

RLOP Executive Minutes

February 6th, 2018 - 6:37pm

Attendance: Barry, Tom, Erica, John Greene, Aggie, Karen, Don, Denis

Regrets: Sarah, Patricia

Absent:

Topic	Discussion/Motions	Action Needed
<u>Adopt Minutes:</u> <ul style="list-style-type: none">January 8th, 2018	<i>*Barry moves to accept the minutes from January 8th, 2018. 2nd: Karen. All in favour (AIF).</i>	
<u>Reports</u> 1. Treasurer	<ul style="list-style-type: none">Opening Balance (December 31st, 2017): \$4,192.95 Revenue: \$154.00 Expenses: \$2,630.06 Closing Balance (January 31st, 2018): \$1,716.89 Savings Account Balance (January 31st, 2018): \$18,035.82Patricia transferred \$2,000 from chequing into savings.	
2. Costume Department	Nothing new to report.	
3. Orchestral Committee	Nothing new to report.	
4. Policy & Constitution Committee	Barry has received more information. The revisions and proposed changes need to be complete to present to the Executive by our next meeting (March 6 th) to ensure we have time to get feedback from the membership.	Barry Denis
5. Membership Engagement Committee	<ul style="list-style-type: none">February's idea did not work out, so there won't be a night this month.Adam and Denis were hoping to put something on for our March night, but are unable to at this time. We need someone to take this on.	
6. Show Planning Committee	Karen sent out a preliminary audience survey to the Executive to take and to get feedback. All in all, it looks great. Karen would like to set up at Ferraro Foods one day and they will put them in the programs for Gino, so will need some volunteers for both. There will be a draw for a prize for those who take the survey.	
<u>Hall Issues</u> 1. February Maintenance Binder	<ul style="list-style-type: none">Nothing for February.Six people showed up for our BaBS (Bring a Big Shovel) Roof party. A big THANKS to those who took on this huge chore.	
2. Hall Repairs a) Support Posts	We received the engineering report back from WSA Engineering. "Inspection of the beams via the basement found that multiple beams are sagging under the load of the floors above. In addition to the sagging beams, there is also one beam that is supported on a window frame and ledge. Posts in the unfinished portion of the basement are experiencing base rot due to water damage. The building is showing	Tom

signs of its age and does not adhere to the current BC Building code for the requirements expected of an A1 occupancy. As this is an assembly occupancy building, the structural assessment was completed using design floor live loads of 100psf.

Beam 1: The beam adjacent to stairwell has visible sagging with damage to some interior finishes. Due to the interior finishes we are unable to determine makeup of the beam but can presume that it matches another beam along the same gridline – 4ply 2x8.

Beam 2: Along GL1 in the finished portion of the basement (see attached sketch), visible sagging was found in the beam. This beam has a fairly large span. It is possible that an intermediate support has been removed.

Beam supported by Window: There is one beam in the basement currently supported by a window sill. This is insufficient to carry the loads there.

Posts in unfinished portion of Basement: The bottoms of two of the posts are suffering from water damage, to the point where RLOP has installed temporary jack studs to support the load. No moisture was found at the time of inspection and the RLOP is unsure what might have initiated the rot. It appears that an earlier improper foundation condition may have previously been rectified but the original posts not replaced.

RECOMMENDATION

Beam 1: Beam 1 is insufficient to carry loading as required by the current BC Building Code. We recommend either to:

- Install a minimum 6"x6" wood post or equivalent HSS steel post and pad footing at a maximum distance of 8' from the bottom of the stairs (see layout drawing). Subject to confirmation of a minimum 100kPa soil bearing capacity, the pad footing must be a minimum of 28"x28" or,
- Frame in a bearing wall at a maximum distance of 8' from the bottom of the stairs or,
- Replace the beam with a 5ply 2x12 structural select beam or equivalent engineered steel beam to match current design standards.

Beam 2: Beam 2 is insufficient to carry the floor loading from above as per the current BC Building Code. We recommend either to:

- Install two 6"x6" wood posts (or equivalent HSS steel posts) and pad footings evenly spaced along the span. Subject to confirmation of a minimum 100kPa soil bearing capacity, the pad footings must be a minimum of 24"x24" or,
- Replace the beam to match current design standards with an engineered LVL or steel beam.

Beam 3: Beam 3 is being supported by the edge of a window sill into a concrete wall. We recommend installing a 4 ply 2x6 wood post below the end of the beam and to support the load on the existing concrete foundation.

Post Bases: The large posts in the unfinished portion of the basement are rotted and are required to be replaced. They can be replaced with wood of similar size or engineered steel with top and bottom plates.

	<p>Further, an engineered knee brace system to support the two parallel beams should be included in the final design.”</p> <ul style="list-style-type: none"> We need to look into the costs of doing this ourselves, if that is possible and what it will cost to have a contractor do it. We may be able to apply for a grant, so will need a few quotes. 	
b) Furnace	<i>Tabled.</i>	
<u>Productions</u>		
1. Gino 2018	Nothing new to report.	
2. Spamalot 2019	Nothing new to report.	
<u>Ongoing Business</u>		
1. Grants	Denis wrote a grant for the furnace. It was done quickly as the date was earlier than expected. He has also signed up for a grant writing workshop.	
2. Canada Helps	The donate now button is up on the website. Tom will move it over to the side. Karen made a donation to ensure that it is working. Erica will look into putting the button on our public Facebook page.	
3. Production Policy Manual	<i>Tabled until March meeting.</i> Please take time to go through it and make notes so that we can go through it quickly next meeting.	ALL
4. Insurance	<i>Tabled.</i>	
5. Sound	<i>Tabled.</i>	
6. Laptop & TV Screen	<i>Tabled.</i>	
7. Hall Photos	<i>Tabled.</i>	
8. Fundraising	<i>Tabled.</i>	
<u>New Business</u>		
1. iCloud Docs	It was suggested we consider uploading our documents to something online such as iCloud. There is some concern about our documents on an unsecure server that isn't password protected. It was also asked if having them readily available on our website might work. Aggie is going to look into it further.	Aggie
2. Harmony Choir Spring Concert	We have been invited to join the Harmony Choir at their Spring Concert on April 28 th . It was decided via email that we would accept as our response was time sensitive. We will have 15 minutes to perform. Both Karen and Sarah had some ideas on what we should do. Karen will head up a committee and schedule a meeting.	Karen
3. ARTiculate Magazine	We received an email from Janis forwarding information on ARTiculate magazine. We are able to advertise events for free in the biannual magazine. Erica will email them to be added to their mailing list.	Erica
4. Rossland Council for Arts & Culture	Karen would like us to join them as we are not yet members. Membership is \$30/year. We will ask Patricia to sign up. <i>*Karen moves we become members of the Rossland Council for Arts & Culture. 2nd: Barry. AIF.</i>	Patricia
5. Canadian National Technical Championships	We have been asked to create or perform a 15-20 minute skit at the opening ceremonies. It will be late afternoon/early evening on Wednesday, March 21 st . This is the 120th Anniversary of the first Canadian Championships held on Red Mountain in 1898 and put on by Olas Jeldness, 70th anniversary of the Official opening of the original	Erica

	<p>Red Mountain Chair Lift in 1948 and the second chairlift in Canada, 50th anniversary of the first World Cup ski race held in Canada in 1968 and the 30th anniversary of the second World Cup race held at Red Mountain in 1988. Some suggestions were mimic Olympic Ceremonies, the song “100 Years Ago” (Follies), Ski Bum the Musical or Boomtown Jubilee. They would like something from late 1800’s – early 1900’s. Erica is willing to lead the committee for this and get the ball rolling. She will need help from other members of the board and membership. Christine Andison of Red Mountain is willing to consult with us on historical information.</p> <p><i>*Erica moves we participate in the Canadian National Technical Championships opening ceremonies. 2nd: Karen. AIF.</i></p>	
6. AGM	<p>It was decided that the date for the 2017/2018 AGM will be Saturday, May 5th.</p>	
7. Piano in the Park	<p>John Greene is not wanting to do the piano in the park anymore and is looking for someone to take it on. John was wondering if we might consider it. He also plans on talking to the city. The gazebo is stored on the Emcon lot during the winter and the piano is being stored at our hall. It was discussed that this is a costly venture as the piano needs to be tuned 2 times a year and John has gotten sponsors in the past to cover these costs. Also, someone would have to unlock it in the morning and lock it up at night. At this time, we do not believe this is something we can take on. We are willing to continue to store the piano at the hall if needed.</p>	
8. Hall Stage Lights	<p>John Greene has been granted access to all of The Bailey Theatre’s old lights and was wondering if we would like to hang some in the hall to complete our stage. Mike Tensch is willing to install them. Only cost would be purchasing a pipe to hang on the ceiling to run the electrical through. We would need to ensure we have enough load on the breaker box to ensure we have enough power. John would pick out the lights for us and have them hung.</p> <p><i>*Barry moves we accept the donation of lights and have them hung in the RLOP Hall in front of our stage with Tom consulting on the placement. 2nd: Denis. AIF.</i></p>	Tom
9. Grandforks Theatre Group	<p>Barry informed us that the Grandforks Theatre Group’s storage unit was broken into and has had many of their costumes and props for their upcoming show stolen. It was discussed that we loan them what they need to perform their show. Barry will make arrangements with the group, Patricia and Janis.</p> <p><i>*Barry moves we loan the Grandforks Theatre Group anything they need to perform their upcoming show as long as everything is returned clean and in the same state as it was when it was taken. 2nd: Aggie. AIF.</i></p>	Barry
<u>Next Meeting</u>	<p>Tuesday, March 6th, 6:30pm. Additional dates: Tuesday, April 10th, 6:30pm.</p>	
<u>Adjourned</u>	<p>7:54pm.</p>	