

RIO TERRACE COMMUNITY LEAGUE Executive Board Meeting
July 22, 2026; 7pm at Rio Terrace Community League

Attendees: Emma Woolner, Camille Sutton (recording), Jen Forsyth, Alyce Tracey, Jim Lang, Brandon Blanck (virtual), Jen Osmond (late), Forrest Battjes (non-voting community member)

Regrets: Sarah Spenrath, Michelle Robinson, Marly Johnson, Perry Wynn, Lise Watts, Carrie Doucette (non-voting)

Undecided: Auriana Burns, Lance Burns, Brendan (EFCL - non-voting), William Sims, Gregor Suchora

Agenda

1) Approval of Agenda

Motion by X; Seconded by X; All those in favor? Carried (unanimously) **no quorum**

2) Approval of June 2026 Minutes

Motion by X; Seconded by X; All those in favor? Carried (unanimously) **no quorum**

3) Items for discussion

a. President

b. Maintenance:

i. Repair of tennis court fence - Atlantic fence **\$3,407**

ii. Parking lot repair - **\$3887** & complete repave **\$61,920**

iii. Rink attendant framework (& quote)

FY2022: Rink attendant wages \$17,741.38; Employer CPP/EI \$952.21

FY2023: Rink attendant wages \$25,855.14; Employer CPP/EI \$1,763.99

FY2024: Rink attendant wages \$13,520.37; Employer CPP/EI \$1,016.37

FY2025: Rink attendant wages \$5,549.47; Employer CPP/EI \$0.00

FY2026: Rink attendant wages \$8,057.64; Employer CPP/EI \$0.00

Quote for professional ice management: 16k. Will do an email motion; it is budgeted for

Need decision before AGM

iv. Tennis court rain catch basin blockage

City of Edmonton gave a report that catch basin was blocked
They think the catch basin might be under the rink; they would need to demo the rink to reach the catch basin

Jim will chat with the guy and get an estimate of size of demo

Emma will ask for a quote from driveway paving repair company

c. Events

Upcoming events: renovation fundraising, Community League Day/Big Bin

3rd week of September

Emma needs help with beer garden, bouncy castles

Is it worth it to do it so soon after the fundraising event?

Jim will man the BBQ

Alyce: day event or evening event, not both

We will do bouncy castle, beer garden, bouncy castles, at lunch

We will do a movie night another night during the year

Breakfast with Santa

Saturday, November 28

Cookie decorating - Camille and kids

Camille will purchase the cookie supplies as well as the craft supplies

ACTION: Emma - permit, letter to waive fees, volunteers

d. Hall modernization subcommittee report

4) Action items follow-up from prior meetings:

- **ACTION:** Sarah to coordinate porta potties - complete for Rio, in progress for Pat Heights (awaiting approval)
- **RESOLVED ACTION:** Emma - AED awaiting installation - will be installed on Monday. They have it and will bring it.
- **ACTION:** Emma - Rink board repair - **RESOLVED:** meeting with guy on . and painting (approved by board, awaiting board repair). Coming to look at it on Monday.
- **ACTION:** Emma & Perry - bylaws review for submission to the board
- **RESOLVED ACTION:** Jim - security cameras to be installed soon.
- **ACTION:** Gregor - Landline setup & Fire alarm monitoring
- Bylaws: they are 21 years old and need to be updated every 10 years. The goal is to get them approved by the board before AGM. Emma proposes we take out the land use agreement piece. Added membership category
Added: If someone attends a special meeting or board meeting, they cannot just talk about whatever they want. You need to request to put something on the agenda.
Added: People being able to attend virtually
Combined Programs and Social
Maintenance Director – now Facilities Director
Newsletter Director – now Communications Director
Will share article-by-article comparison
Current bylaws are on the website

5) Finance Report

- 2026/2027 budget for approval
- June financial report

6) Reports

- Preschool - Auriana not in attendance to report.
- NRC report - Brendan not in attendance to report.
- President - Emma
- Vice President - N/A
 - Bylaws submission to board for approval at August meeting
- Finance - Jen F.
 - 17k loss this month; 12k was hall renovation. We also needed to pay for AED (supposed to last 5 years) and portapotty. Not worth going through insurance.
 - \$86,000 spent in order to qualify for grant
 - You have to be shovel-ready to qualify for the grant
 - We cannot retroactively bill this to the grant
 - 16k budgeted for ice
 - Janitorial has never gone up (we provide supplies; \$125 weekly) Jen O: give bonus to janitorial for the holidays?
 - We will not wax floors; maybe book just to do preschool
- Newsletter - Camille - deadline is Sunday if you have anything to add. We need access to website password so that we can post updates in a timely manner (like newsletter price updates).
- Membership - Marly not in attendance to report.
- EFCL - William not in attendance to report.
- Maintenance - Jim/Gregor -
- Social/Programs N/A
- Signs - Perry - not in attendance to report.
- **ACTION ITEM -** To put on sign:
- Soccer report - Perry - per email report
- Energy report - Perry - per email report
- Hall rental - Carrie - per email report

Building Society Notes:

- Subcommittee met, discussed ideas with Scott, he showed which walls are removable and which are non-negotiable
- Advised not to touch maintenance room
- Advised to leave preschool kitchen as-is
- Looking at what can be done with existing footprint excluding maintenance room
- Considering meeting room so main area could be used by others during meetings. Could potentially be rented out as well.
- Storage is at a premium. How can we expand hall rental space without losing storage?
- Next step: subcommittee meeting.
- 3 separate zones based on ceiling trusses. That affects what walls can move. Removing acoustic drop ceiling, will improve aesthetic.

- Jen recommended edits to layout.
- Architect will be involved soon. Board approved hiring of architect.
Emma put out a call to the community to see if anyone with expertise wanted to be involved. 9 people replied!



7217 Girard Road NW
Edmonton, AB
T6B 2C5
780-450-6628

Customer:

Rio Terrace Community League

Job site: 15500 - 76 Ave

Edmonton, AB

Attn: Gregor Suchora

Quotation Number:

29338

Quotation Date:

06-10-2026

Phone #

403-850-7719

EMail

suchora@gmail.com

We are pleased to offer our quotation for fencing based on the following conditions:

Materials:

Line Post(s):

3 PIPE 2 3/8 IN. x Sch. 40 x 13 FT. GALVANIZED

All posts will be set in Concrete Footings

Total installed pricing include:

East side – tennis court

- Pull 3 damaged posts
- Install new 3 – 2 3/8 x 13' SCH40 posts. Recore post holes
- Re-tie fence to new line posts
- Level 2 existing 2 – 2 3/8 line post

Total installed pricing DOES NOT include:

- Any chain link wire repair or replacement
- Any tarp repair or replacement
- Any tarp removal and re-installation

NOTE:

- **Customer is responsible to remove tarp prior to Atlantic Fence crew arriving on site**

Site Information:

Overall Height 10 Ft.

Fence Length 0.0 Ft.

Gate Length 0.0 Ft.

Overall Length 0.0 Ft.

Components:

Top Rail: N/A

Tension Wire: Re-tie

Post Spacing 0 Ft.

All fencing quoted will meet or exceed the specified standards.

Fence line will have to be free and clear of trees and shrubs prior to crew arriving on site.

****Tailing from post holes left on site****

Estimated Project Start:

Approximately 4 weeks from date of confirmation (weather permitting) and One Call is completed

**Installed Amount
GST**

**\$3,245.00
162.25**

Installed Total

\$3,407.25

**Atlantic Fence Sales Agent
Bill Kelly**

Terms:
50% Deposit and 50% on
Completion

NOTES

- **Atlantic Fence to arrange for One Call (1-800-242-3447) on your behalf.**
- **Customer is responsible for locating and marking underground sprinkler line.**
- **Payments: 50% deposit and 50% on completion**
- **Valid for 15 days**









7217 Girard Road NW
Edmonton, AB
T6B 2C5
780-450-6628

Quotation: 29338

Name: Rio Terrace Community League

Date: _____ PO# _____

Quote, Material, and Scope Accepted By: _____

Full page must be completed for Acceptance of Quotation

Residential Checklist

* = required for sign off

Commercial Checklist

* Is First Call completed and sent to Atlantic Fence? *	Y ☐ N ☐ N/A ☐
Does fenceline have 3' of clearance for work? (ex: cars, trees, shrubs, pallets, materials, animal waste, etc)	Y ☐ N ☐
Will customer be on site for installation?	Y ☐ N ☐
Are underground sprinklers marked?	Y ☐ N ☐ N/A ☐
Are private utility lines marked?	Y ☐ N ☐ N/A ☐
Is site unlocked?	Y ☐ N ☐
Are temporary panels required for your job? (rental fees apply)	Y ☐ N ☐
* Is fenceline location confirmed and marked? *	Y ☐ N ☐
* If filler panels required - additional charge of \$80/panel will be added to final invoice. *	Accepted ☐

*****On site contact who has authority to change work scope*****

Name: _____

Phone: _____

Authorized by: _____

Authorized signature: _____

* Is First Call completed and sent to Atlantic Fence? *	Y ☐ N ☐ N/A ☐
Does fenceline have 3' of clearance for work? (ex: cars, trees, shrubs, pallets, materials, animal waste, etc)	Y ☐ N ☐
Will customer be on site for install?	Y ☐ N ☐
* Is site orientation required? *	Y ☐ N ☐
If yes, how long?	___ hrs
Is site orientation online?	Y ☐ N ☐ N/A ☐
Is site orientation onsite?	Y ☐ N ☐ N/A ☐
* Is fenceline location confirmed and marked? *	Y ☐ N ☐
Are underground sprinklers marked?	Y ☐ N ☐ N/A ☐
Are private utility lines marked?	Y ☐ N ☐ N/A ☐
Is material being used accessible?	Y ☐ N ☐
Is site unlocked?	Y ☐ N ☐
Are temporary panels required for job? (rental fees apply)	Y ☐ N ☐
* If filler panels required - additional charge of \$80/panel will be added to final invoice. *	Accepted ☐

By allocating an authorized site contact to make changes, you are acknowledging and accepting the pro rated price change*

Initial _____



Rio Terrace Community Preschool

15500 - 76 Avenue

Edmonton AB T5R 4L8

Attn: Scott Varga

RE:

15500 - 76 Avenue

Edmonton AB T5R 4L8

Phone: 780-720-3101

Phone: 780-720-3101

Email: scott@vaprosjects.co

Email: scott@vaprosjects.co

Proposal #: J00086605

Date: July 16, 2026

Dear Sirs:

With reference to the above noted subject, we are pleased to submit our quotation with the Terms and Conditions on the reverse side, or attached if sent via fax, forming a part thereof:

Item # 1 - Asphalt Capping	
* supply and apply asphalt tack coat	
* supply, place and compact10 mm aggregate asphalt as required	
Total area of 65sq yd(s) at a rate of \$59.80 /sq yd	\$3,887.00

Please Note

Drainage not guaranteed if under 2% slope.

Not Included: Surveying, landscape rehab, testing or bonding.

Prices based on current construction season (same as year in date of this proposal). Subject to weather and scheduling.

Areas being capped not warranted because of uncertain base conditions.

Any construction hold-ups due to inadequate access to work site will be charged as extra expense.

Owner to provide stable route for equipment, materials and supplies access and operation.

G & J not responsible for damage to curbs, sidewalks, landscape or pavement we are required to drive over.

We are not responsible for any underground utilities not identified by "First Call." Owner is responsible to ensure area is safe to excavate.

Final prices will be based on actual measurements of completed job calculated at above quoted unit rates

If excavated material contains organic, hazardous, or any other substances that require extra dumping charges then additional dumping fees will apply.

Should you have any questions regarding this service quotation, please call

Above prices are subject to addition of Goods and Services Tax - Reg. No. 83630 7967 RT.

ACCEPTANCE - duplicate to be signed and returned before any work is commenced. **The undersigned hereby accepts this offer at prices, terms and conditions herein contained.**

Thank you,

Yours truly,

G & J Construction Group LP

Per: Clinton Wall

Acceptance:

Date: _____

Name: _____

Signature: _____

TERMS AND CONDITIONS

- 1 This offer is subject to revision if not accepted within 15 days.
- 2 Acceptance shall constitute an agreement between two parties.
- 3 Payment shall be made 30 days from date of invoice unless stipulated otherwise.
- 4 Rights under the Builder's Lien Act may be exercised.
- 5 If any extra work or changes in work, quantities or materials referred to in this proposal or any contract resulting there from is required, the changes thereof and the prices for the same will be based on this proposal or on a time and material basis, whichever is applicable.
- 6 Workmanship and materials are guaranteed for a period of one year. No responsibility will be accepted for failures resulting from loading exceeding the design load or from any other use for which the product was not intended or for damage resulting from the actions of any other party or works.
- 7 It is the responsibility of the property owner to provide a plan or boundary markings for the area of work at the time of construction as well as indicate the existence of any hidden obstacles that are in the vicinity of the work area including, but not limited to, underground structures, parkades, tanks, rooms, obstacles or debris in grass or vegetation, etc. Any damage as a result of these unknown circumstances / obstacles, including damage to G&J personel or equipment is the responsibility of the property owner.
- 8 No work shall be commenced before receipt of signed acceptance of offer and there will be no obligation to commence work within 15 days of such receipt.
- 9 ***A charge of 2% per month will be assessed on overdue accounts.***
- 10 ***Should the quantity of work change +/- 5%, we reserve the right to re-quote the job.***
- 11 ***Final price to be based on actual completed measurements at the applicable unit rates.***
- 12 Any unspecified taxes, bonds or licenses, if applicable, shall be extra to prices quoted.
- 13 Responsibility is not accepted for any subsidences or settlement that may occur due to causes over which we have no control.
- 14 G&J Construction Group LP will warranty trees and shrubs that we install for 1 growing season (Spring to Fall). Plants installed in the Spring and Summer are guaranteed to be alive and in good health in the fall. No warranty will be carried over the Winter season.
- 15 All holdback money shall be paid no later than 45 days after completion of our contract or sub contract.
- 16 All work is done to the specifications of the owner. The owner will hold G&J and all its affiliates harmless of any liability as a result of work done at the owners request that does not conform to codes, bylaws, regulations, etc.
- 17 All pricing may be subject to a fuel surcharge if the wholesale price of diesel increases by more than 15% from the date of this proposal.

KANTRAX

CONTRACTORS Ltd.

Quotation

TO: Rio Terrace Community Hall

SITE: Parking Lot

ATTENTION: Curtis

DATE: July 6, 2026

Asphalt Paving - Reconstruction

Item #1

- 1 Remove and Stockpile Existing Parking Curbs.
- 2 Sawcut and Excavate 400mm of Excess or Unsuitable Material and Haul Off Site.
- 3 Fine Grade and Compact Existing Sub-grade Surface.
- 4 Supply and Place 20mm Road Crush to a Compacted Depth of 300mm.
- 5 Supply and Apply SS-1 Tack Coat to Concrete Contact Surface.
- 6 Supply and Place 12.5mm Hot Mix Asphalt to a Compacted Depth of 100mm.
- 7 Repaint Parking Stall Lines and Symbols.
- 8 Reinstall Existing Parking Curbs.

Cost Info:

Area: m ²	505.00	Unit Rate:	\$122.61	Total:	\$61,920.00
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The above quantities are estimates only, unit rates shall apply.

THE ABOVE PRICES DO NOT INCLUDE G.S.T.

Acceptance - Duplicate to be Signed and Returned
For Future Start Date.

The undersigned hereby accepts this offer at price,
terms and conditions together with 24% per annum interest
on unpaid accounts together with all legal costs on a
solicitor and own client basis which may arise from the
non-payment of the account.

Dated: _____

Name: _____

Signature: _____

Yours Truly,

Mark Trenchard, C.E.T.

780-220-5787

Per: _____

Rink Attendance Wages

1 message

Treasurer RTCL <rtcl.treasurer@gmail.com>
To: Emma Woolner <enewman@ualberta.ca>
Cc: Treasurer RTCL <rtcl.treasurer@gmail.com>

Sun, Jul 19, 2026 at 5:51 PM

Hi Emma

Here is the rink attendant information. The employer CPP/EI for the last 2 years is included in the wages amount.

Cash basis (paid), FY2022–FY2026 (years ended May 31):

FY2022: Rink attendant wages \$17,741.38; Employer CPP/EI \$952.21
FY2023: Rink attendant wages \$25,855.14; Employer CPP/EI \$1,763.99
FY2024: Rink attendant wages \$13,520.37; Employer CPP/EI \$1,016.37
FY2025: Rink attendant wages \$5,549.47; Employer CPP/EI \$0.00
FY2026: Rink attendant wages \$8,057.64; Employer CPP/EI \$0.00

5-year totals: Rink attendant wages \$70,724.00; Employer CPP/EI \$3,732.57

Thanks
Jen

Treasurer
Rio Terrace Community League
RioTerrace.ca

Outdoor Ice Inc.
 6612 108 ave nw
 Edmonton AB T6A 1P6
 outdooriceinc@gmail.com
 GST/HST Registration No.:
 737118299RT001

Estimate 2021



ADDRESS Curtis Power Rio Terrace Community League	DATE 06/07/2026	TOTAL \$15,960.00	
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	DESCRIPTION	AMOUNT
Ice maintenance	BOARDED HOCKEY RINK -2026/27 season -Build the ice to a skateable surface -on going flooding, maintenance and snow removal to ensure maximum usability for as long as weather permits (usually from early December to end of February, ice making usually begins mid November) -Community league must provide access to water and hoses -all machines provided by Outdoor Ice -\$2 million liability insurance and WCB coverage	13,800.00
Snow removal - Sidewalks	-remove snow from the sidewalks at the front and side of rink from mid November until the end of March	1,400.00

Thank you for your business. Payment can be made via E Transfer or by cheque. Mail to 6612 108 Ave, Edm, AB T6A 1P6	SUBTOTAL 15,200.00 GST @ 5% 760.00
Thank you for the opportunity to bid for your business -- we appreciate it very much!	TOTAL \$15,960.00 THANK YOU.

TAX SUMMARY

	RATE	TAX	NET
	GST @ 5%	760.00	15,200.00

Accepted By

Accepted Date

2026-07-15 19:00 - RTCL Hall Renovation Scoping Discussion

Action items & Next Steps

- Scott to compile feedback from today's meeting into an initial scoping document to circulate to the committee ›
- Start running the utility storage room exhaust fan 24/7 immediately (currently not running) ›
- Audit outdoor east-side storage shed capacity and determine who has authority over it, with Lance as a key resource › ›
- Investigate feasibility of a heated, secure outdoor storage structure (e.g., permitted sea can or built structure) to relocate equipment from utility storage room › ›
- Consult with ice maintenance volunteers about training succession planning ›
- Continue progressing the Community-Led Project (CLP) process with the city, which is still under review ›
- Review and evaluate the 9 companies that have reached out (trades, engineering, architecture), noting 4 are familiar › ›
- Conduct a programming audit to right-size storage needs (soccer bags, hockey bags, etc.) to inform millwork and storage system design › ›
- After his meeting, Jen Osmond provided a draft design for the committee to consider based on our discussions. We have not yet reviewed.

Meeting Context

- The group has received as-built drawings, the site survey, and community outreach responses › ›
- Goal of the meeting: use the as-built documentation to land on a realistic renovation scope that can be taken to market ›
- Scott (project advisor) emphasized the importance of a tight, well-defined scope to get better pricing from design and construction firms ›
- Scott shared screen with annotated floor plan throughout ›

Building Overview

- Three distinct construction zones with different roof types:
- Zone 1 (nominal joists),
- Zone 2A (deep pre-engineered trusses),
- Zone 2B (shallower trusses) ›
- All perimeter walls are load-bearing; this is strictly an interior renovation › ›
- Red walls = load-bearing or fire separation — cannot be demolished › ›
- Green walls = CMU block walls that can potentially be moved, though each removal is costly (more waste, more time than drywall) › ›
- Budget currently has ~\$30K in framing and ~\$8K in demo; estimated enough to move approximately half the green walls › ›

Area-by-Area Renovation Discussion Washrooms / Water Closets

Opportunity to right-size and modernize into all-gender, multi-stall washrooms ▸

Compacting the footprint would free up lobby space for other uses ▸

Moving the center wall is recommended ▸

Lobby

Freed lobby space could be used for: coat/permanent storage, event signage, technology (learning library, drop-in computer), or a more welcoming arrival experience ▸ ▸

Red (load-bearing) walls in the lobby area cannot be touched ▸

Mechanical Room

Designated a no-go zone — packed with high-quality, well-functioning equipment; touching it would absorb budget with little return ▸ ▸

Utility Storage Room

Currently stores flammables, petroleum products, and small combustion engines — a code concern ▸

The exhaust fan (~\$30 Home Depot unit) must run 24/7 ▸

Two options presented: ▸ ▸

- Mark it out of scope so city reviewers don't flag it (no changes made)
- Move all equipment to a secure, heated outdoor structure and reclaim the space (e.g., as an additional dressing room)
 - Lance raised concerns: ~\$12,000 worth of equipment is theft-risk if stored outside with only a padlock; engines also won't start in extreme cold ▸ ▸
 - A sea can solution was raised but sea cans now require city permits (new this spring) ▸
 - The existing outdoor shed pad sits partially on city land — prior permission was needed; any new structure must respect the same footprint ▸ ▸

Consensus: the idea of moving equipment out is good but needs more vetting

Main Hall

Opportunity to remove the acoustic ceiling and expose the trusses (painted) for a dramatic sense of space ▸ ▸

If ceiling is opened up, acoustic properties must be re-introduced due to

CMU block walls ▸

Upgraded dimming and moody lighting recommended ▸

Flooring, paint, and ceiling refresh throughout ▸

Kitchen

One green wall running east-west can be moved to enlarge the kitchen footprint ▸

Vision: enlarged, more functional kitchen serving both interior and exterior (beer garden/beverage station support) ▸ ▸

Moving this wall would require relocating one HVAC duct as a chain reaction item ▸

A corridor wall could also be realigned for better flow ▸ ▸

Budget for moving this wall does not impact flooring/paint budgets — it is included in the overall framing allocation ▸

Pass-Throughs in Red Walls

It is possible to cut pass-throughs (e.g., a bar service window) through red/fire-separation walls by installing a fire-rated shutter — far less expensive

than demolition › ›

Discussed as a potential option for a bar/servery area adjacent to the main hall

Dressing Rooms / Meeting Rooms

Proposal to combine two dressing rooms into one larger meeting room with east-facing windows for natural light ›

Could generate rental revenue; more intuitive access ›

Storage currently in those rooms would need to be relocated — possibly to the unused washroom area in the back, or through better storage organization systems › ›

Crawl Space

Building has a significant crawl space under much of the structure ›

If confirmed under key areas, this opens up much more design flexibility for plumbing relocation › ›

Preschool Space

The preschool is not a leaseholder — it is a program of the community league with a designated space ›

Space is packed floor-to-ceiling; not realistic to compress or reclaim › ›

Consensus: leave preschool area out of scope › ›

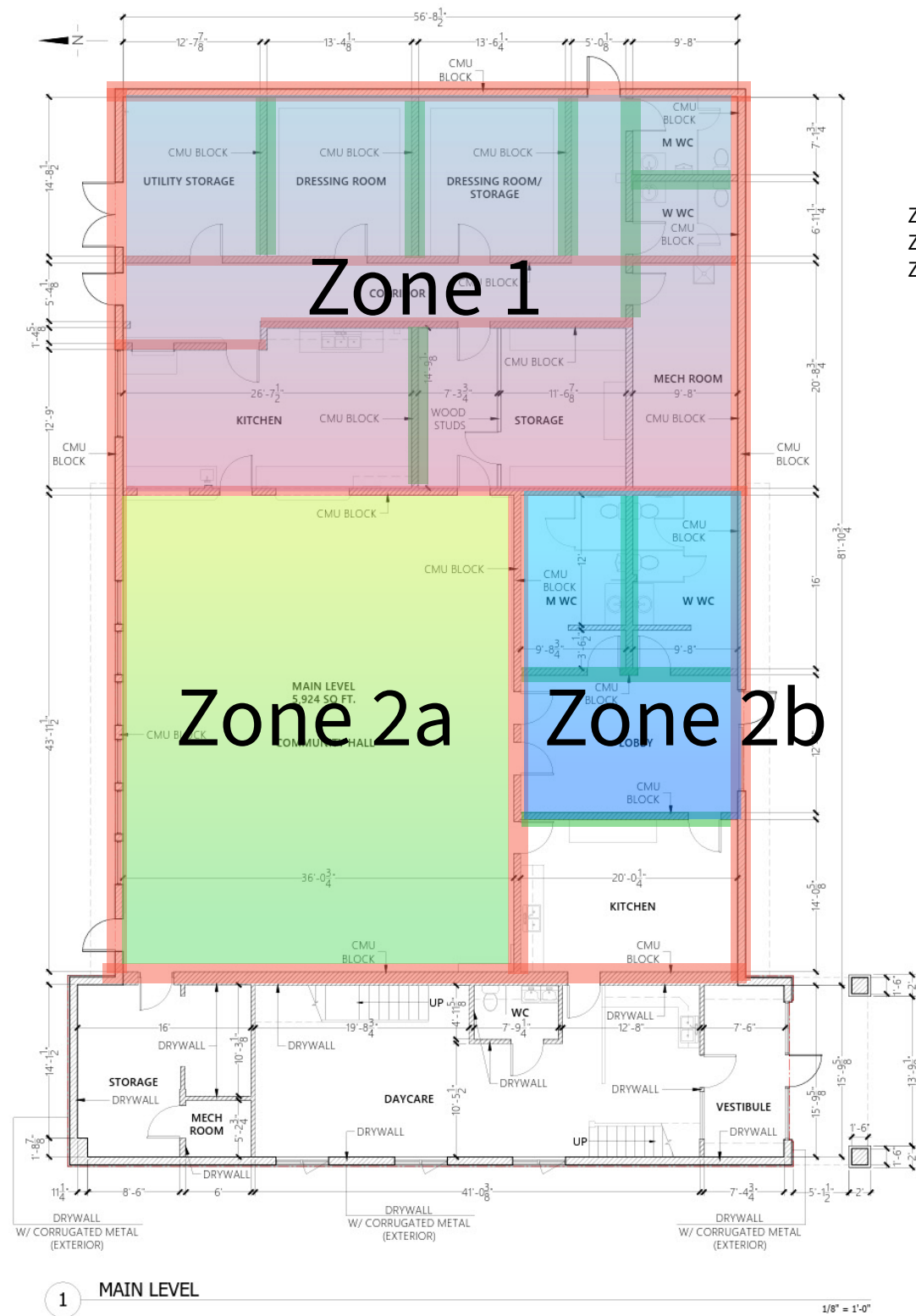
Any future changes would require the preschool as a formal stakeholder in decision-making ›

Attached:

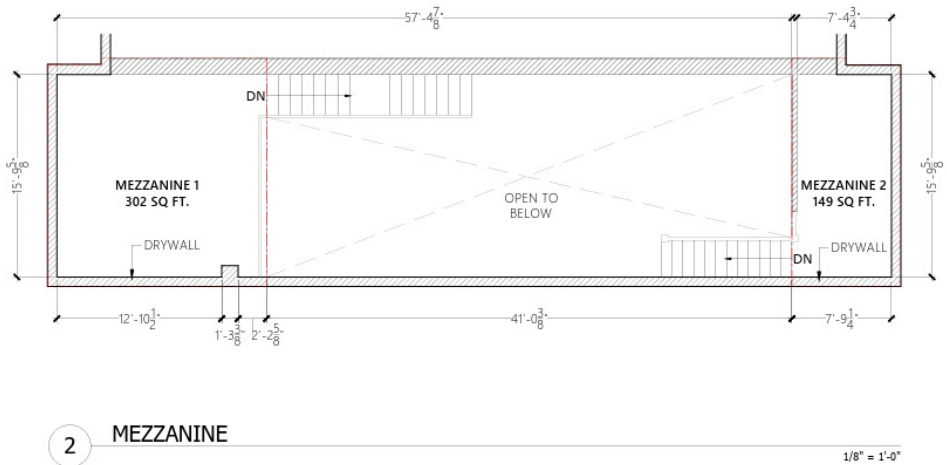
Copy of RTCL Floor Plan - Walls.pdf

Copy of RTCL Floor Plan - Concept.pdf

Copy of RTCL Floor Plan - Zones.pdf



Zone 1 - Nominal Joists
Zone 2a - Deep Trusses
Zone 2b - Shallow Trusses



15500

76 AVE NW
EDMONTON, AB

PREPARED FOR:



MEASUREMENT STANDARD:
ANSI/BOMA Z65.5-202

LAND USE:
PS

GROSS LEASABLE AREA:
6,375 SQ. FT.

CERTIFICATE:

WE VISITED 15500 76 AVE NW ON 29/05/2026 TO CONFIRM THE CONSTRUCTED AREA MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD (MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS EXCLUSIVE OF DECORATIVE PROJECTIONS, THE COMMON AREA SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA, THE TENANT SIDE OF ANY "MAJOR VERTICAL PENETRATIONS", AND THE CENTRE OF ANY DEMISING WALLS). WE VERIFY THE "GROSS LEASABLE AREA" OF THE PREMISES TO BE 6,375 SQUARE FEET.

Jordan Sasges

05/06/2022
DATE

JORDAN SASGES
PRINCIPAL-OPERATIONS

SURVEYED BY:
CS

PREPARED BY:
VI

DRAWING TITLE:
SURVEYED FLOOR
PLAN

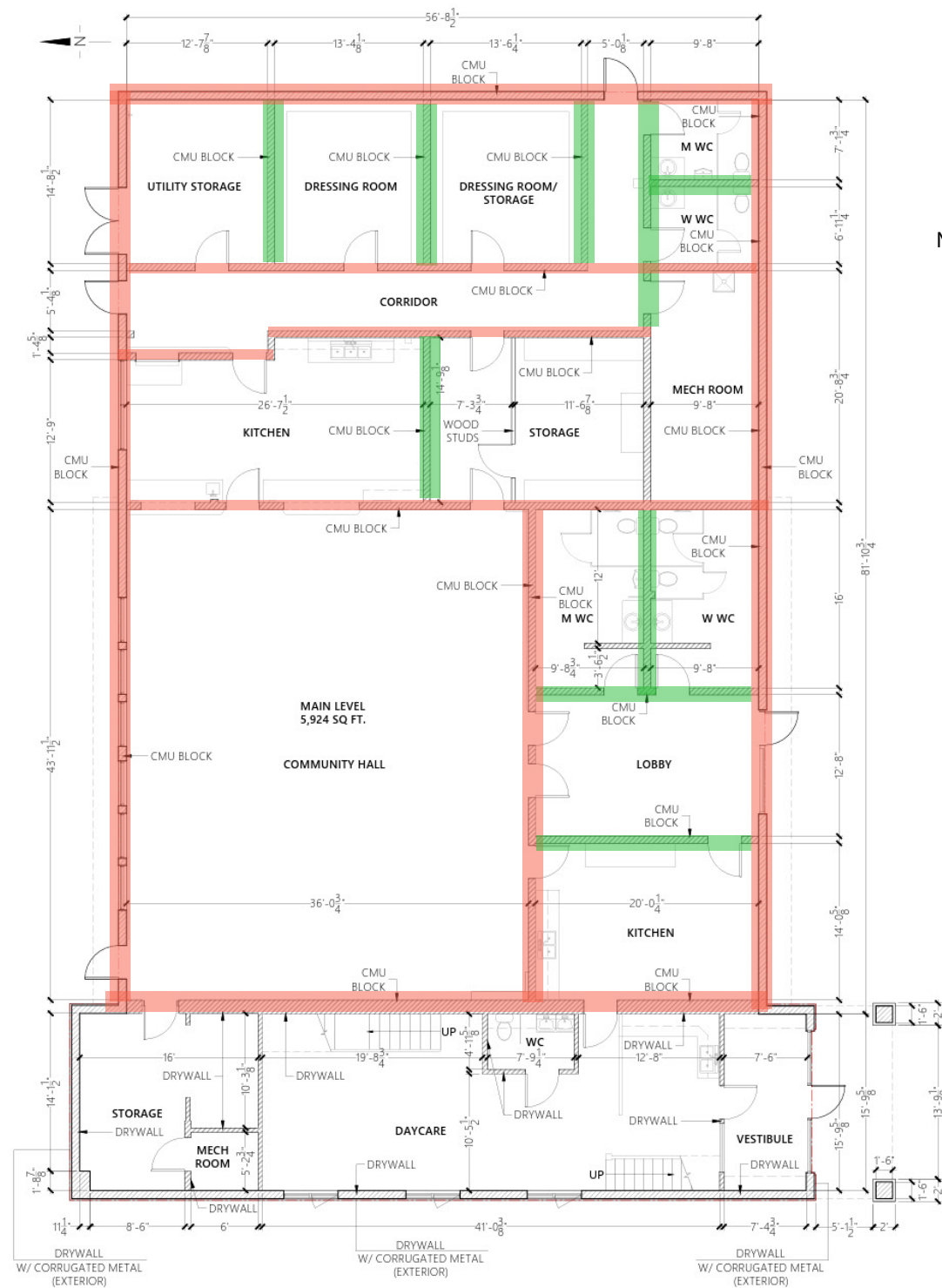
SURVEY DATE:
28/05/2026
&
29/05/2026

SHEET:
AB-A02

PROJECT NUMBER: 5336

As Built
MEASURING SERVICES

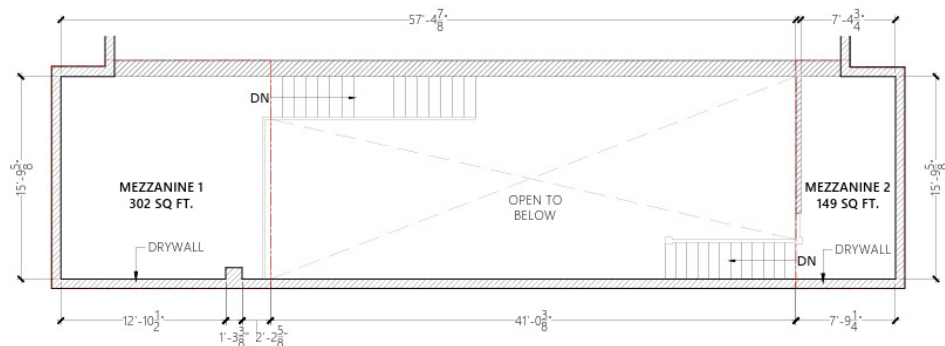
+1 (587) 374-0828 | info@asbuiltmeasuringservices.com



LOAD BEARING ■
NON-LOAD BEARING ■

1 MAIN LEVEL

1/8" = 1'-0"



2 MEZZANINE

1/8" = 1'-0"

15500

76 AVE NW
EDMONTON, AB

PREPARED FOR:



MEASUREMENT STANDARD:
ANSI/BOMA Z65.5-202

LAND USE:
PS

GROSS LEASABLE AREA:
6,375 SQ FT.

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	05/06/2022
JORDAN SASGES	DATE
PRINCIPAL-OPERATIONS	
SURVEYED BY: CS	PREPARED BY: VI

DRAWING TITLE: SURVEYED FLOOR PLAN	
SURVEY DATE: 28/05/2026 & 29/05/2026	SHEET: AB-A02
PROJECT NUMBER: 5336	

As Built
MEASURING SERVICES
+1 (587) 374-0828 | info@asbuiltmeasuringservices.com

Dressing Room:
Remove one internal wall to combine into single larger room - create a meeting space, add two new exterior windows, consider relocating access doors
New flooring, new paint, new ceiling

Utility Storage:
Consider relocating all equipment to outdoor shed or keep this space out of scope due to costly code modifications

Kitchen:
Consider 'pushing' wall south to enlarge the overall footprint of the kitchen
Enhance exterior window opening with food and beverage service counter
New flooring, new paint, new ceiling, new lights, new millwork, new appliances, new doors

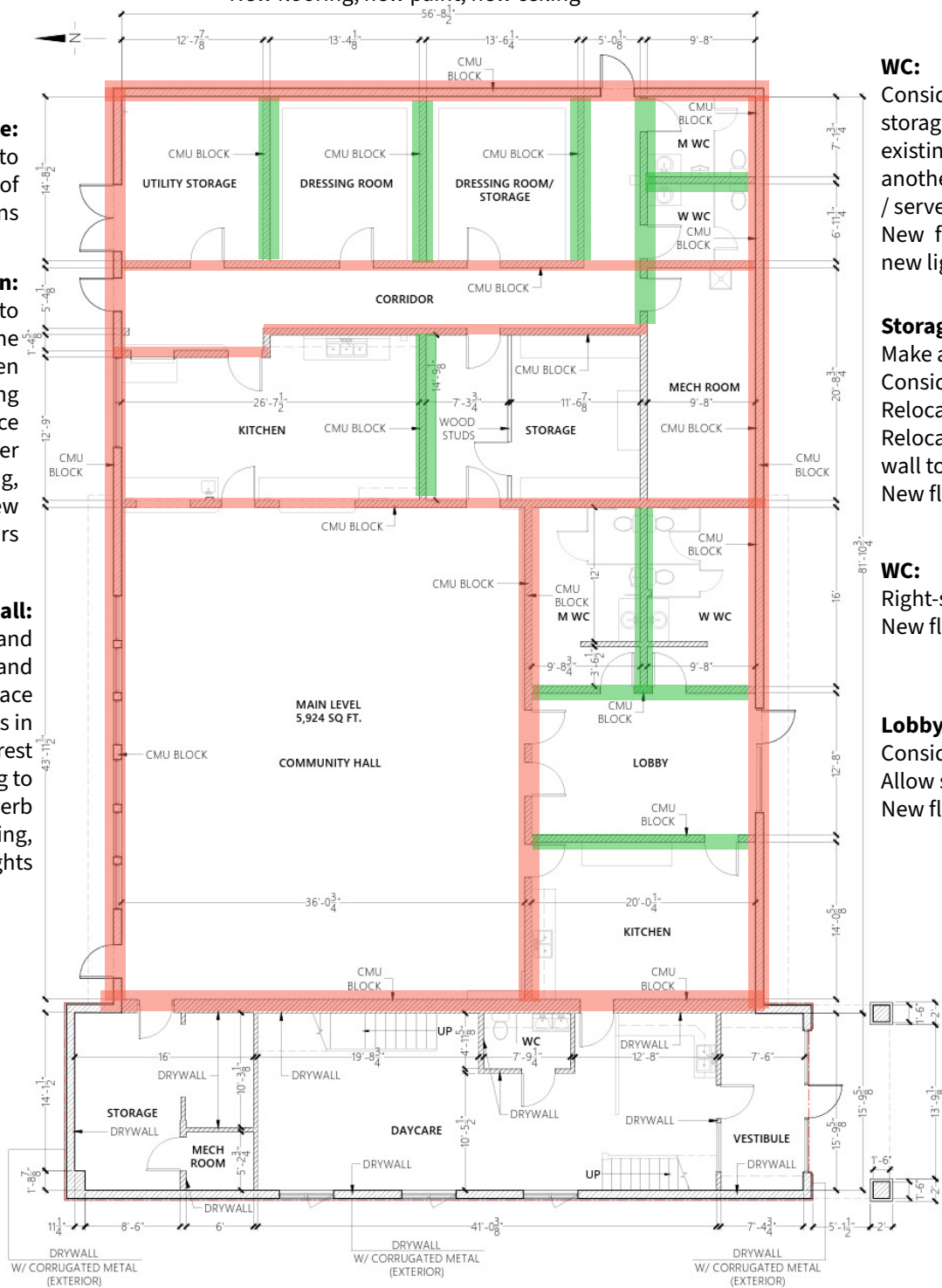
Main Hall:
Consider removing existing ceiling and exposing the roof trusses and increases the height of the space
Paint trusses and suspend lights in between for architecture interest
Add acoustical panels in ceiling to assist with reverb
New flooring, new paint, new ceiling, new lights

WC:
Consider combining existing rooms for storage function; alternatively, leverage existing plumbing infrastructure for another purpose such as butlers kitchen / servery
New flooring, new paint, new ceiling, new lights

Storage:
Make as efficient as possible
Consider eliminating existing corridor and two doors
Relocate entrance door off of east corridor
Relocate HVAC distribution to allow for kitchen wall to be pushed south
New flooring, new paint, new ceiling, new lights

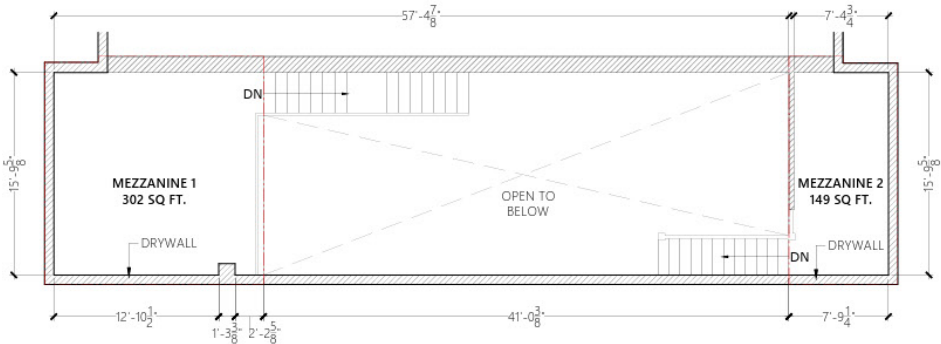
WC:
Right-size, creating all-gender multi-stall washroom
New flooring, new paint, new ceiling, new lights

Lobby:
Consider creating true double doors
Allow space for closet / storage
New flooring, new paint, new ceiling, new lights



1 MAIN LEVEL

1/8" = 1'-0"



2 MEZZANINE

1/8" = 1'-0"

15500

76 AVE NW
EDMONTON, AB

PREPARED FOR:



MEASUREMENT STANDARD:
ANSI/BOMA Z65.5-202

LAND USE:
PS

GROSS LEASABLE AREA:
6,375 SQ. FT.

CERTIFICATE:

WE VISITED 15500 76 AVE NW ON 29/05/2026 TO CONFIRM THE CONSTRUCTED AREA MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD (MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS EXCLUSIVE OF DECORATIVE PROJECTIONS, THE COMMON AREA SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA, THE TENANT SIDE OF ANY "MAJOR VERTICAL PENETRATIONS", AND THE CENTRE OF ANY DEMISING WALLS). WE VERIFY THE "GROSS LEASABLE AREA" OF THE PREMISES TO BE 6,375 SQUARE FEET.

Jordan Sasges

05/06/2022
DATE

JORDAN SASGES
PRINCIPAL-OPERATIONS

SURVEYED BY:
CS

PREPARED BY:
VI

DRAWING TITLE:
SURVEYED FLOOR
PLAN

SURVEY DATE:
28/05/2026
&
29/05/2026

SHEET:
AB-A02

PROJECT NUMBER: 5336

As Built
MEASURING SERVICES

+1 (587) 374-0828 | info@asbuiltmeasuringservices.com

Overall Budget

FOR APPROVAL

Budget Summary

Rio Terrace Community League

June 2026 to May 2027

Account	Budget June 2026	Budget July 2026	Budget August 2026	Budget Sept 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Budget Jan 2027	Budget Feb 2027	Budget March 2027	Budget April 2027	Budget May 2027	Total
Income													
Casino Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant Revenue	0	3,500	27,000	0		0	0	0	0	0	0	0	30,500
Hall Rental Revenue	1,850	4,650	500	500	500	500	500	500	2,000	500	500	500	13,000
Membership Revenue	250	250	0	500	5,500	0	500	500	0	1,000	500	0	9,000
Newsletter Revenue	0	0	700	0	0	700	0	0	700	0	0	700	2,800
Programs Revenue	180	30	30	50	150	400	1,200	50	50	100	100	100	2,440
Soccer Revenue	0	12,000	0	0	0	0	0	0	500	500	500	1,000	14,500
Total Income	2,280	20,430	28,230	1,050	6,150	1,600	2,200	1,050	3,250	2,100	1,600	2,300	72,240
Gross Profit	2,280	20,430	28,230	1,050	6,150	1,600	2,200	1,050	3,250	2,100	1,600	2,300	72,240
Less Operating Expenses													
Bank Fees	20	20	20	20	20	20	20	20	20	20	20	20	240
Casino Fundraising Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
EFCL Membership	0	0	0	800	0	0	0	200	0	0	200	0	1,200
Employer's portion of CPP and EI	0	0	0	0	0	0	0	0	0	0	0	0	0
Hall Rental Coordination Fee	463	1,163	125	125	125	125	125	125	500	125	125	125	3,250
Insurance	0	0	0	0	8,000	0	0	0	0	0	0	0	8,000
Janitorial	600	600	600	600	1,100	600	600	600	600	600	1,100	600	8,200
Mold Remediation	0	0	0	0	0	0	0	0	0	0	0	0	0
Meetings	0	0	50	0	0	50	0	0	50	0	0	50	200
Newsletter Printing	0	0	2,300	0	0	2,300	0	0	2,300	0	0	2,300	9,200
Office Supplies	3,500	100	100	100	100	100	100	100	100	100	100	100	4,600
Professional Fees	0	0	0	1,000	0	0	0	0	0	0	200	0	1,200
Programs - Community Swim	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Programs - Misc. Expenses	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Repairs and Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Rink Attendant Wages	0	0	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	0	15,000
Soccer Expenses	0	0	0	0	0	0	0	0	0	0	0	14,500	14,500
Social - Christmas Party	0	0	0	0	0	2,200	0	0	0	0	0	0	2,200

AED in June

assume break even

Overall Budget

FOR APPROVAL

Budget Summary

Rio Terrace Community League

June 2026 to May 2027

	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
Account	June 2026	July 2026	August 2026	Sept 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	March 2027	April 2027	May 2027	Total
Social - Misc. Event Expenses	416	50	200	1,652	3,105	0	0	0	0	0	0	0	5,423
Utilities	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	(1,800)	11,400
Volunteer Dinner	0	0	0	0	0	0	0	0	0	0	0	0	0
Hall Reno	12,000	6,300	13,000	32,000	12,000	0	0	5,000	0	0	0	6,300	86,600
Total Operating Expenses	19,949	11,183	19,345	39,247	27,400	10,845	6,295	11,495	9,020	6,295	7,195	23,945	192,213
Total Expenses	19,949	11,183	19,345	39,247	27,400	10,845	6,295	11,495	9,020	6,295	7,195	23,945	192,213
Net Surplus (Shortfall)	(17,669)	9,248	8,885	(38,197)	(21,250)	(9,245)	(4,095)	(10,445)	(5,770)	(4,195)	(5,595)	(21,645)	(119,973)

assume \$3000 cash back for solar

based on Project Mgr estimates

Cash on hand - June 2, 2026

Operating account	97,810
Casino account	142,444
	240,254
2027 surplus / (deficit)	(119,973)
Remaining cash	120,281

Monthly Financial Report

Rio Terrace Community League For the month ended 30 June 2026

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
Fundraising					
Soccer	820.00	-	820.00	-	
Other	314.22	-	314.22	-	1
Hall rental	1,550.00	-	1,550.00	-	
Total Fundraising	2,684.22	-	2,684.22	-	
Operating Expenses					
Repairs and Maintenance	3,354.43	-	3,354.43	-	2
Social	559.20	-	559.20	-	3
Programs	206.00	-	206.00	-	4
Office and League Overhead	3,734.48	-	3,734.48	-	5
Hall Rental	387.50	-	387.50	-	
Hall Renovation 2026	12,017.95	-	12,017.95	-	
Total Operating Expenses	20,259.56	-	20,259.56	-	
Net Surplus (Shortfall)	(17,575.34)	-	(17,575.34)	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
Cash resources					
Operating - 238-5227136	94,903.32	-	94,903.32	-	
Casino Account	132,001.49	-	132,001.49	-	
Total Cash resources	226,904.81	-	226,904.81	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
1. Other Revenue					
Membership Revenue	314.22	-	314.22	-	
Total Other Revenue	314.22	-	314.22	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
2. Repairs and Maintenance					
Repairs and maintenance	1,611.60	-	1,611.60	-	
Utilities	1,142.83	-	1,142.83	-	
Janitorial	600.00	-	600.00	-	
Total Repairs and Maintenance	3,354.43	-	3,354.43	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
3. Social					
Social - Bike Parade	532.95	-	532.95	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
Social - Misc. Event Expenses	26.25	-	26.25	-	
Total Social	559.20	-	559.20	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
4. Programs					
Programs - Community Swim	80.00	-	80.00	-	
Programs - Misc. Expenses	126.00	-	126.00	-	
Total Programs	206.00	-	206.00	-	

	JUN 2026	BUDGET FOR THE MONTH	YTD RESULTS	YTD BUDGET	NOTES
5. Office and Overhead					
EFCL Membership	190.00	-	190.00	-	
Office Supplies	3,503.99	-	3,503.99	-	
Bank fees	40.49	-	40.49	-	
Total Office and Overhead	3,734.48	-	3,734.48	-	

RTCL Solar Energy Report – July 22, 2026

2026 Results - Current Month and YTD

Solar generation for the month of July 2026 is looking to be 3.9 MWh, which is in line with usual month of July results historically. The failure of the communication with the RTCL WIFI means that the solar energy production for the period from Sept 2025 through April 2026 is not available from the solar generation monitoring system. This has been rectified and we are now again able to monitor the energy production on a live basis.

I have reviewed a recent 'GetEnergy' energy consumption (used) and exported (sold) into the system and our YTD production looks to be consistent on a monthly basis with the generation / sold into the system as in prior years. Accordingly, we can be assured that our solar panels are still operating as efficiently as intended.

Prior Years' Results

Our annual solar power generation in 2025, 2024, 2023 & 2022 has ranged between 26 & 27 MWh each year. We generate the majority of this energy in the months March through October each year due to our great Alberta resource of blue skies and long hours of sunny days. Power generation in the months Nov thru February are nominal amounts due to the lack of sunshine, the cold weather and snow cover on the panels.

FYI - based on an 'average Alberta house' usage of 700 KWh per month, the RTCL solar panels generate in one year enough power to supply the electrical needs of 3 houses for a year.

FYI - the rated installed capacity of the solar panels is 27.2MWh annually. We typically generate between 92% and 99% of the annual rated capacity of the solar panel array.

Respectfully submitted,

Perry Wynn

RTCL Soccer Coordinator Soccer Report – July 22, 2026

2026 Outdoor Season

The 2026 community youth outdoor soccer season completed its regular season schedule in June and three Rio Terrace teams competed in City finals the first week of July. The City Finals event was a victim of all of the rain during that week, so all of the City Finals games ended up being reduced to penalty kick events as none of the grass fields in the City were able to be played on.

We also have 3 Rio Terrace teams that have qualified for the Provincial Community Tier 4 Championships being held this weekend. Congratulations and good luck to the following teams:

- U19 Boys - Rio Terrace Raptors - Ainsworth team
- U13 Boys - Rio Terrace Tacos - Burrows/Rosenfeld team
- U17 Girls - Rio Terrace Wolves - Machnik team

Soccer jersey and gear collection from all of the Outdoor teams has been completed.

A few of the teams are hosting drop-in soccer over the summer that is open to any Rio Terrace players in that age group.

2026/2027 Indoor Season Registration

Registration for the coming Indoor soccer registration will start on August 1 and should be pretty much completed by Sept 4. Indoor numbers are generally about 60 % of the number from outdoor for players in U9 and older. Player registrations in the U4 through U7 age groups are generally much lower, maybe only 10 to 15% of the numbers reached in the outdoor season. EMSA West runs all of the U4 through U7 age group programs for the Indoor season.

Respectfully submitted,

Perry Wynn, Rio Terrace Soccer Coordinator

Rio Terrace Community League Hall Rental Report – July

Hall Rentals

July was a positive month for hall rentals, with several successful bookings taking place throughout the month. We continue to see steady interest in our facility and were pleased to welcome a variety of renters to the hall.

Rental Inquiries

In addition to the confirmed bookings, we received numerous inquiries throughout July from individuals and organizations interested in renting the hall. This continued level of interest demonstrates strong community awareness of our venue and suggests healthy demand for future bookings.

Insurance Update

This month, we updated the hall rental insurance information to reflect changes to the required insurance coverage. The revised insurance requirements and rental information have been updated on the Rio Terrace Community League website to ensure renters have access to the most current information before booking.

Looking Ahead

We will continue responding promptly to rental inquiries, promoting the hall as a community gathering space, and ensuring all rental information remains current and easily accessible on the website. Our goal is to provide a seamless rental experience while maximizing hall usage and supporting community events.

RIO TERRACE COMMUNITY LEAGUE Executive Board Meeting
July 22nd, 2026; x:xxpm at the Rio Terrace building society

Agenda

- 1) Approval of Agenda -**
- 2) Approval of June 2026 Minutes**
- 3) Finance Report & budget update**
- 4) Items for discussion**
 - a. Subcommittee meetings & progress - to share report (attached to email July 21st)**
 - b. Donations**
 - c. Grant funding**

NO QUORUM

Building Society Notes:

Subcommittee met, discussed ideas with Scott, he showed which walls are removable and which are non-negotiable

Advised not to touch maintenance room

Advised to leave preschool kitchen as-is

Looking at what can be done with existing footprint excluding maintenance room

Considering meeting room so main area could be used by others during meetings.

Could potentially be rented out as well.

Storage is at a premium. How can we expand hall rental space without losing storage?

Next step: subcommittee meeting.

3 separate zones based on ceiling trusses. That affects what walls can move.

Removing acoustic drop ceiling, will improve aesthetic.

Jen recommended edits to layout.

Architect will be involved soon. Board approved hiring of architect. Emma put out a call to the community to see if anyone with expertise wanted to be involved. 9 people replied!