudia Woolner, seconded by Sherri Balm. All in favour. None opposed. Motion carried.

Calgary Glenmore MLA Report: Nagwan Al-Guneid/Lauren Duiven/Vicki Duiven

- No Report.

Calgary Police Service Report: Cst. Michael Colbert

- Report shared by email with the Board and the regular attendee list, with highlights below.
- Chinook Park: Nothing to report.
- Eagle Ridge: Two assaults at the Rockyview Hospital.
- Kelvin Grove: Domestic assault.
- An ongoing reminder to residents not to keep valuables or garage door openers in vehicles being left outside and to be careful if leaving vehicles unattended while warming up. **Add reminder in e-newsletter.**
- Instances of licence plates being changed to facilitate use of stolen cars of similar type. Keep an eye out re your licence plates.

- If you have video of any suspicious events, please reach out to the Calgary Police Service, as this can be helpful to any investigation.
- Also, residents can use 911 (not the regular police line) if they are seeing a crime in progress.

Ward 11 Office Report: Rob Ward/Zensa Sertic

- No Report.
- Our new Councillor, Rob Ward, and Kevin Taylor, the Executive Advisor from his office, attended the meeting.
- Rob discussed some of his priorities and discussed with the Board things that were on our minds for CKE and Calgary more generally.
- Rob invited us to reach out as we thought appropriate, and we've added contacts from his office to our regular distribution list for Agendas and Minutes.

City of Calgary NPC Report: Christa Zaharychuk

- Report shared by email with the Board and the regular attendee list, with highlights below.
- 2025 Building Condition Assessment (BCA) – walkthrough with Stantec & Dan (FOC) took place on July 29th. Draft report should be available within the next two weeks, with opportunity for Board to review. **Item for December meeting.**
- Audited Financials & Updated Business Plan are currently showing as due. **Matt to advise as to status of audited financials.**
- Opportunity to provide input with respect to the support being received from our Neighbourhood Partnership Coordinator. **We can do this individually. Directors to consider doing this given Christa's ongoing support to us.**
- Reminder that the deadline for 2025 CCG application is November 28th. A copy of the application form was previously shared by Christa. (See rink discussion below.)
- Christa would like to present an LOC overview to remind us of the obligations we have under our LOC Agreement with the City. **Board needs to allocate time for this at a meeting.**
- Seasonal collection changes. Green cart collected very two weeks until a return to weekly in April.
- Various grant opportunities (including technology grants): See Christa's Report. Also, a new grant for "Good Places Project Grant". **Q: Need to review to see if this could be used to offset some of the cost of pickleball sound barriers in due course if we decide to add them?**
- Various workshops on governance: See Christa's Report.

Monthly Hall report: Jennifer Sherstabetoff

- Rental activity down somewhat in September, but that is normal because September is typically a ramp up to normal schedules.
- Total rentals in October were \$11,321.45, with long-term rentals of \$9,541.45 and short-term rentals of \$1,779.50.
- **MOTION: To repaint the gym (prep work, plus two coats) for up to total cost of up to \$2100.00 before GST (based on estimate of \$349 for supplies and \$1500 for labour, for a total \$1849.00 before GST). Made by Deb McArthur, seconded by Harry Schaepsmeyer. All in favour. None opposed. Motion carried.**
- Cancellation of waste collection with Waste Connections of Canada and SuperSave for recycling and setting up with the City of Calgary. Requires cancellation notices, but provision of service by the City offers better service for basically the same price and simplified administration as part of the Enmax bill. **Jen to initiate cancellation process.**
- **MOTION: Initiate cancellation notifications with Waste Connections of Canada and SuperSave Group of Companies in favour of switching service by the City of Calgary. Made by Harry Schaepsmeyer, seconded by Deb McArthur. All in favour. None opposed. Motion carried.**
- Jen had obtained two quotes from a supplier with respect to the addition of a fountain on the main floor. One was for a fountain with a cooling module (\$5,680, plus GST) that would also require some electrical work for close to \$1,000. The second was for a typical fountain that

would not include the cooling module or the associated electrical modifications (\$5,580, plus GST). The cooling functionality was not regarded as important by the Board, and the required electrical work added both cost and some location complexity to that option, such that the choice was made to proceed with the simpler option. The expenditure was above the limit in the current Approval of Capital Projects Policy for which multiple bidders were required. The Board agreed to waive that requirement with respect to the quote, and will be revisiting the financial limits in the Approval of Capital Projects Policy requiring multiple quotes at the December meeting. **Jen to proceed. Jim to propose modification to Policy at the December meeting.**

- **MOTION:** To waive the requirement of the Approval of Capital Projects Policy requiring multiple quotes for projects with a pre-GST cost of over \$5,000 in this case. Made by Deb McArthur, seconded by Jim MacLean. All in favour. None opposed. Motion carried.
- **Motion:** To proceed with the installation of a water fountain on the main floor as outlined in option 2 of the November CKE Hall Manager Report at a cost of \$5,580, plus GST. Made by Harry Schaepsmeyer, seconded by Deb McArthur. All in favour. None opposed. Motion carried.
- **Reminder:** An event is being organized by a resident on December 6th. It would involve the collection of toys for Toy Mountain, donations for the Calgary Food Bank and donations of items for the Mustard Seed. This is similar to an event that was done several years ago. **Enewsletter and Instagram.**

Treasurer's Report: Matthew Watt

- No Report shared. Matt unable to attend.
- Former balances as of October 22, 2025
 - *Unrestricted funds in general bank account:* \$289,365.52
 - *Reserve funds in redeemable GIC not included in above:* \$ 50,000.00
 - *GIC not included in above (none at this time):* \$ 0,000.00
 - *Unspent casino funds, subject to restrictions:* \$145,157.18
 - *Total funds under control, subject to restrictions:* **\$484,522.27**
- Cash on hand as of October: ~\$434K available for capital projects.
- Audit: Still being worked on with Federation of Calgary Communities.

Planning Report: Rodney Smith

- Report shared by email. Rodney was unable to attend.

904-73 Ave SW and 7331 Keewatin St. SW – Development Permit – DP2025-05362

- New dwelling units – three buildings, 10 units with 10 basement suites (20 units total), with 10 carports constructed over two existing lots.
- Lots already zoned Housing – Grade Oriented (“HGO”)
- Status: Under Review.
 - Note: CKE Community Association had submitted a letter to the City objecting to this development. It has also been shared with our Councillor.

8039 Elbow Drive SW – Development Permit – DP2024-07032

- New dwelling unit – 2 buildings, 18 units total
- Previous development permit (12 units) was withdrawn and cancelled by SDAB.
- This application is a new application based on a revised design.
- Status: Under Review (no change).
 - Note: CKE Community Association met with the project designer (Formed Alliance Architecture Studio) on November 6, 2025.
 - CKE Community Association is finalizing a letter to submit to the City of Calgary with some of the community’s concerns about the proposed development.

- **Rodney to share draft with the Board. Directors to respond promptly with any suggestions. Finalized letter to be shared with the City, the developer representative and our Councillor.**

1032 – 80th Ave SW – Development Permit – DP2025-06302

- Conversion of garage to living space and construction of new detached garage
- Status: In Circulation (open for comments)

44 Eagle Crest PI SW – Development Permit – DP2025-06160 (previously DP2019-1220)

- New single detached dwelling (17,150 sq. ft residence)
- Re-submitted application with modifications
- Status: In Circulation (open for comments until November 27, 2025)

1027 78th Ave SW – Development Permit – DP2025-04433

- New single detached dwelling (bungalow)
- Status: In Advertising (Approved on November 7, 2025)
 - Any Appeal to SDAB due by December 4, 2025

1332 Kelowna Cr. SW – Development Permit – DP2025-04399

- New single detached dwelling (bungalow)
- Status: In Advertising (Approved on November 7, 2025)
 - Any Appeal to SDAB due by December 4, 2025

1408 75th Ave SW – Development Permit – DP2025-04151

- New single detached dwelling (bungalow)
- Re-submitted application with some modifications.
- Status: Under Review

- **Residential Developments Of Note Outside CKE**

7816 Elbow Drive – Development Permit – DP2025-04540

- New dwelling unit (two buildings) – 7 units with 7 basement suites (14 units total)
- Status: Under Review (open for comments)

8028 Elbow Drive SW – Development Permit – DP-2025-01166

- New dwelling unit (two buildings)– 6 units with 6 basement suites (12 units total)
- Status: In Advertising (approved on November 24, 2025)
 - Any Appeal to SDAB due by December 18, 2025

7715 7 St SW – Development Permit – DP2025-02010

- New dwelling unit – 5 units with 5 basement suites (10 units total)
- Status: Approved on October 3, 2025

- **Other Developments Of Note In The Area**

902 67 Ave SW (Phil’s Restaurant) – Development Permit LOC2024-0167

- Large mixed-use commercial/retail ground floor and residential units above planned for the current Phil’s Restaurant lot and an adjacent lot
- 26 storeys, 95m (increase from max of 10m to 18m)
- Max building floor area of 46,939 sq m
- Status: Approved by City Council on June 10, 2025

627 Heritage Drive SW - Development Permit DP2024-09063 (formerly Land Use Change LOC2024-0213)

- Application for dwelling unit development (current designation allows for this type of development)
- 6 storey building (25 m)
- 97 units, 7680 sq m
- Status: Pending Appeal (Approved (August 29, 2025))
 - Appealed to SDAB

General Discussion:

- **Rink repaving project**

Mike Dunn attended to the meeting to provide context for the design criteria that were chosen for the project and to review the bids.

As per earlier Board instruction respecting asphalt or concrete, the choice of repaving over the existing base or replacing the existing asphalt base was discussed with potential bidders. Each of the bidders recommended paving over the existing base after doing some repair and levelling work.

As regards the decision to repair or replace the concrete curbs, the choice was made to replace the curbs. This was because of: (i) their age; (ii) the maintenance of curb height, when some would have been lost as a result of the repaving if the current curbs were retained; (iii) project synergy in being able to remove the curbs before the conduct of the repaving work; (iv) the high incremental cost of doing repairs for portions of the area over time because of the need to mobilize equipment for small jobs; (v) the opportunity to enhance drainage with new curbs; (vi) the integrity of full replacement for the efficiency and effectiveness of flooding; and (vii) the cost synergy in doing both types of work at the same time and the potential that this creates for being able to coordinate the work again when it is time to resurface the area.

Three bids were received on the same scope of work from reputable bidders. Two of the bids were similar (~\$2,000 difference before GST), and one bid was significantly higher because of a higher cost for the curb portion of the product. This appeared to be because the other two bidders use an extruder machine (rather than forms) for concrete installations.

As there was confidence in both of those bidders, the decision was made to go with the lowest bidder (\$52,308, pre-GST), subject to the approval of the Community for the expenditure in due course through a Special Resolution.

The application for the LCG funding from the City will be submitted before the submission deadline. This could see up to 75% of the costs of the work being covered by a grant from the City. There is a high level of confidence that the paving portion of the work will be covered, as the asphalt is at end of life. It is less clear if the curb work will be covered by the grant.

Additional information about the project and the project background is included in the Addendum to these minutes, and will be used as the basis for our application to the City and communication to residents when presenting the Special Resolution.

Mike Dunn will respond to the bidders. Mike also agreed to be the liaison with the contractor over the course of the project.

Jim to complete the application to the City with iterations with Glen, Sherri, Christa and

Mike Dunn.

- **MOTION:** The CKE Community Association would like to apply for LCG funding for their outdoor rink project for up to 75% of \$52,307.16 pre-GST/\$54,922.52 with GST, with remaining funds coming from the CKE Community Association's "casino funds" account. Made by Jim MacLean, seconded by Sherri Balm. All in favour. None opposed. Motion carried.
- **Update to Business Plan:** Lance had prepared a draft of the Business Plan for review of the Board. There was not time to review the document at the meeting. **Directors to provide Lance comments on the draft prior to the next meeting, so that at least the words portion of the document can be finalized at the next meeting. Need to address the budget aspect of the plan, as Matt was not in attendance at the meeting.**
- **Pickleball Sound Testing:** Glen provided an update. The consultant has distributed a draft, but logistics are such that we have been unable to sit down with the consultant to review it. A subset of the Board (Glen, Lance, Jim and Zonita) will review the draft and discuss further with the Board to determine next steps (e.g., potential sound mitigation that could require a Special Resolution of the Community.)
- **Acquisition of CKE apparel:** Jessica was sick, so this item was not discussed. The purchase of apparel for sale to the membership will be handled through the mail ballot process, with pricing to be discussed at the next meeting.

MOTION: Motion to adjourn the meeting. Made by Lance Titchkosky, seconded by Jim MacLean. All in favour. None opposed. Motion carried.

Meeting Adjourned at 10:05 pm. Minutes taken and completed by Jim MacLean.

Next Meeting: Wednesday, December 17th @7:30

Action Items		
What	Who	When
Christa to advise the Board what type of tree options would be available to put in front of the Hall after removal of the stump.	Christa	As feasible. Just keeping this as a parking lot item.
Continue discussions with the City respecting responsibility for engineered walkways.	Christa	As feasible. Just keeping this as a parking lot item.
Make time for Christa to provide overview presentation on the LOC Agreement requirements. (Approximately 30 minutes)	Board	As feasible. December meeting?
Consider available information of relevance from the City's Community Association updates module when preparing e and print newsletters.	Zonita/Lance	Ongoing.
Inclusion in e-newsletter of latest crime stat info and the general advice bullets re being careful when warming up cars, garage door openers, not leaving valuables in cars, suspicious activity, etc.	Zonita	Ongoing
Provision of input respecting Neighbourhood Partnership Coordinator as per Christa's update.	All to consider	Before next meeting
Initiate cancellation process with Waste Connections of Canada and Super Save Group of Companies re waste management and recycling.	Jen	Before next meeting
Proceed with installation of water fountain.	Jen	Before next meeting

What	Who	When
Prepare draft update to Approval of Capital Projects Policy.	Jim	For next meeting
Publicize the December 6 th charity event being organized by community members to support Toy Mountain, the Calgary Food Bank and the Mustard Seed.	Zonita (e-newsletter) Jessica (Instagram)	A reasonable time before the event
Update on audit status.	Matt	For next meeting
Draft letter to City re 8039 Elbow Drive development. -Share with Board. -Review and provision of any comments. - Distribution of final version to City and cc. -Posting on web page.	Rodney All Rodney Zonita	As soon as feasible.
Submit application to City with respect to LCG grant for rink work.	Jim	By end of business November 28 th .
Provide comments on draft Business Plan	All	Before next meeting.
Provide recommendation re acquisition of apparel for mail ballot process to obtain approval.	Jessica	When feasible.
Prepare draft amendment of By-Laws.	Jim	Once greater clarity about timing of Special Meeting of the Community for Special Resolutions re certain spending items.
Be ready to plan for a Special Meeting of the Community Association if and when appropriate.	Executive	If and when required.
Determine next steps to be taken with Chinook Park residents about the potential new Chinook Park playground as a Chinook Park residents' project (rather than a Community Association driven project).	Rodney and Matt.	As feasible- just keeping this as a parking lot item.
New sound system and potential movie screen projector and screen.	Lance	As feasible- just keeping this as a parking lot item.

Addendum Re Rink Upgrade Project 2026 CKE Rink Repaving and Re-curbng Project

Summary

The outdoor skating area is a very important recreational facility within the CKE Community that adds to the wellbeing and sense of belonging in our community.

The CKE outdoor paved hockey rink was identified in the 2021 Building Condition Assessment Report as being expected to be at end of life in 2025. While we have not yet received the draft of the 2025 Building Condition Assessment Report, we believe that earlier assessment to be accurate because of the cracks in the rink surface area and the significantly increased amount of weed growth that existed last summer relative to prior years.

Three major repaving options were assessed – (i) the use of cement, rather than asphalt; (ii) the removal of the existing asphalt base and replacement with new paving; and (iii) a repaving of the existing base after some repair and remediation work at problem areas.

As per earlier instruction of the CKE Board respecting asphalt or concrete, the choice of repaving over the existing base or replacing the existing asphalt base was discussed with potential bidders. Each of the bidders recommended paving over the existing base after doing some repair and levelling work.

As regards the decision to repair or replace the concrete curbs, the choice was made to replace the curbs. This was because of: (i) their age; (ii) the maintenance of curb height, when some would have been lost as a result of the repaving if the current curbs were retained; (iii) project synergy in being able to remove the curbs before the conduct of the repaving work; (iv) the high incremental cost of doing repairs for portions of the area over time because of the need to mobilize equipment for small jobs; (v) the opportunity to enhance drainage with new curbs; (vi) the integrity of full replacement for the efficiency and effectiveness of flooding; and (vii) the cost synergy in doing both types of work at the same time and the potential that this creates for being able to coordinate the work again when it is time to resurface the area.

Three bids were received on the same scope of work from reputable bidders. Two of the bids were similar (~\$2,400 difference before GST), and one bid was significantly higher because of a higher cost for the curb portion of the product. This appeared to be because the other two bidders use an extruder machine (rather than forms) for concrete installations.

As there was confidence in both of those bidders, the decision was made to go with the lowest bidder (\$52,307, pre-GST), subject to the approval of the Community for the expenditure in due course through a Special Resolution.

We are submitting an application for a Lifecycle Capital Grant from the City. This could see up to 75% of the costs of the work being covered by a grant from the City.

A. Context: One of the major benefits our Community Association offers our residents is access to our two outdoor skating areas (a smaller rink made over grass that is typically used by skaters and smaller children and a hockey rink over asphalt that is typically used for hockey). Each rink is widely used by a large number of residents over the late November through spring thaw period, and the skating areas and the community engagement they create are critical to the wellbeing and sense of belonging in the CKE Community.

Ice creation and maintenance over the skating season is managed by a group of approximately 30 volunteers from the CKE Community who collectively spend hundreds of hours each season maintaining the skating areas. Once the initial ice is set, several volunteers come out each night to handle cleaning of the ice areas and further ice making as required.

The paved hockey rink area also includes four basketball nets. While not used as frequently as the skating rinks, they are used during the remainder of the year and also provide a recreational space for the high school students at Henry Wisewood High School that is located next to the paved area.

The outdoor paved hockey rink area was noted in the prior 2020 Building Condition Assessment Report as being expected to be at end of life by 2025. While we have not yet received the draft of the 2025 Building Condition Assessment Report, we believe that earlier assessment to be accurate because of the cracks in the rink surface area and the significantly increased amount of weed growth that existed last summer relative to prior years.

The increased cracking in the surface of the paved area and the need for curb replacement around the perimeter of the area of the paved hockey rink are significantly impacting the ability to maintain the rink optimally.

The major benefit of the paved hockey rink to our Community is such that this is an ideal time to make the investment required to provide a high-quality facility that will serve the CKE Community for multiple decades.

Potential access to the City's Capital Conservation Grant Program and the strong balance sheet of the CKE Community Association (~\$434,000 available for capital projects, including access to

approximately \$145,000 of unspent “casino funds”) reinforce the choice to advance this initiative at this time, so that the work will be complete for the upcoming 2026-2027 skating season.

The total cost of the combined paving and re-curbng project is in excess of the \$20,000 threshold at which the CKE Community Association By-Laws require a Special Resolution of the members of the Community Association to proceed. We have been advised by our Neighbourhood Partnership Coordinator with the City that we are permitted to submit our application under the City’s Capital Conservation Grant Program as being contingent on the approval of that Special Resolution in due course. We do not anticipate that there will be any problem obtaining the approval of that Special Resolution given the importance of the hockey rink to our Community and the strong financial position of the CKE Community Association.

B. Assessment of Paving Alternatives

Three major options were assessed – (i) the use of cement, rather than asphalt; (ii) the removal of the existing asphalt base and replacement with new paving; and (iii) a repaving of the existing base after some repair and remediation work at problem areas.

The recommendation was made to proceed with the repaving option.

The CKE Board discussed the choice as to whether to use cement or asphalt at the October 22, 2025 Board meeting. There was recognition that concrete would have a longer life. At the same time, there was recognition that the dominant use of the surface was for the rink during the winter. There was also recognition that use of the area other than for the rink was relatively modest and that concrete was a less forgiving surface for users of the basketball courts. To put the cost of the two alternatives in context, it was noted that the prior paving project was done around 2000 (possibly earlier) and the problems with the surface have only manifested themselves noticeably in the last few years. Even assuming a 25 to 30-year life, the cost of asphalt was much lower than concrete. As a consequence, the direction of the Board was that asphalt was the preferred choice.

Between the options to remove the asphalt and do a new paving or to do a repaving of the existing base after some repair and remediation work at problem areas, the recommendation of all three bidders was to add a layer of asphalt on top of the existing layer after the required remedial work and cleaning and tacking the existing layer. We gave great weight to those opinions because they were consistent and because the bidders would all have benefited from a more expensive project.

While this was a cheaper option for the Community, this choice recognizes that the existing layer has settled nicely after over 30 years without heaving or bulging to date. Incurring the additional cost to re-do the surface from scratch would not guarantee less heaving or bulging going forward and, in fact, could introduce some incremental risk if there were any issues with the ground foundation.

The other major decision to be made with respect to the repaving option was with respect to the asphalt thickness.

Two of the three vendors initially recommended a 1.5 inch (~40 mm) covering. The third recommended a 2-inch (~50mm) covering, as they believed that the thicker layer would be more conducive to allow leveling work to fill in any low spots.

Optimizing leveling at the rink would be of significant benefit in creating and maintaining the ice for our residents.

We were advised that the added thickness may also offer a minor benefit of delaying the re-surfacing of cracks by a year or so, but that benefit is small relative to the benefit of having enhanced ice maintenance during the life of the rink.

We were advised on a preliminary basis that the incremental cost associated with the extra half inch of thickness might be at most about \$0.50/sq ft (~\$7.2K), plus GST. Given the significant benefit of the enhanced leveling relative to the incremental cost over life of the rink, we are proceeding with the 2-inch covering.

C. Assessment of Alternatives for Curb Portion of Project

The two major options were to do a partial or full curb replacement.

Full curb replacement is strongly recommended, even though it is unclear if this portion of the project will be eligible for a Lifecycle Capital Grant (LCG) under the City's Capital Conservation Grant Program.

This option is recommended for the following reasons:

- (a) Maintenance of Curb Height: The full curb replacement maintains curb height from asphalt/ice to top of curb. By contrast, partial curb replacement would mean losing ~1.5-2 inches of curb height everywhere but where the new curbs were replaced.
- (b) Project synergy: Removing the curbs before the conduct of the repaving project will allow for a more effective paving program for the rink area and optimize potential drainage options.
- (c) New vs series of repairs: It is best to do a full replacement at the same time that the repaving is being done, instead of doing a number of patch jobs over time. The repair work required as a patch as part of the 2026 project was anticipated to cost approximately \$5,100 plus GST for only 24 feet of repaired area - a cost that was approximately six times higher per foot than would be the case for a full re-curb project because of the difference in scale inherent in a small cement job. We would expect additional significant like incremental expenditures over the life of the repaved rink as other portions of the curb required repair.
- (d) Enhanced drainage functionality: The current drainage at the rink is poor, as the drains are clogged and located at suboptimal locations. The installation of new curbs allows this to be corrected.
- (e) Integrity of full replacement: The full replacement option offers the significant benefit of keeping water in the paved area more efficiently and effectively than replacing a few curb sections periodically. It also offers an uplift to the quality of concrete that is currently at the project area.
- (f) Cost synergy: From a cost synergy perspective, it is advantageous to do a full replacement at the same time that the repaving project is conducted. This increases the likelihood that the paving and curb work can again be coordinated in the future at the end of life of the updated project area.

D. Bidding and Tendering Guidelines

Selection of Bidders: Three potential contractors were approached about the project in compliance with our Community Association's Approval Of Capital Projects Policy and the City's requirements for its Capital Conservation Grant Program. Each was selected as a consequence of an A+ relating with the Better Business Bureau, their online reviews and recommendations from people who worked in that industry who were friends of members working on this project. The heaviest weighting was given to the recommendations of others who worked in the industry.

The level of competition in the industry was such that we believed that it was sufficient to obtain quotes from three potential reputable contractors in the absence of any concerns we saw during the bidding process.

Tendering Instruction: Bidders were asked to provide quotes under the following common tendering instruction in order to optimize our ability to compare the bids:

Asphalt Overlay On Existing Asphalt Rink Pad Surface (~14,000 sq. ft. / ~1,300 sq. meters)

- Clean existing asphalt surface, then apply tack coat – specify tack coat (i.e., emulsified SS1 tack oil?) specs in the quote if possible
- Repair cracks and remediate low areas on existing asphalt surface by level course with Commercial B Hot Mix Asphalt, & compact
- Supply and place 50 mm / 2 inch (compacted thickness) of Commercial B Hot Mix Asphalt, & compact (~2-inch thickness desired by CKE over 1.5 inch, to allow for more leeway with leveling, slightly more robust surface).
- Slope of new asphalt layer surface to be conducive to drainage of standing water towards drain holes installed within new curbs.

Remove & Replace Concrete Curbs:

- Remove and dispose of all existing ~6 inch (~150 mm) concrete pin curbs (~130 meters remaining), removal occurring prior to asphalt work.
- After asphalt work, install ~150 meters / ~500 ft of 6x6 inch (~150x150 mm) pin curb around entire perimeter of asphalt surface, in the same location where the old curbs were.
- Specify details of pin curb concrete (i.e. concrete type, pinning, “exposure”?, i.e. 32 MPA Duramix concrete, rebar)
- Include allowance for a few drain holes in the curbs in ideal spots based on drainage pitch/slope of the asphalt surface.

Timing:

- Project anticipated to be executed in spring of 2026.

Separation of Asphalt Work and Curb Work in Pricing:

- Quote the curb work price as a separate price from the asphalt work, albeit it would be understood that the prices quoted for the asphalt work and curb work would be contingent upon your company doing both the asphalt work and the curb work.

Note: The last phrase was an assurance by us that we were not making the request in order to make different awards for the different components of the project, but in the context of the requirements for the City’s Capital Conservation Grant Program for the separation of costs for the two components.

E. Bids and Analysis of Bids

A summary of the bids is outlined in the table below.

Bidder	Work Type	Pre-GST \$	GST \$	Total
A	Asphalt	\$41,500.00	\$2,075.00	\$43,575.00
	Concrete Curbs	\$13,250.00	\$ 662.50	\$13,912.50
	Combined	\$54,750.00	\$2,737.50	\$57,487.50
Calgary Paving Ltd.	Asphalt	\$34,500.00	\$1,725.00	\$36,225.00
	Concrete Curbs (\$36.12 X 493 ft)	\$17,807.16	\$ 890.36	\$18,697.52
	Combined	\$52,307.16	\$2,615.36	\$54,922.52
B	Asphalt	\$36,330.00	\$1,816.50	\$38,146.50
	Concrete Curbs	\$31,630.00	\$1,581.50	\$33,211.50
	Combined	\$67,960.00	\$3,398.00	\$71,358.00

The significant difference in price for the concrete curb component of the project for one of the bidders reflects the use of an extruder machine (vs forms) by the other two for concrete installations.

F. Recommended Contract Award and Rationale

As each of the bidders is reputable, we have chosen to proceed with the lowest bidder, Calgary Paving Ltd. That the second lowest cost bidder was close to the bid of the lowest cost bidder increased our confidence in the integrity of the bid by the lowest cost bidder.