

## Request for Decision

### Chelmsford Arena Renewal Financial Plan and Capital Cost Breakdown

Presented To: Community Services Committee

Presented: Monday, Sep 16, 2013

Report Date Thursday, Sep 05, 2013

Type: Managers' Reports

### Recommendation

WHEREAS the Community Services Committee approved the Arena Renewal Capital Plan as part of the Arena Renewal Strategy, and;

WHEREAS the Community Services Committee recommended that the surplus funds from the Gerry McCrory Countryside Sports Complex project be applied towards the repair of the Chelmsford Community Arena with additional capital requirements to be funded through the Leisure Capital envelopes and Leisure Capital Financing Reserve, and;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approve the financial plan and Capital cost breakdown for the repairs to the Chelmsford Community Arena Renewal, and;

THAT staff be directed to commence the Chelmsford Community Arena renewal project as described in the report dated September 5, 2013 from the General Manager of Community Development, effective April 2014.

#### Signed By

##### **Report Prepared By**

Rob Blackwell  
Manager, Quality, Administrative and Financial Services  
*Digitally Signed Sep 5, 13*

##### **Division Review**

Real Carre  
Director of Leisure Services  
*Digitally Signed Sep 5, 13*

##### **Recommended by the Department**

Catherine Matheson  
General Manager of Community Development  
*Digitally Signed Sep 5, 13*

##### **Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Sep 9, 13*

### Finance Implications

The estimated cost of the Chelmsford Arena renewal project is \$2,335,000. It is recommended that the funding for the project be structured as follows: Surplus from Gerry McCrory Countryside Project, \$600,000; 2014 Capital envelope, \$250,000; 2015 Capital envelope, \$250,000; Leisure Capital Financing Reserve, \$1,235,000, leaving an balance of approximately \$60,000 uncommitted in this Reserve.

### ***Background***

On July 8<sup>th</sup>, 2013, the Community Services Committee approved a recommendation contained in the Arena Renewal Strategy Report that stated:

*WHEREAS the City of Greater Sudbury has undertaken an Arena Renewal Strategy, and;*

*WHEREAS community consultations and analysis of the current state of ice facilities have been completed, and;*

*WHEREAS the City's arenas are aging and require significant capital repairs in order to maintain a sustainable inventory of ice facilities to meet the demand of the community, and;*

*WHEREAS municipal arenas cover a diverse geographical area and add great value to communities, providing a central social hub for community activities and events.*

*THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approve the Arena Renewal Capital Plan based on the results of the Community Consultation, and;*

*THAT a report on funding and capital cost breakdown be submitted to Community Services Committee for the repairs to Chelmsford Community Arena and a new OHL facility, and;*

*THAT the City of Greater Sudbury recommend that the surplus funds from the Gerry McCrory Countryside Sports Complex project be applied towards the repairs to the Chelmsford Arena with the additional capital requirements to be funded through 2014 Leisure capital envelopes and reserve funds, and;*

*THAT a user fee structure be implemented to include incentives to increase usage at the I. J. Coady Arena in the Greater Sudbury community of Levack, and;*

*THAT opportunities be explored to replace the Sudbury Community Arena, including the consideration of Public-Private-Partnerships and Reserves.*

As provided in the resolution, staff were directed to submit a report to Community Services Committee for the repairs to the Chelmsford Community Arena. Staff were further authorized to apply the surplus funds from the Gerry McCrory Countryside Sports Complex project as well as seeking additional funding through Leisure capital envelopes and reserve funds as part of the Arena Renewal Capital Plan which includes the renewal of the Chelmsford Community Arena. This report will provide details regarding the Chelmsford Community Arena renewal project, including financing options for the Committee's consideration.

In 2012, a life cycle analysis of several municipal buildings, including the 14 municipal arenas was completed by Construction Control, Inc. (CCI). The information contained in the building condition reports will be used to inform the Arena Renewal Capital Plan, including the Chelmsford Arena renewal project.

### ***Chelmsford Community Arena***

The Chelmsford Community Arena is a single-pad indoor arena complex located at 215 Edward Ave, in the City of Greater Sudbury community of Chelmsford. Originally constructed in 1970, and expanded in 1980 with the northwest barrier free entrance. According to CCI, the building is considered to be in marginally fair condition overall. Major expenditures over the last ten years include:

- Roofing in 2003
- Condenser and platform in 2005
- Siding and Canopy refurbishment in 2007
- Boiler replacement in 2010/2011
- Ventilation improvements in 2011

Conventional poured concrete slab-on-grade construction is used for the ice pad, apron, and main north floors. Bleacher seating is wood framed with plywood cover. The ice pad is conventionally constructed with an ammonia-brine refrigeration system and polyethylene header (1999). Repairs were completed in 2012 addressing the collapsed header trench wall.

According to CCI, the following is a summary of the current state of the Chelmsford Arena:

*"The main building components are predominantly original with some major repairs or replacements conducted over the last decade. Based on service life, inherent construction detailing and/or general upkeep, many of the components are presently not in a state-of-good repair. Significant capital outlay is required to ensure the viability of this aging facility. The building is therefore considered to be in fair-to-poor condition overall."*

### ***Details of Repairs Required***

The ice pad is original to the facility. The pad design does not incorporate slab heating technology. The pad's hardened surface is significantly distressed with extensive cracking throughout. There are signs of settlement and heaving at the south end due to a build up of perma-frost. The heaving and uneven pad results in challenges for seasonal ice preparation as different ice thicknesses are required to level the ice surface. Additionally, the thicker ice results in an increased use of energy.

As reported to City Council in 2012, the concrete framed header trench walls collapsed and have since been temporarily repaired. Full header wall replacement would be required with the new slab installation. During the header repair, additional deficiencies and cracking in the concrete slab were noted. Based on the consultant's building conditions report, ice pad replacement, including apron, was recommended.

The bleachers in the Chelmsford Arena are wood framed. According to the CCI building conditions report, solid wood framing members are used to construct the frame with plywood sheeting used for the risers and treads. The stairs are constructed with solid wood members. CCI noted that some of the wood decking is soft underfoot and that riser heights on various stair runs are noticeably unequal.

The arena dasherboards are original wood frame with bolted connections to the ice pad. The building condition report indicates that the doors and operating gates are older and worn throughout. Existing gaps at openings and offset surfaces have been identified as a hazard. CCI has indicated that replacement of the dasherboards is imminent and would include replacement of the board glass as well.

With regards to accessibility, the consultants have indicated that, although some issues have been addressed, many of the facility's accessibility components have issues that require correcting for general compliance to the Ontario Building Code and Ontario Disability Act. These include:

- The main entrance and side entrance should be re-graded with definitive demarcation;
- A handrail should be installed at the main entrance;
- The concrete ramp is not constructed with properly sized landings and the handrail is non-conforming;
- The viewing platform at the Arena is non-conforming;
- Interior sloped walk from main lobby to west lobby requires a handrail;
- Light switches and pull alarms are installed marginally higher than current standards.

CCI also identified an issue that was common in several arena facilities regarding domestic hot and cold water systems. There are no premises isolation (backflow prevention) devices installed in the incoming water supplies. It was strongly recommend that a backflow prevention system be designed and installed for each incoming water supply in order to prevent backflow of water into the city supply.

### ***Other Considerations***

In addition to the high priority components and issues defined by the building conditions report, additional renewal components would be addressed as part of the project to ensure that the refurbished Chelmsford Arena is a "good as new" facility at the completion of the renewal. The project provides an opportunity to address a shortage of dressing room facilities as well as some beautification work on the exterior of the building. Lighting and interior finish would also be addressed, similar to the work completed at Cambrian Arena.

A finalized capital plan will be completed once the project has been tendered and actual costs are known.

Construction would be scheduled to commence in April 2014, with an estimated completion date of July 2015. Arena staff will work with end users to ensure that fair and reasonable ice allocation and planning is in place to mitigate inconvenience to the community.

The renewal of the Chelmsford Arena is an initial step in the implementation of the Arena Renewal Capital Plan. A separate report highlighting the renewal projects for municipal arenas, based on the priorities established in the building conditions reports, will be presented to Community Services Committee as part of a five year capital budget plan.

### ***Next Steps***

After approval from Community Services Committee and City Council, a Request for Proposals will be prepared to secure a qualified consultant to provide detailed cost projections and administer the project. It is anticipated that construction will begin in April 2014 and be completed by July 2015.

### ***Financing***

The following financing plan has been developed based on a high level estimated project cost, predicated on the estimates provided by CCI and recent arena projects.

**Table 1: Estimated Project Costs for Chelmsford Arena Renewal**

<b>Component</b>	<b>Estimated Cost</b>
Ice Pad	\$650,000
Bleachers	\$300,000
Dasher board and shielding system	\$275,000
Lighting and painting	\$165,000
Accessibility	\$125,000
Ventilation	\$75,000
Domestic Hot and Cold Water System	\$60,000
Fire Safety	\$15,000
Fire Detection and Suppression System	\$5,000
Dressing Room enhancements	\$100,000
Parking lot enhancements	\$50,000
External/Interior Block Partion - repairs	\$5,000
Elevator refurbishment	\$35,000
Ice pad dehumidification	\$85,000
Sanitary and Storm Drainage Investigation and Repairs	\$30,000
Heating - Terminal hydronic heating unit replacement	\$100,000
Design and contract management	\$160,000
Contingency	\$100,000
<b>Total</b>	<b>\$2,335,000</b>

**Table 2: Proposed funding sources for Chelmsford Arena Renewal**

<b>Funding Source</b>	<b>Amount</b>
Surplus from Gerry McCrory Countryside Project (Council approved)	\$600,000
2014 Capital envelope	\$250,000

2015 Capital envelope	\$250,000
Leisure Capital Financing Reserve	\$1,235,000
<b>Total</b>	<b>\$2,335,000</b>

## ***Summary***

Consistent with the process when the Cambrian Arena was repaired, project costs for the Chelmsford Arena renewal have been based on consultant's estimates for capital needs over the next 5 years. Based on CCI estimates, the cost for years 1-5 was \$1,760,000. Additional costs, as identified in this report, total \$575,000, for: lighting and painting; dressing room enhancements; parking lot enhancements; design/contract management and contingency.