

### REPORT FROM THE SPECIAL PROJECTS MANAGER

Re: Repair and renewal of the Centennial Arena Fire Suppression System

### RECOMMENDATION

That the report from the Special Project Manager be received;

AND THAT Council approve the use of the negotiation method as described in the City's procurement policy to sole source the provision of services to affect repairs to the Centennial Arena Fire Suppression System to Firechek Protection Services Inc. at an upset limit of \$83,736.43 plus applicable taxes.

AND THAT the CAO be delegated the authority to approve up to \$10,000.00 in additional contingency expenses related to the realization of the Fire Suppression Repairs at Centennial Arena, the use of which is to be reported to Council at Final Completion of the project;

AND THAT the associated costs be drawn from the City's Buildings and Facilities Capital Reserve

### BACKGROUND

Structural repairs to the Centennial Arena have been ongoing since the Spring of 2024. In that time, the scope of work has changed significantly for the project as new insight into the condition of the Arena's foundation system has come to light – specifically the scope of work regarding column replacement and installation of an outrigger system to supplement the existing foundation system.

This work is ongoing and has progressed to the point where City staff and other contractors can work on the building as well. Currently, Staff is coordinating the efforts of vendors to recommission the facility as soon as possible.

### ANALYSIS

The column replacement at the arena had a bigger impact on the interior branch services of the building than was anticipated. Staff is in the process of determining the scope of work required to address this situation, both in terms of reopening the facility and in terms of subsequent restoration the facility after the skating season.

Regardless, Staff recommends repairing the system at this point in the project to ensure that the system is running as soon as possible and to take advantage of the opportunity to have this work coincide with ongoing reopening efforts.

## **FINANCIAL IMPACT**

The price offered by Firechek Protection Services Inc. for the supply and install of the roofing system is \$83,736.43 plus applicable taxes. The company's quotation is attached to this report for Council's review.

Staff would normally provide some context for Council regarding how this expense relates to the project as a whole. That information is forthcoming as the scope of work clarifies, and Staff believes that it is best presented once there is clarity on the expense of the additional structural work that is currently underway at the facility as well as clarity on the scope of emergent work required for reopening . Staff encourages Council to be patient and to anticipate a forthcoming financial reconciliation for the project in a comprehensive report.

Staff recommends that the funds required for the supply and install of the new roofing system be drawn from the Building and Facilities Capital Reserve. On May 3rd, 2024, Staff presented the Ad Hoc Budget Committee with an Updated Reserves Report and Capital Forecast. In that report, the Building and Facilities capital reserve is listed as having a 2024 opening balance of -\$1,146,344.00 and a forecasted 2025 opening balance of \$2,644,257.00, based on a pending recommended transfer to this reserve.

This reserve continues to be under pressure from the many capital renewal projects that are both planned and underway. Staff is evaluating the anticipated capital needs for these ongoing projects with the available funding sources in the attempt to find the best overall funding package for the municipality. These efforts are ongoing, and should be simplified in the near future as the scope of the arena project clarifies.

## **LINKS TO STRATEGIC PLAN**

This project directly relates to the following key section of the strategic plan:

- Continued investment into infrastructure
- Strong financial foundation for the municipality

## **SUMMARY**

Staff recommends that Council give approval to sole source repairs to the fire suppression system for Centennial Arena as described in the attached quotation to Firechek Protection Services Inc. at an upset limit of \$83,736.43 plus applicable taxes.