

For Information Only

Information Regarding the Costs Associated with Reopening the Barrydowne Arena

Presented To:	Community Services Committee
Presented:	Monday, Sep 16, 2013
Report Date	Thursday, Sep 05, 2013
Type:	Managers' Reports

Recommendation

For Information Only

Background

On July 8th, 2013, the Community Services Committee was provided with a presentation and report regarding the Arena Renewal Strategy and the results of community consultations. During the discussion regarding the Strategy, Committee requested a report with options to reopen the Barrydowne Arena as an ice pad or as a recreation facility. Additionally, staff were requested to include information regarding the proposal to construct a new ice pad in the Lorraine Street area of New Sudbury.

Barrydowne Arena

The Barrydowne Arena was decommissioned in 2003, during a restructuring of City facilities. The facility was maintained as a storage depot until 2012, when it was leased to a private company for use in the film industry.

During the years after the facility was decommissioned, much of the ice plant was dismantled and parts were used to repair other ice plants in City facilities. In order to rejuvenate the facility, a new ice plant would be required. As no ice production has occurred in 10 years, it is anticipated that much of the system that is still in existence may be unusable. Additionally, the loss of permafrost due to there not being ice on the concrete surface, would require the replacement of the ice pad. Dasher boards and glass were removed and would need to be replaced, along with bleachers, benches and refurbishing dressing rooms and flooring. There has also been considerable vandalism to the exterior of the building, and new windows, doors and exterior renovations would be required. Accessibility retro-fits would also be required in order to meet provincial standards. Based on the estimates obtained from the building condition reports during the Arena Renewal Strategy exercise, Table 1 provides a high level projection of the potential costs associated with restoring the Barrydowne Arena as an ice facility. The total estimated cost is the range of \$3.8M.

Additional consideration could be given to alternate uses of the building for recreational activities such as a skate boarding, roller blading/roller skating. Although there would still be significant capital investment required to renovate the building in order to meet the needs of these activities, the cost would be significantly less than renovating the ice pad and capital costs associated with the ice plant and associated ice pad components. The total estimated cost of renovating the building for alternate use would be

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 10, 13

approximately \$1.3M.

Table 1: Estimated Costs to restore Barrydowne Arena as an ice facility

Component	Estimated Cost
Ice Pad	\$650,000
Bleachers	\$300,000
Dasher board and shielding system	\$275,000
Roof replacement	\$500,000
Building enhancements (interior/exterior)	\$951,000
Refrigeration Plant	\$520,000
Accessibility retrofits	\$200,000
Design and contract management	\$300,000
Contingency	\$150,000
Total	\$3,846,000

Table 2: Estimated costs to restore Barrydowne Arena as an alternate use facility

Component	Estimated Cost
Roof replacement	\$500,000
Building enhancements (interior/exterior)	\$486,000
Accessibility retrofits	\$200,000
Design and contract management	\$95,000
Contingency	\$60,000
Total	\$1,341,000

Lorraine Street Option

In November 2009, Greater Sudbury City Council was presented with options regarding the aging infrastructure of arenas. One of the options for Council's consideration was a new twin pad facility on Lorraine Street, off of Lasalle Blvd., west of Notre Dame.

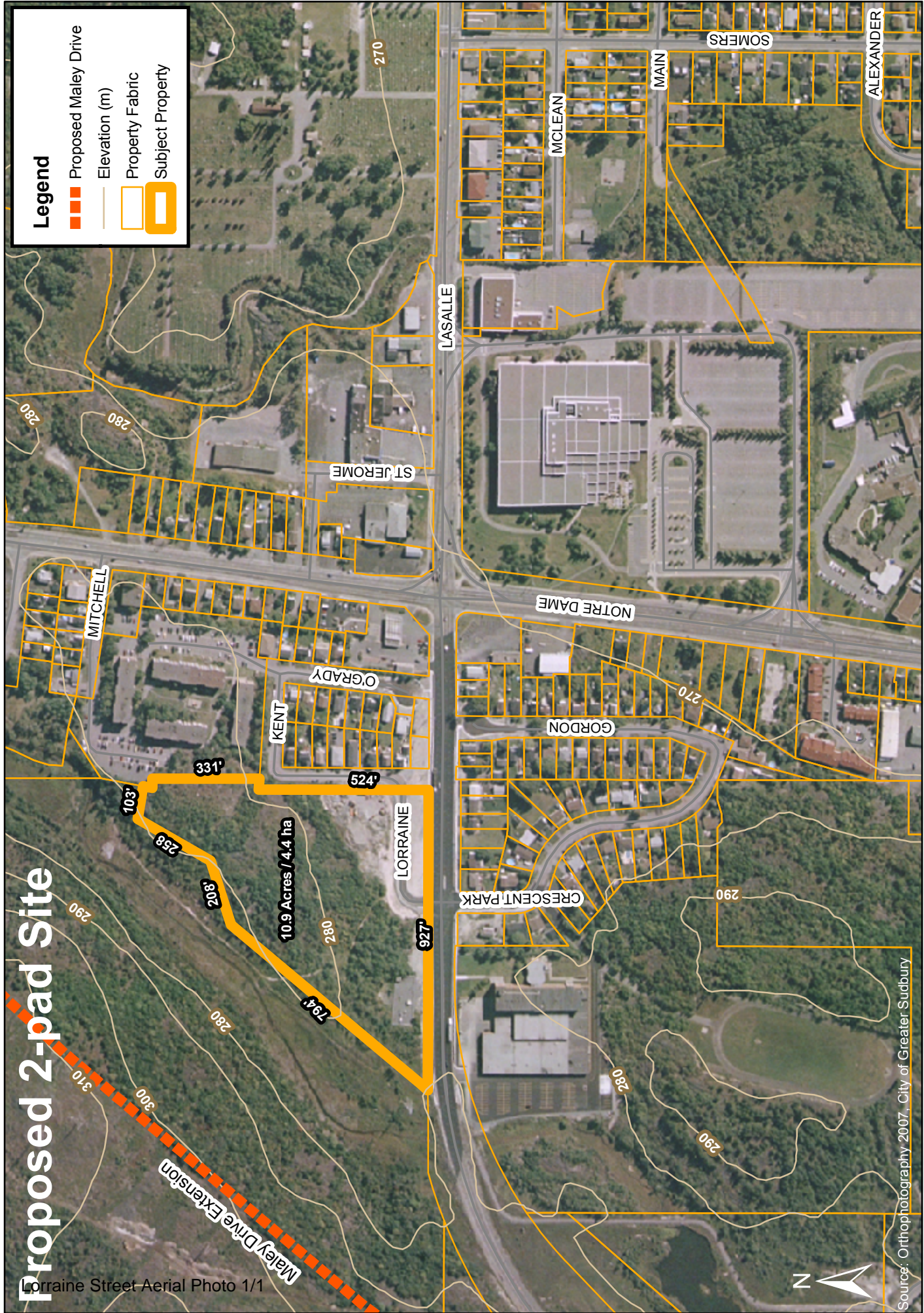
The Lorraine Street location was considered at that time as it is a City owned parcel of land of sufficient size for a two pad facility. The property has good access, available services and is in a location as recommended by the Parks, Open Spaces & Leisure Master Plan. The original intent of the twin pad was to replace Cambrian Arena, which had been closed due to ice pad issues, and to address a shortage of one ice pad in the former City of Sudbury, as indicated by the Master Plan.

The total estimated cost for a two pad facility at this location was originally \$25M, but was later revised and presented to Council in April 2010 as a \$22.6M project. The project was not pursued as Council opted to repair Cambrian Arena and add a second ice pad at the Countryside Sports Complex (now the Gerry McCrory Countryside Complex).

Number of ice pads required:

The City currently operates 16 ice pads. As identified in the report completed by Monteith Brown Planning Consultants based on the provision target of 1 ice pad per 405 youth registrants and based on the

forecasted number of youth registrants (2012-2016), the City could operate with 15 ice pads. The report also identified that the core area (former City of Sudbury) was deficient by approximately 1 ice pad. The need for the additional ice pad (core area) was realized by constructing a second ice pad at the Gerry McCory Country Countryside Sports Complex.

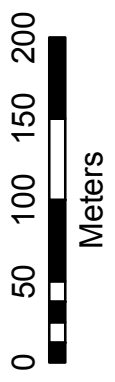


Proposed 2-pad Site

Lorraine Street Aerial Photo 1/1

Legend

- Proposed Maley Drive
- Elevation (m)
- Property Fabric
- Subject Property



Source: Orthophotography 2007, City of Greater Sudbury