

REPORT FROM THE SPECIAL PROJECTS MANAGER

Re: Rogers Arena Project Update

RECOMMENDATION

That reopening of the Rogers Arena be postponed indefinitely; and
That a new target goal for reopening the Rogers Arena be set for the 2025-2026 season.

BACKGROUND

Structural repairs at Rogers Arena have been underway since the spring of 2024. During this period, the project's scope has evolved considerably due to new findings regarding the condition of the Arena's foundation system, particularly concerning the existing geotechnical site conditions.

Staff continues to coordinate the activities of vendors conducting repairs at the arena in the midst of site challenges and new information, with the goal of recommissioning the facility as soon as possible.

This report is intended to provide Council with a current status of activities at the Arena and to serve as a recommendation for how the project should progress moving forward.

ANALYSIS

To provide Council with better context for the following discussion, a project timeline detailing the major milestone events for the Arena project is given below. Dr. Tingley from WRD is available for this meeting to provide additional support and context.

In general, the major delays in the project thus far have been related to the relatively poor soil conditions that the arena was originally built upon. Geotechnical testing has been able to provide limited insight into the conditions, and test installations of various pile solutions have proven to be more effective in providing the data required to determine a complete scope of work.

This situation is frustrating in that the soil conditions and foundation system deficiencies were not apparent / not obvious at the beginning of the project. Visual inspection of the facility does not reveal the typical signs associated with subsidence, and Staff and the design team were truly only alerted to this issue during the spring thaw of 2024.

Abbreviated Project Timeline:



The major work items that are currently underway are as follows:

Roof

The work team for the roof install was challenged by weather throughout the fall, but the remainder of the roofing material is expected to be installed this week. Soffit and fascia installation are expected to be postponed until the (tentatively planned) exterior finish work takes place.

Electrical Service

Earlier this fall, permits were applied for with the ESA to renew the electrical service to the building. This requirement was triggered by the need to remove a hydro pole that is beside one of the structural columns that is slated to be replaced. Doing work on the electrical service requires improving the install to modern code requirements, which entails changing the main disconnect for the building.

Staff received word of approval from Hydro One at the end of November, and attempted to source the required materials for re-servicing the facility. Initial timelines for the required enclosure cabinets for the new service were approximately 40 weeks for delivery. Staff proposed an alternative equipment schedule, and have been able to source disconnect enclosures with an anticipated delivery time of 6-8 weeks.

Upon receipt of the required materials for changing the electrical service at the arena, the Hydro pole will be able to be removed. This will allow for structural repairs to continue in that area of the arena. It is this logistical challenge that is the basis upon which Staff recommends that the reopening of the Arena be postponed indefinitely, and a new target goal for reopening be set for the 2025-2026 season.

Fire Sprinklers

Work on site for this item is largely complete, and Staff is now coordinating with the design team to document the as-built condition of the building for the building department.

Micro-Piles

The work team for the installation of the micro pile foundation improvements mobilized at the beginning of this month.

Initial drilling on site has revealed that bedrock is much deeper than anticipated on site, and that the founding pressure afforded by the intermediate soils are variable at best. The design team is working to determine at which depth appropriate support can be found in order to minimize costs, which are anticipated to exceed the amount previously approved by Council. Overall, the micro pile solution is expected to be successful – the challenge right now is confirming the depth at which the piles need to be installed to be effective.

Shoring

Installation of the micro piles will require shoring to support the building while the foundation work takes place. Design of this shoring is currently underway. Staff will advise of anticipated costs when available.

Excavation

A combination of mechanized and hand excavation will be required to affect the improvements to the foundation system at the arena. Initially, TRS anticipated that City resources would be utilized for this work, but that is not realizable due to a lack of available capacity at the City. These costs are fairly sensitive to the workplan for the installation of the micropiles, and as such the work currently underway by the design team will inform the costing of this item.

Winter Heat and Hoarding

Similarly, frost protection will be an issue during the installation of the foundation improvements. As the workplan clarifies, these costs can be better quantified.

Recommendations Moving Forward:

Staff recommends continuing with the work underway to ensure that the building is able to support itself during the 2025 winter season. Pricing for work moving forward, both for anticipated cost over-runs with the current work, and for future phases of renewal, are being compiled by Staff and will be presented to Council when available.

FINANCIAL IMPACT

Staff acknowledges that several of the above work items will carry additional costs to the project relative to what has already been approved by Council. Specifically, costs relating to excavation, winter heat and hoarding as well as electrical work have yet to be quantified, as scope activities for these items have yet to be clarified. For instance, how the actual micro pile and foundation work is carried out has a significant impact on the excavation, hoarding and heating costs.

As vendors have been mobilized, and the workplan has clarified on site, Staff are now in a better position to follow up with vendors to determine these costs moving forward. The results of the pull-tests for the micro piles will also inform this process.

Staff will return to Council for approvals when these costs can be quantified. That is expected to be early in the New Year.

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 the reopening of the Rogers Arena be postponed indefinitely, and a new target goal for reopening be set for the 2025-2026 season.