



## STAFF REPORT

### REPORT OF THE CHIEF ADMINISTRATIVE OFFICER FOR THE CONSIDERATION OF COUNCIL

#### OBJECTIVE

To provide Council with information re. cost of mechanical work recommended over the next 60 months to municipal recreational facilities (arena, pool, Collins Hall).

#### RECOMMENDATION

**THAT** the report of the Chief Administrative Officer dated June 22, 2021 be received.

---

Daniel Gagnon  
Chief Administrative Officer

## BACKGROUND

In November of 2020, MET Energy Systems was contracted through Tulloch Engineering to perform a mechanical evaluation of the City's recreational facilities (coordinated by the Manager of Parks and Facilities). See attached report.

The purpose of the review was to determine if the facilities' operational life could be extended based solely on mechanical upgrades. This report did not focus at all on structure (since structure was reviewed more recently).

## ANALYSIS

As noted, the inspections were centered around the mechanical components of the building and did not focus on plumbing, electrical or structural.

The reports on the pool and the arena have a common theme of noting that the facilities have surpassed their life expectancies. This was not mentioned for Collins Hall. A pool has a useful life expectancy of 40 years (Ruben Yli-Juuti Aquatic Center is 46 years old) while an arena has a 30-35 year lifespan (Centennial Arena is in its 53<sup>rd</sup> year).

Upon review of the reports, an estimated a 60 month repair/replace schedule has been proposed based on the most urgent needs of each facility. The annual needs are laid out below:

### 2021

Pool – New dehumidifier. (already budgeted) - \$350,000

Total - \$350,000

### 2022

Pool - Exercise Room and Front Lobby HVAC upgrades - \$45,000

Pool - Replacement of Boiler for heat and Domestic Hot Water - \$200,000

Arena - New Sprinkler system - \$100,000

Collins Hall - Perimeter heating upgrades - \$25,000

Total - \$370,000



## **2023**

Pool - General Exhaust and Change Room HVAC - \$100,000

Arena - New bleacher heating system - \$75,000

Collins Hall - New Air Handler with gas heat and air conditioning - \$175,000

Total – \$350,000

## **2024**

Arena - Zamboni Room updates - \$150,000

Collins Hall - Washroom HRV - \$25,000

Total – \$175,000

## **2025**

Arena - Updates to public areas for ventilation and energy - \$175,000

Arena - General Exhaust updates and upgrades to detection - \$25,000

Total – \$200,000

The \$1.44 million over 5 years is summarized by facility below:

Arena: \$525,000\*

Pool: \$695,000

Collins Hall: \$225,000

\* - Outlined in the arena assessment was the replacement of the ice surface with new insulation and piping at an estimated cost of \$750,000. Currently, staff are patching up areas where and when they leak. This process is exponentially more difficult when the ice surface is in place, but it is still possible to have the repairs completed. This replacement is a large expense and has not been factored into the 60-month plan. If there is a catastrophic failure of the ice surface and piping, a further discussion and full review of the electric, plumbing and structure of the facility will need to be done to ensure that it is worth a replacement of this magnitude into a 53 year old facility.

The dates outlined are the best educated guess of staff. As with any mechanical system, the possibility of a catastrophic failure and urgent need to replace can occur. Especially in buildings of this vintage.

Structural reviews are performed in 5 year intervals at the pool and the arena. However, the arena receives an annual interim review by Tulloch. Assuming annual reviews at the arena do not discover anything alarming, the next major structure review is slated for 2024. At that point, we may get the go ahead for another 5 years or be told that the facility will need to be closed. The likelihood of this happening is greater at the arena than the pool due to age and construction.



## FINANCIAL IMPACT

Financial impact is as follows:

2021 - \$350,000

2022 - \$370,000

2023 - \$350,000

2024 - \$175,000

2025 - \$200,000

## LINKS TO STRATEGIC PLAN

Reviewing the state of infrastructure and planning accordingly supports the following strategic plan goals:

- Replace our aged recreation facilities
- Provide activities and promote healthy lifestyles through recreation for all age groups.
- Educate public on infrastructure repair and replacement.
- Ensure an appropriate level of reserves.

## SUMMARY

These costs will be factored into future budget deliberations and/or decisions on next steps towards the proposed Recreation and Wellness Hub. No specific decision is needed by Council at this particular time.

