

Request for Decision

Community Development - Capital Funded Projects Reallocation

Presented To:	Finance Committee
Presented:	Monday, Dec 05, 2011
Report Date	Thursday, Nov 24, 2011
Type:	Managers' Reports

Recommendation

THAT the Finance Committee approve the re-allocation of Capital projects as part of the existing Community Development Capital envelope and;

THAT \$260,000 be funded in 2012 for the Chelmsford Family Health Team (CFHT) site which will cover the cost of remedial repairs and project design drawings and;

THAT leasehold improvements for the CFHT in the amount of \$650,000 be funded in 2013 and;

THAT the City's partnership funding in the amount of \$40,000 for the Lily Creek Boardwalk renewal be funded from the Community Development 2012 Capital contingency and further;

THAT the I.J. Coady Memorial Arena plumbing retrofit estimated at \$115,000 be funded from the 2013 Community Development Capital envelope for implementation in the spring of 2012.

Signed By

Report Prepared By

Real Carre
Director of Leisure Services
Digitally Signed Nov 24, 11

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Nov 30, 11

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Dec 1, 11

Finance Implications

The 2012-13 Community Development Capital funded projects have been re-allocated in order to fund the following: \$260,000 be funded in 2012 and \$650,000 be funded as part of the 2013 Capital for the Chelmsford Family Health Team, the City's partnership funding in the amount of \$40,000 for the Lily Creek Boardwalk renewal be funded from the 2012 Capital contingency and the I.J. Coady Arena plumbing retrofit estimated at \$115,000 be funded from the 2012 Community Development envelope.

Background

The purpose of the report is to provide Council with a recommendation on re-prioritizing the 2012-13 Community Development funded capital projects to accommodate the funds required to complete the renovations of the Chelmsford former town hall to accommodate the Chelmsford Family Health Team along with funding the City's partnership contribution with Rainbow Routes Association for the renewal of the Lily Creek Boardwalk, and the plumbing retrofit for I.J. Coady Memorial Arena.

City of Lakes F.H.T. – Chelmsford

During the Capital Budget overview presentation held on Wednesday, October 5, 2011, Councillor Berthiaume identified the need to fund the renovations to the former Chelmsford Town Hall. In 2005, the City of Greater Sudbury partnered with the Northern Ontario School of Medicine and the Health Sciences North (Sudbury Regional Hospital) to engage in the development of the City of Lakes Family Health Teams. The City's commitment to the partnership was to provide available infrastructure in four locations: Pioneer Manor, Valley East, Walden and Rayside-Balfour. To date, the Pioneer Manor, Valley East and Walden sites have been realized. As part of a 2011 budget enhancement option, Council approved a one-time allocation in the amount of \$30,000 to generate schematic architectural design and cost estimate to renovate the former Town Hall offices located at 3400 Hwy 144, Chelmsford. A building condition assessment was completed by J.L. Richards & Associates Ltd. in August, 2011. The total cost to renovate this site is estimated at \$1,300,000. An additional \$260,000 is necessary to implement critical repairs and the City's 50% contribution to the renovation in the amount of \$650,000 be funded as part of the 2013 Capital. The remaining 50% will be funded from the Ministry.

The following projects originally recommended to be funded in 2012 would be deferred and recommended for funding as part of the 5 year capital needs.

2012 Deferred Capital to 2013-2015

T.M. Davies Arena - \$50,000

Garson Arena - \$50,000

Carmichael Arena - \$40,000

Sudbury Community Arena - \$100,000

Roof patching and repairs - \$20,000

Lily Creek Boardwalk Renewal

City Council approved the following resolution:

2011-448 – That the Lily Creek Boardwalk options be referred to the Finance Committee for consideration in the 2012 Budget.

The City's partnership funding of \$40,000 is recommended for funding from the 2012 Capital Contingency allocation.

I.J. Coady Memorial Arena - Elevated Levels of Lead

In early October 2010, City staff were notified by the Health Unit that lead levels in the water at the I.J. Coady Memorial Arena exceeded the maximum allowable concentration. Staff were instructed to post signs at all fixtures such as fountains and sinks with warnings that lead testing was underway and to avoid drinking the water and alternate water would be provided at the arena until the situation was rectified. Staff were requested to flush the internal plumbing on a regular basis with the objective of not allowing the water to sit in the pipes for prolonged periods of time. Follow up tests inside of the building continued to yield test results in excess of the MOE prescribed levels of lead concentration.

A certified plumber recommended the installation of new water lines provided that the source of contamination was not in the existing municipal water system. Attached is a copy of the report completed by Independent Energy Services. The existing water lines were originally installed during construction (1976). The company proposes to run the new water lines from the water meter room to the mechanical room using the space available under the bleachers on the South End East sides of the Arena. The water lines include cold and hot water recirculation lines. Any solder used for any reason will be lead free. The cost is estimated at approximately \$85,000.

In addition to replacing the domestic water line, staff also requested a cost estimate to replace the main water line from the road to the Arena. The capital cost is estimated at \$24,500 (cost estimate attached).

Water/Wastewater Services has confirmed that the new water supply is virtually lead free.

Water/Wastewater Services have been working to resolve this issue over the past year and this work is presently ongoing. When the issue arose, the department quickly implemented a change to the treatment chemical program at the wells to reduce the corrosion in the system to reduce the lead uptake from the lead plumbing components. The results of this chemical change were expected to take several months to fully develop. During this time, additional monitoring was set up to track progress. Although the results of this monitoring indicated some general lowering of corrosion rates in the system, the results from the arena still warranted further action.

During that time, the Water/Wastewater Services has also working to develop the option to add PH adjustment capability into the treatment program at the wells as the data indicates that this may be effective at lowering the corrosion rates in the system further and consequently mitigate the lead uptake more effectively. The work on this project has progressed as far as possible until final approval is received from the Ministry of the Environment to complete and implement the PH adjustment. The Capital and Operating staff are working on this project and will proceed with the implementation once approvals are granted by MOE.

In order to resolve the problem on a long term basis, it is recommended that the water lines be replaced at an estimated cost of \$115,000. The replacement of the water lines can be implemented in the spring of 2012 and the capital cost can be funded from the 2013 Community Development Capital envelope.



Leisure and Citizen Services Summary

CATEGORY DESCRIPTION

(For detailed project listing see attached)

	2012 REQUEST	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK	2016 OUTLOOK
Leisure					
Previous Council Approvals	\$ 404,732	\$ 404,732	\$ 404,732	\$ 404,732	\$ 404,732
Parks / Playgrounds	\$ 735,000	\$ 125,000	\$ 2,146,810	\$ 700,000	\$ 1,350,000
Parks Equipment	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Total Leisure	\$ 1,239,732	\$ 629,732	\$ 2,651,542	\$ 1,204,732	\$ 1,854,732
Libraries and Museums					
Previous Council Approvals	\$ 215,000	\$ 278,000	\$ 278,000	\$ 278,000	\$ 278,000
Library and Museum Projects	\$ 578,620	\$ 588,197	\$ 517,967	\$ 257,411	\$ 617,564
Total Libraries and Museums	\$ 793,620	\$ 866,197	\$ 795,967	\$ 535,411	\$ 895,564
Facilities					
Roofing	\$ 30,000	\$ 390,000	\$ 130,000	\$ 425,000	\$ 100,000
Equipment Replacement	\$ 410,000	\$ 15,000	\$ -	\$ -	\$ 80,400
Structural Repairs/Upgrades	\$ 215,000	\$ 355,000	\$ 75,000	\$ 150,000	\$ -
Heating & Ventilation	\$ 30,000	\$ 225,000	\$ 23,000	\$ 150,000	\$ -
Interior Renovations	\$ 85,000	\$ 214,452	\$ -	\$ 900,000	\$ 200,000
Other Upgrades and Replacements	\$ 410,000	\$ 1,605,000	\$ 175,000	\$ 550,000	\$ 630,458
Health & Safety	\$ 640,178	\$ 100,000	\$ 80,000	\$ 78,322	\$ 300,000
Total Facilities	\$ 1,820,178	\$ 2,904,452	\$ 483,000	\$ 2,253,322	\$ 1,310,858
PROJECT COSTS	\$ 3,853,530	\$ 4,400,381	\$ 3,930,509	\$ 3,993,465	\$ 4,061,154
PROJECT FINANCING					
Reserves: Capital	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Reserves: Development Charges	\$ (225,000)	\$ (225,000)	\$ (225,000)	\$ (225,000)	\$ (225,000)
Financing: Future Years	\$ (115,000)	\$ 115,000	\$ -	\$ -	\$ -
Grants (Provincial and Federal)	\$ -	\$ (650,000)	\$ -	\$ -	\$ -
CAPITAL ENVELOPE (Tax Levy)	\$ 3,413,530	\$ 3,540,381	\$ 3,605,509	\$ 3,668,465	\$ 3,736,154

Priority Setting:

Priority setting for Leisure is based on renewal, health and safety and new facilities. For new facilities, priority is based on Parks/Open Space Leisure Master Plan in order to implement identified priority projects.

Priority setting for Facilities is based on aging facilities and need in areas of building shell, roofs, mechanical, electrical and health and safety.

Priority setting for Citizen Services is based on building renewal and expansion. In regards to facility priority, it is based on building age (repair roof, replace lighting, replace boiler etc) as well as expansion (new library).



Leisure and Citizen Services Details

PROJECT DESCRIPTION		PROJECT TYPE		2012 REQUEST		2013 OUTLOOK		2014 OUTLOOK		2015 OUTLOOK		2016 OUTLOOK		
		R (Renewal) E (Expansion) N (New)												
Leisure														
Previous Council Approvals (Internal Borrowing)														
Countryside Arena - New Ice Pad (2011 to 2035)														
SUBTOTAL Previous Council Approvals				\$	404,732	1	\$	404,732	\$	404,732	\$	404,732	\$	404,732
Parks / Playgrounds				\$	404,732		\$	404,732	\$	404,732	\$	404,732	\$	404,732
Bell Park - Special Events Site Development														
6 Mini Soccer Fields at Barrydowne / Rotary Park														
Fencing Replacement on Playgrounds/Playfields														
Junction Creek Waterway Park (Public Request)														
Bell Park (relating to purchase of 322 McNaughton Terrace)														
Lily Creek Boardwalk														
Playfield / Playground / Park Upgrades														
Soccer Field Development														
Recreation Facilities - Parking Lot Upgrades														
Tennis Court Upgrades														
Ski Lift Assessment and Upgrades														
Splash Parks														
SUBTOTAL - Parks / Playgrounds				\$	735,000		\$	125,000	\$	2,146,810	\$	700,000	\$	1,350,000
Parks Equipment														
Utility Tractor (2)														
Aerator														
Sander														
Toro Walk Behind Mowers														
Tillers														
Trimmers														
Mower 16'														
York Rakes														
Fertilizer Spreader														
Vertidrain														
Sweeper														
Mower 11'														
Trencher														
Chain Saws														
Leaf Blowers														
Mower 6'														
SUBTOTAL - Parks Equipment				\$	100,000	5	\$	100,000	\$	100,000	\$	100,000	\$	100,000
TOTAL Leisure				\$	1,239,732		\$	629,732	\$	2,651,542	\$	1,204,732	\$	1,854,732



Leisure and Citizen Services Details

PROJECT DESCRIPTION	PROJECT TYPE R (Renewal) E (Expansion) N (New)	2012 REQUEST	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK	2016 OUTLOOK
Libraries and Museums						
Previous Council Approvals (Internal Borrowing)						
South Branch Library (2012 to 2031)	N	\$ 215,000	\$ 278,000	\$ 278,000	\$ 278,000	\$ 278,000
Subtotal Previous Council Approvals		\$ 215,000	\$ 278,000	\$ 278,000	\$ 278,000	\$ 278,000
Library and Museum Projects						
South Branch Parking Lot / Landscaping	N	\$ 250,000				
Archive Building Upgrades	R	\$ 90,000				
Museum Building Upgrades	R	\$ 75,000				
Valley East Roof / Flooring	R	\$ 30,000				
Azilda Library Parking Lot Paving	R	\$ 45,000				
Library Automated System Upgrade	R	\$ 45,000	\$ 75,000			
Archives - Interim Renovations	R		\$ 150,000			
Mackenzie Library Flooring / Painting	R		\$ 100,000			
Anderson Farm Stable - Kitchen Furnace Replacement	R		\$ 75,000			
Community Archives Shelving	R		\$ 75,000			
Garson Community Service Centre Roof	R		\$ 30,000			
Library Automated System Upgrade	R			\$ 150,000		
Capreol Community Service Centre Window Replacement	R			\$ 75,000		
Capreol Community Service Centre Boiler Replacement	R			\$ 50,000		
Community Archives Shelving	R			\$ 75,000		
Anderson Farm Building Improvements	R			\$ 75,000		
Coniston Library Roof	R			\$ 40,000		
Community Archives HVAC Unit	R				\$ 100,000	
Copper Cliff Library Roof	R				\$ 50,000	
Mackenzie Library Boiler Replacement	R				\$ 50,000	
Mackenzie Library - New Building Feasibility Study and Land Acquisition	R					\$ 617,564
Contingency	R	\$ 43,620	\$ 83,197	\$ 52,967	\$ 57,411	
SUBTOTAL - Library and Museum Projects		\$ 578,620	\$ 588,197	\$ 517,967	\$ 257,411	\$ 617,564
TOTAL Libraries and Museums		\$ 793,620	\$ 866,197	\$ 795,967	\$ 535,411	\$ 895,564



Leisure and Citizen Services Details

PROJECT DESCRIPTION		PROJECT TYPE		2012 REQUEST			2013 OUTLOOK			2014 OUTLOOK			2015 OUTLOOK			2016 OUTLOOK		
		R (Renewal) E (Expansion) N (New)																
Facilities																		
Roofing																		
Patching and Repairs (Various Locations)		R	\$	30,000	\$	100,000	\$	50,000	\$	150,000	\$	100,000						
Naughton Community Centre		R	\$	190,000														
Dr Edgar Leclair Arena		R	\$	75,000														
Adanac Ski Hill Garage		R	\$	25,000														
Civic Memorial Mausoleum		R			\$	80,000												
Carmichael Arena		R					\$	200,000										
Azilda Parks Depot		R						\$	75,000									
SUBTOTAL - Roofing			\$	30,000	\$	390,000	\$	130,000	\$	425,000	\$	100,000						
Equipment Replacement																		
Howard Armstrong Recreation Centre - Pool Filter		R	\$	130,000														
Raymond Plourde Arena - Condensor		R	\$	80,000														
Dr Edgar Leclair Arena - Compressor		R	\$	60,000														
Chelmsford Arena - Dehumidification		R	\$	60,000														
Capreol Arena - Dehumidifier		R	\$	55,000														
Toe Blake Arena - Ice Plant Panel Replacement		R	\$	25,000		15,000												
Dr Edgar Leclair Arena - Water Softener		R																
Fitness Equipment Replacement		R										\$ 80,400						
SUBTOTAL - Equipment Replacement			\$	410,000	\$	15,000	\$	-	\$	-	\$	80,400						
Structural Repairs & Upgrades																		
IJ Coady Arena - Waterline Replacement		R	\$	115,000														
IJ Coady Arena - Waterline Replacement - Future Envelopes			\$	(115,000)	\$	115,000												
IJ Coady Arena - Waterline Replacement - Financing in Budget Year			\$	-	\$	115,000												
Capreol Arena - Windows		R	\$	50,000														
Capreol Arena - Building Shell		R	\$	50,000														
Minnow Lake Place - Shell Improvements		R			\$	190,000												
Cambrian Arena - Parking Lot & Site Work		R			\$	125,000												
IJ Coady Arena - Door Upgrades		R			\$	40,000												
Adanac Skill Hill - Garage and Shell Improvements		R					\$	75,000										
Sudbury Arena - Building Shell		R							\$	100,000								
TM Davies Arena - Cladding and Beam Restoration		R							\$	50,000								
SUBTOTAL - Structural Repairs & Upgrades			\$	215,000	\$	355,000	\$	75,000	\$	150,000	\$	-						
Heating & Ventilation																		
McClelland Arena - Header Trench Repairs		R	\$	20,000														
Chelmsford Arena - Ventilation in Dressing Rooms		R	\$	10,000														



Leisure and Citizen Services Details

Leisure and Citizen Services - Capital Budget 5/7

PROJECT DESCRIPTION	PROJECT TYPE R (Renewal) E (Expansion) N (New)	2012 REQUEST	2013 OUTLOOK	2014 OUTLOOK	2015 OUTLOOK	2016 OUTLOOK
Capreol Millennium Centre - Boiler	R		\$ 70,000			
Onaping Falls Community Centre - Ventilation	R		\$ 65,000			
Falconbridge Community Centre - Furnace	R		\$ 50,000			
Countryside Arena - Boiler	R		\$ 40,000			
Centennial Arena - Boiler	R			\$ 15,000		
Capreol Ski Hill - Furnace	R			\$ 8,000		
Capreol Arena - Boiler	R				\$ 50,000	
McCelland Arena - Hall HVAC	R				\$ 40,000	
TM Davies Arena - Boiler	R				\$ 30,000	
Naughton Community Centre - Boiler	R				\$ 30,000	
SUBTOTAL - Heating & Ventilation		\$ 30,000	\$ 225,000	\$ 23,000	\$ 150,000	\$ -
Interior Renovations						
Dr. E. Leclair - Interior Door Replacements	R	\$ 25,000				
Garson Arena - Arena Seating Partial Replacement	R	\$ 20,000				
Raymond Plourde Arena - Flooring Replacement	R	\$ 15,000				
Countryside Arena - Exit Doors	R	\$ 15,000				
I.J. Coady Rink - Board Repair	R	\$ 10,000				
Arena Flooring - Various Arenas	R		\$ 114,452 ⁸			\$ 200,000
Toe Blake Arena - Lighting Retrofits	R		\$ 50,000			
Dr. E. Leclair Arena - Lighting Retrofits	R		\$ 50,000			
Sudbury Arena - Washroom Retrofits	R				\$ 500,000	
Facility Lighting Upgrades	R				\$ 400,000	
SUBTOTAL - Interior Renovations		\$ 85,000	\$ 214,452	\$ -	\$ 900,000	\$ 200,000
Other Upgrades and Improvements						
Study - Life Cycle Analysis (Capital Needs Pools / Arenas)	N	\$ 80,000	\$ 25,000			\$ 30,000
Sustainable Mobility - Purchase Bike Racks (Public Request)	N	\$ 10,000				
Chelmsford Family Health Team (Building Repairs)	N	\$ 190,000	\$ 1,300,000			
Chelmsford Family Health Team (Drawing / Design)	N	\$ 70,000				
Accessibility - Various Locations	R		\$ 80,000			\$ 150,000
Community Halls Upgrades	R		\$ 50,000		\$ 50,000	\$ 50,000
Pools Upgrades	R			\$ 75,000		
Cemetery System - Internal Roads	R				\$ 350,000	
Tables / Chairs for Special Events	R					\$ 100,000
Contingency	R	\$ 60,000	\$ 150,000	\$ 100,000	\$ 150,000	\$ 300,458
SUBTOTAL - Other Upgrades and Improvements		\$ 410,000	\$ 1,605,000	\$ 175,000	\$ 550,000	\$ 630,458



Leisure and Citizen Services Details

Leisure and Citizen Services - Capital Budget 6/7

PROJECT DESCRIPTION	PROJECT TYPE	2012 REQUEST	2013 OUTLOOK				2014 OUTLOOK				2015 OUTLOOK				2016 OUTLOOK			
			R (Renewal)				E (Expansion)				N (New)							
Health & Safety																		
Mandatory Fire, Health and Safety Retrofits for Arenas and Buildings	R	\$ 375,000																
E.S.A. Retrofits - Parks Services	R	\$ 200,000																
Fire Code Retrofits	R	\$ 50,000																
Aging Trees	R	\$ 15,178																
Energy Retrofits	R																	
SUBTOTAL - Health & Safety		\$ 640,178	\$ 100,000	\$ 80,000	\$ 78,322	\$ 150,000												
TOTAL Facilities		\$ 1,820,178	\$ 2,904,452	\$ 483,000	\$ 2,253,322	\$ 1,310,858												
PROJECT COSTS		\$ 3,853,530	\$ 4,400,381	\$ 3,930,509	\$ 3,993,465	\$ 4,061,154												

Notes:

- 1) Includes funding from Development Charges Reserve Fund.
- 2) Grace Hartman Amphitheatre - Vendor and Licensing Area Ground Development.
- 3) Carmichael, Selkirk Fields, Twin Forks, Lorne Brady, Capreol Ball Field, Hammer Lions Ball Field, Bleazard Fields, Oja Complex, Kinsmen Sports Complex.
- 4) Demolition / tipping fees and restoring the area with top soil and sod.
- 5) Funding from Parks - Equipment Replacement Reserve Fund.
- 6) Includes funding from Development Charges Reserve Fund.
- 7) 3 Full Size Soccer Fields / Playground at Countryside Arena Sports Complex.
- 8) Sudbury Arena (Leading to Ice Surface From Dressing Rooms), Toe Blake Arena (Dressing Rooms / Hallway), Dr. Edgar Leclair CC/ Arena (Dressing Rooms / Hallway), Countryside Arena (Original Rink).

Operating Impact:

- 9) \$10,000 ongoing cost for Lily Creek



Leisure and Citizen Services

Unfunded Capital Projects

PROJECT DESCRIPTION	PROJECT TYPE	COST	PROJECT TYPE	COST
Leisure Services				
Trails/Bike Paths	N	\$ 12,000,000	FACILITIES CONTINUED	
Leisure Parking Lots	R	\$ 12,000,000	Patching and Repairs - Various Locations	R \$ 200,000
Major Community Parks	R	\$ 10,000,000	Accessibility - Various Locations	R \$ 200,000
Playground Sites	R	\$ 6,000,000	Naughton Community Centre - Roof Area #2, 4, 5, 6, 7	R \$ 180,000
Therapeutic Pool - Lionel Lalonde Centre - Azilda	N	\$ 6,000,000	Waterfront / Pool Upgrades	R \$ 179,452
Tennis Court Upgrades	R	\$ 4,500,000	Chelmsford Arena - Parking Lot Upgrade South Side	R \$ 100,000
Soccer Field Development and Upgrades - 14 New Fields	N	\$ 3,900,000	McClelland Arena - Roof B2 & C	R \$ 90,000
Skate Parks - 6 Permanent Parks	N	\$ 3,600,000	Sudbury Arena - Washroom improvements	R \$ 80,000
Baseball/Softball Diamond Upgrades	R	\$ 3,000,000	Mackenzie Street Library - Shell Improvements	R \$ 80,000
Ski Hill Upgrades	R	\$ 2,000,000	Carmicheal Community Centre - Re Roof A & B	R \$ 75,000
Outdoor Rinks	R	\$ 1,500,000	Coniston Arena - Parking Lot Improvement/Lighting	R \$ 75,000
Splash Parks - 7 Parks	N	\$ 1,400,000	Anderson Farm - Building Shell	R \$ 75,000
Fitness Centres	R	\$ 900,000	Gatchell Pool - Roofing Shingles (1/2)	R \$ 60,000
Playgrounds/Playfields/Park Upgrades (Incl.Public Request - Hammer Playground)	R	\$ 300,000	Dr. Leclair Community Centre/Arena - Board Replacement	R \$ 55,000
Dog Park - Phase 2 - Fencing and Signage (Public Input Request)	N	\$ 59,424	Copper Cliff Library - Ground Work/Sidewalk	R \$ 55,000
		\$ 67,159,424	Improvements to the Copper Cliff Arena / Sports Complex (Public Input Request)	R \$ 50,000
EQUIPMENT				
2 Utility Tractors	R	\$ 50,000	IJ Coady Arena Compressor Replacement	R \$ 50,000
1 Greensgroomer	R	\$ 50,000	IJ Coady Arena Boiler Replacement	R \$ 50,000
1 Aerator	R	\$ 50,000	I.J. Coady Arena - Rubber Flooring (Hallway + Dressing Room)	R \$ 50,000
1 Aerator	R	\$ 50,000	Carmicheal Arena - Pre/Paint Roof Beams	R \$ 50,000
1 Turf Truck (T Fox)	R	\$ 40,000	Coniston Library Building - Re Roof + Fascia	R \$ 45,000
Equipment	R	\$ 40,000	Centennial Arena - Rubber Flooring in Dressing Rooms	R \$ 35,000
2 Utility Tractors	R	\$ 40,000	Carrefour Senator Rheel Belisle - Replace Shingles	R \$ 35,000
1 Sweeper	R	\$ 40,000	Ben Moxam Community Centre - Barrier Free Access	R \$ 30,000
1 Overseeder	R	\$ 40,000	Raymond Plourde Arena - Washroom Upgrades	R \$ 30,000
1 Aerator	R	\$ 25,000	Garson Arena - Washroom Improvements/Plumbing	R \$ 30,000
Trencher	R	\$ 20,000	Ridgecrest Tot Lot Fieldhouse - Re Roof	R \$ 30,000
5 Toro Walk Behind Mowers	R	\$ 15,000	Coniston Arena - Bleacher Repair	R \$ 25,000
1 Sander	R	\$ 10,000	Garson Arena - Door Replacement	R \$ 25,000
2 York Rakes	R	\$ 10,000	I.J. Coady Arena - Exit Doors and Hardware	R \$ 25,000
1 Sander	R	\$ 10,000	Victory Playground Fieldhouse - Shell Improvements	R \$ 25,000
5 Tillers	R	\$ 5,000	Anderson Farm House - Re Roof	R \$ 25,000
1 Fertilizer Spreader	R	\$ 5,000	Place Hurtubise Playground - Re-Roofing - Soffit - Fascia	R \$ 25,000
5 Leaf Blowers	R	\$ 2,500	Centennial Youth Centre - Fascia, Soffit, Remove Railing	R \$ 20,000
5 Hedge trimmers	R	\$ 2,500	McClelland Arena - Board Repair	R \$ 20,000
5 Chainsaws	R	\$ 2,500	Raymond Plourde Arena - Replace Interior Doors (Lobby)	R \$ 20,000
5 Tillers	R	\$ 2,500	Lonsdale Playground Fieldhouse - Site Grading Water Drainage	R \$ 15,000
		\$ 500,000	Dr. Leclair Community Centre/Arena - Paint - Lobby	R \$ 15,000
FACILITIES				
Arena Renewal - Replacement of 4 Ice Pads	R	\$ 45,500,000	Chelmsford Arena - Dressing Room Doors	R \$ 15,000
Accessibility	R	\$ 10,000,000	Coniston Arena - Lobby Floor	R \$ 15,000
Energy Retrofits	R	\$ 5,000,000	Gatchell Pool - Flooring Replacement	R \$ 15,000
Boat Launching Sites - Upgrades	R	\$ 1,000,000	V.L.A. Playground Building Rink - Shell Improvements	R \$ 15,000
Sudbury Arena Dehumidifier and Ventilation	R	\$ 900,000	Eyre Playground - Re Roof	R \$ 15,000
Recreation Program Equipment	R	\$ 600,000	Capreol Arena - Interior Painting	R \$ 10,000
Lily Creek Boardwalk	N	\$ 450,000	Gatchell Pool - Lockers - Mens/Womens Changeroom	R \$ 10,000
Dr. Leclair Arena - Parking Lot Improvements	R	\$ 300,000	Ridgemount Playground Fieldhouse - Windows	R \$ 10,000
Barydowne Arena - Metal Roof Retrofit	R	\$ 240,000	Carmicheal Arena - Score Clock	R \$ 9,000
Field house at the Centennial Field in Capreol	N	\$ 200,000	Dow Pool - Barrier Free Access	R \$ 8,000
Dowling Leisure / Citizen Service Centre - Roof	R	\$ 200,000	Walden Citizen Service Centre/Library - Flooring Hall	R \$ 8,000
			Old Skead Rd Storage Building Garage - Demolition	R \$ 7,500
			Dow Pool - Door Replacement	R \$ 7,500
			Valley East Cemetery Storage - Overhead Garage Door	R \$ 5,000
TOTAL UNFUNDED PROJECTS				\$ 66,819,452
				\$ 134,478,876

Request for Decision

Lily Creek Boardwalk Options

Presented To: City Council

Presented: Wednesday, Oct 26, 2011

Report Date Tuesday, Oct 18, 2011

Type: Managers' Reports

Recommendation

THAT Council approve Option ___ in accordance with the report dated October 26, 2011 from the General Manager of Community Development.

Finance Implications

A \$35,000 contribution from Science North will be used to offset the expenditures for either removal of the structure or repair and retrofit the structure. Should Council approve option 3, the City would be required to contribute a one-time allocation up to \$40,000 in 2012 by amending the Capital Budget to incorporate this initiative. In addition, approval of this option would also require ongoing maintenance costs of \$10,000, which would be allocated to the 2013 Operating Budget.

Signed By

Report Prepared By

Real Carre
Director of Leisure Services
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Recommended by the Department

Catherine Matheson
General Manager of Community
Development
Digitally Signed Oct 18, 11

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Oct 20, 11

Background

In 1991, Science North entered into an agreement with the former City of Sudbury for the usage of a portion of the Lily Creek Marshland. The twenty (20) year license expired in March 2011. Science North confirmed in March 2010 that they are not interested in extending or renewing the agreement.

Science North has indicated that it would contribute \$35,000 either to the demolition, repair or replacement of the boardwalk. As part of the 2011 Budget, staff submitted 2 enhancement options. The options included replacing the existing boardwalk and the expansion of the boardwalk to link James Jerome Sports Complex. The options valued at \$300,000 (replacement) and \$150,000 (expansion) were not approved for 2011 Budget. Attached are the copies of the options as submitted.

On May 25th, 2011, the boardwalk was temporarily closed pending a safety review of the site. The engineering firm R. V. Anderson Associates was hired to conduct a structural review of the boardwalk. For Council's information, the final copy of the structural review is attached.

The structural review provides options related to immediate repairs and the replacement of the boardwalk within a two (2) year period. The cost for the immediate repairs is estimated between \$30,000 - \$40,000.

The repairs would extend the life of the boardwalk for the next two (2) years. The replacement of the entire

structure is estimated between \$225,000 - \$300,000 which includes replacing 75 panels (8ft x 12ft) using pressure treated lumber.

Rainbow Routes Association expressed interest in revitalizing the Lily Creek Boardwalk post the 2011 Budget. Rainbow Routes Association is applying for a Job Creation Project Grant from the Ministry of Training, Colleges and Universities for the Lily Creek Boardwalk. As part of the project application, the association is interested in including the restoration and upgrades to the Lily Creek Boardwalk (attached is a copy of their proposal). The application if approved would include:

1. Removal of approximately 120 meters of the existing boardwalk from the west end including the bridge.
2. Build a new 40 meter boardwalk to connect the remaining (approximately) 150 meters of boardwalk to James Jerome Sports Complex.
3. Refurbish the remaining easterly portion of the existing section of the boardwalk (150 meters) per recommendations made by R.V. Anderson and Associates.

The total project cost to complete the restoration and upgrade is estimated between \$70,000-\$90,000 (total labour cost will be covered by the grant). In terms of funding the project, Rainbow Routes Association will access the Science North one-time allocation in the amount of \$35,000 and will include \$15,000 for labour costs.

A balance in the amount of \$40,000 would be required from the City to realize this project should the grant be approved. In addition, the association is requesting the City cover the cost of any tipping fees re: disposal of materials. Rainbow Routes Association will receive confirmation in the spring of 2012 related to the status of their grant application. The restoration work will be per the engineer's recommendation.

Staff have prepared options for Council's consideration:

Option 1 - Utilize \$35,000 from Science North to remove the existing Lily Creek Boardwalk structure at no cost to the City of Greater Sudbury.

Option 2 - Repair existing structure as per scope of work identified by R.V. Anderson estimated between \$30,000 - \$40,000. Science North funds in the amount of \$35,000 to be allocated for the immediate repairs.

Option 3 - Rainbow Routes Association is applying for a Job Creation Project Grant from the Ministry of Training, Colleges and Universities and is interested in including the restoration and upgrade to the Lily Creek Boardwalk. The Association has estimated the cost of materials and supplies between \$70,000-\$90,000 to complete the restoration. The association will be applying for \$15,000 for labour as part of their grant application and will be including the Science North one-time allocation of \$35,000. The City would be requested to fund a maximum \$40,000.

June 30, 2011

RVA 112369

City of Greater Sudbury
Bag 5000, Station A
Sudbury, ON. P3A 5P3

Attention: Mr. Bruce Drake
Risk Management/Insurance Officer

Dear Bruce:

**Re: Structural Assessment of Lily Creek Boardwalk
Revised Final Report (DRAFT)**

1.0 INTRODUCTION

At the request of the City of Greater Sudbury (City), R.V. Anderson Associates Limited (RVA) undertook a cursory review of the Lily Creek Boardwalk. This review was carried out with the following objectives:

- Provide a review of the condition of the boardwalk;
- Determine the necessary short-term repair work required to return the boardwalk to service; and
- Provide recommendations to extend the life of the boardwalk over the long-term.

This report presents our findings and provides general recommendations for repairs to the Lily Creek Boardwalk to return to service this season. The recommendations are based on visual observations made during a site inspection performed on May 30, 2011, and a review of the original design drawings completed by RVA in 1991.

1.1 Background Information

The Lily Creek Boardwalk was originally designed and constructed in the early 1990s for Science North. The boardwalk is 2.43m (8-ft) wide and constructed of cedar decking over polystyrene billets, which floats over the marshland for an approximate total length of 270m (900



ft). The boardwalk is made up of 75 individual 2.43m x 3.66m (8-ft x 12-ft) panels fastened together by hinged metal connections. There is one seating area mid-way along the boardwalk and an observation deck with seating at the end. There is also a structural steel pedestrian bridge over the main channel of Lily Creek where it is crossed by the boardwalk. There was originally a handrail on both sides of the boardwalk for its entire length, which has been previously removed by City staff.

We understand that Science North has issued correspondence to the City in March 2010 indicating that the boardwalk had become a safety and maintenance concern. After some discussion between the Community Development Department, City Council and Rainbow Routes, RVA was approached by the City to carry out this assignment. The boardwalk is currently closed to pedestrian traffic as a precautionary measure.

2.0 ASSESSMENT

A visual site inspection was conducted by Robert Langlois, P.Eng., of RVA on May 30, 2011, who was accompanied by staff from the City's Parks Department. The inspection reviewed the entire length of the boardwalk, and a series of digital photos of the inspection were taken and have been enclosed for reference. City staff removed deck boards at four (4) random locations to allow inspection below the walking surface, including the skirting, deck braces and polystyrene billets.

2.1 Boardwalk Surface

The boardwalk surface (decking) is generally in fair to poor condition. The cedar deck surface has weathered due to exposure to the elements. There is fungus/mould visible at the ends of the deck boards in some areas, which is indicative of rot occurring in the wood. We estimate 15 to 20% of the deck boards are showing signs of rot (see Photo 1) and are in need of replacement.

In some areas it was observed that the boardwalk surface slopes to one side (see Photo 2). In these areas this sloped surface appears to be the result of a portion of the boardwalk bearing on land, and a portion floating. This distortion of the boardwalk appears to be the result of a shift in the position of the boardwalk, possibly due to the action of the winter ice.

2.2 Boardwalk Sub-Structure

Along the sides of the boardwalk the upper skirting boards above the water level of the wetland are in fair condition, similar to the deck surface. This applies to the other substructure

components, such as the corner posts, deck braces (joists) and anchor boards for the foam billets.

Below the water level the skirting boards and posts exhibit deterioration and rot (see Photo 3). These components are either completely immersed in water or are continually exposed to a cycle of wet/dry from the buoyant boardwalk structure. City staff were easily able to make indentations in the soft wood in these areas.

2.3 Metal Components

The spiral ardox nails used to fasten the deck boards to the sub-structure are exhibiting corrosion, but generally remain effective. There are a number of nail heads protruding along the sides of the walkway (see Photo 4).

The connections (hinges) that fasten the boardwalk panels together are generally in good to fair condition, with most showing signs of surface corrosion only and the occasional connection showing more significant corrosion (see Photo 5). It is evident that some of the cotter pins have been replaced over the years as some appear to be relatively new.

The other metal plates, connections and carriage bolts of the boardwalk above the water level are also in fair to good condition (i.e. surface corrosion only). However, those components below the water line exhibit more significant corrosion; including rust and delamination (see Photo 6).

2.4 Foam Billets

The polystyrene foam billets below the boardwalk generally did not succumb to deterioration from immersion in water. Accordingly, apart from dirt and some minor abrasions, the billets are generally in good condition.

In some areas, however, the billets have been subjected to what appears to be gnawing (see Photo 7). We observed billets that have had a significant volume eaten away, and small pieces of foam were visible floating in the water below and adjacent to the boardwalk. We were informed by City Parks staff that this physical deterioration of the billets is the result of muskrats, which use the foam bits to construct nests.

2.5 Handrails and Observation Platforms

The condition of the observation platforms appear to match that of the overall boardwalk. Those

components above the water level show some signs of deterioration, and those components below the water level are in much worse condition.

The handrails in the seating areas show some signs of deterioration, particularly the bases of the posts at the connection to the boardwalk skirt where the posts and anchors are below the water line. The handrails deflect relatively easily when force is applied, and the connections of one handrail to another (e.g. corners of observation platform) are generally not effective (see Photo 8).

2.6 Connection to Land (Entrance to Boardwalk)

The City has previously placed a temporary ramp over the concrete abutment at the entrance to the boardwalk, presumably to mitigate a tripping hazard that has resulted from a step at the abutment. In spite of the temporary ramp, the tripping hazard remains. It appears the concrete abutment has shifted over the years such that it is tipping towards the wetland (see Photo 9).

The metal connections of the boardwalk structure to the concrete appear to be in fair condition, exhibiting mild corrosion only. However, the wooden members to which the metal connections are fastened are showing signs of deterioration and need replacement. It appears this connection has been changed previously as there are abandoned bolt holes visible beyond the existing metal plates.

2.7 Bridge Over Lily Creek

A structural steel pedestrian bridge spans over the principal creek channel, roughly mid-way along the boardwalk. The cedar decking and handrail of this bridge appeared to be in fair condition, and exhibited the same general weathering as was observed on the boardwalk surface elsewhere. We also observed mild corrosion of the structural steel components of the bridge that were visible from the side (see Photo 10).

Because a review of this bridge was not included in our original scope of work as discussed with Mr. Bruce Drake on May 27, 2011, we have not made any observations related to the piles or bridge sub-structure. Should the City wish to prepare a detailed “terms of reference” for an investigation of the bridge, RVA can provide a fee estimate for this work.

At the request of the City, we have assumed a scope of work for a more detailed assessment of the pedestrian bridge and hereby provide a fee estimate of **\$5,000.00**. This assessment will

include the following elements:

- Field visit by a senior structural engineer;
- Review of original design drawings compared to as-constructed structure;
- Assessment of level of deterioration or distortion (if any) of the structure;
- Calculation of capacity of bridge to sustain required loads; and
- Brief report summarizing findings and recommendations.

We understand the City is seeking a cost allowance to replace this bridge. In the absence of a detailed scope of work or design drawings, we are unable to provide a detailed cost estimate for a new pedestrian bridge. From our experience in similar pedestrian bridges elsewhere, a new pedestrian bridge similar to the existing one could range in cost from \$140,000 to \$160,000. In addition, the City would have to include an allowance for demolition of the existing bridge of \$80,000 to \$100,000. We note these are order-of-magnitude cost estimates and are for preliminary discussion purposes only.

3.0 DISCUSSION

Our initial impression of the Lily Creek Boardwalk is that it is in fair condition considering the age of the structure (+/- 20 years), the materials used for construction (cedar lumber with no preservative treatment) and the location/environment in which it was constructed (floating in wetland). However, we noted a number of deficiencies with the structure that should be addressed prior to the boardwalk going back into service.

Our cursory review has revealed that much of the lower substructure (i.e. 2x10 skirting, posts) has deteriorated due to rot or corrosion of the components. However, the deterioration of these components does not appear to have significantly compromised the integrity of the boardwalk since the principal structural components are above the water level. The wooden and metal components in these areas should be replaced over time.

The broken/rotten deck boards (estimated at 15-20% of the surface area) and protruding nail heads represent a hazard to pedestrians on the deck surface and should be addressed prior to re-opening the boardwalk. Also, the sloping surface should be levelled.

We also recommend that the tripping hazard and issues related to the entrance to the boardwalk be rectified as soon as possible. These items include the tripping hazard on both sides of the concrete abutment, the corroded metal connections and the deteriorated deck

braces. Though the temporary ramp has helped mitigate these issues, it is not a permanent solution.

The polystyrene billets appear to be functioning adequately; however they are subject to damage by animals, which will ultimately compromise their ability to provide flotation to the boardwalk. Further, the bits of foam that are chewed off create a mess in the wetland. Accordingly, over the long term the City should consider replacing the polystyrene billets with a different flotation system, such as high-density polyethylene (HDPE) barrels. We understand from speaking with City Parks staff that such a system was successfully implemented by the City for a new floating dock arrangement at the boat launch off Ramsey Lake Road.

We have noted that the majority of the boardwalk is currently not equipped with a pedestrian handrail. The regulation of this boardwalk is not governed by the Ontario Building Code, therefore the requirement for a handrail is ultimately a risk management issue for the City and not an issue related to engineering. The City will have to decide if this boardwalk is to be compliant with the Accessibility for Ontarians with Disabilities Act (AODA), and consequently whether or not the structure needs to be modified accordingly.

4.0 RECOMMENDATIONS

We have separated our recommendations into those requiring immediate action to bring the boardwalk back into service, and those proposed to extend the serviceable life of the boardwalk into the future.

4.1 Immediate Issues

The following items should be addressed by the City immediately:

- All deck boards that show significant signs of rot or deterioration be replaced;
- All protruding nail heads should be removed and replaced with deck screws;
- In areas where the boardwalk has shifted (i.e. sloped surface), it should be manoeuvred back into position to level the sloped surface; and
- During replacement of deck boards, the sub-structure (skirting, deck braces) should be inspected more thoroughly and replaced as required.

In addition, the arrangement at the boardwalk entrance should be revised to eliminate the tripping hazard so as to safely accommodate pedestrian traffic. We recommend replacing the

wooden deck braces and metal connections on the wetland side of the concrete abutment. Also, the grading on the other side of the abutment should be raised with granular material and landscaped properly with topsoil and seed.

Our preliminary estimate of the cost of this immediate work is \$30,000 to \$40,000 if pressure-treated lumber is used. The material cost for cedar lumber is roughly double the cost of pressure-treated lumber, which would have the effect of increasing the total construction cost by 20-25%.

We understand the City has requested a fee estimate for preparation of drawings and specifications of the immediate repair works, as well as tendering of the project and field inspection. It is our feeling that use of an engineering consultant to provide these services for the immediate repair works would not be cost-effective, and that this would be best left to City Parks staff.

We feel the above-noted items will allow the City to extend the life of the boardwalk for a maximum of two (2) years. At that time, we recommend the City arrange to have the structural integrity of the boardwalk assessed again.

4.2 Long-Term Issues

The boardwalk sub-structure components (e.g. skirting, posts) are in poor condition and will continue to deteriorate over time. In order to extend the life of the boardwalk into the future, these components will all need to be totally replaced, including the foam billets. Replacing these sub-structure components can not be accomplished without disassembling the boardwalk decking. Therefore, we recommend the City implement a program to replace all 75 of the 2.43m x 3.66m (8-ft x 12-ft) panels with equivalent panels of a similar design.

We recommend the individual panels of the boardwalk be disassembled and replaced with equivalent panels of similar construction following the original design (i.e. floating deck, 8-ft x 12-ft, hinged connection, HDPE barrels). The metal components of the boardwalk that are currently only lightly corroded can either be replaced or re-furbished and re-installed to reduce costs.

Our preliminary estimate of the total cost of this work is \$3,000 to \$4,000 per panel if pressure-treated lumber is used, for a total cost of \$225,000 to \$300,000. The material cost for cedar lumber is roughly double the cost of pressure-treated lumber, which would have the effect of increasing the total construction cost by 20-25%.

4.3 Fee Estimate

At the request of the City, we have prepared an order-of-magnitude fee estimate to complete the design of the boardwalk reconstruction, preparation of contract drawings and specifications, tendering, contract administration, field inspection and preparation of as-built drawings. We estimate our total fees to be **\$30,000** to **\$40,000** for this scope of work. We note this estimate does not include provision for the pedestrian bridge, as discussed earlier.

5.0 SUMMARY

Based on the site visit by RVA personnel and City Parks staff of the Lily Creek boardwalk and subsequent review of the condition of the boardwalk original design drawings, we recommend the City implement a two-phased approach to address the deficiencies of the structure. We recommend the City begin by addressing the immediate safety-related concerns for pedestrians at the boardwalk. Further, we recommend the City implement a program to replace the boardwalk with new materials.

We trust this report meets your needs at this time. Should you have any questions or require additional clarification, please do not hesitate to contact the undersigned.

Yours truly,

R. V. Anderson Associates Limited

Robert G. Langlois, P. Eng.
Project Manager

Shawn N. Scott, P. Eng.
Project Director

Encls. Figures 1-8

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Photo 1 – Deck boards exhibiting rot.



Photo 2 – Boardwalk sloping to side.



Photo 3 – Boardwalk sub-structure – rot and corrosion below water line.



Photo 4 – Nail heads protruding



Photo 5 – Panel connection showing mild corrosion.



Photo 6 – Metal connections corroded below water line.



Photo 7 – Chewed polystyrene billets.



Photo 8 – Observation deck and handrail.



Photo 9 – Start of boardwalk and connection to abutment.



Photo 10 – Pedestrian bridge.

CGS Budget Option		Year: 2011
Category: Departmental Submission		Type: Enhancement Fund: Operating
Department: 4401 Parks Services Administration		Division: Community Development Service
Request: Provide funding for the expansion of the Lily Creek Boardwalk to James Jerome Sports Complex		
Description/Impact: <p>Given Council approval for replacement of existing Lily Creek Boardwalk, this option provides Council with an opportunity to further enhance the boardwalk by constructing an expansion of the rebuilt boardwalk to the James Jerome Sports Complex. The expansion of the boardwalk to link James Jerome Sports Complex would provide an opportunity for the users of James Jerome Sports Complex to enjoy the use of the Lily Creek Boardwalk by linking the boardwalk with a walkway leading to the facility.</p>		
Impact on Staffing (Negative if Reduction)		Net Budget Increase (Negative if Reduction)
Full Time Position(s): 0 Crew Hours: 250		Permanent: \$10,000 One-time: \$150,000 Notes: Given approval of the replacement of the Lily Creek Boardwalk option, permanent funding \$25,000 and One-Time \$300,000.

Status: Accepted

CGS Budget Option

Year: 2011

Category: Departmental Submission

Type: Enhancement

Fund: Operating

Department: 4401 Parks Services Administration

Division: Community Development Service

Request: Provide funding for the replacement of the Lily Creek Boardwalk

Description/Impact:

In 1991, Science North entered into an agreement with the former City of Sudbury for the usage of a portion of the Lily Creek Marshland. The twenty year license will be expiring in March 2011. Science North has confirmed that they are not interested in extending or renewing the agreement.

The department is recommending that the existing boardwalk be removed due to health and safety concerns. The option is to provide capital funding to replace the existing boardwalk.

Impact on Staffing (Negative if Reduction)

Full Time Position(s): 0

Crew Hours: 600

Net Budget Increase (Negative if Reduction)

Permanent: \$25,000

One-time: \$300,000

Notes:

Science North has confirmed that \$35,000 is available to remove the existing boardwalk.

Status: Accepted

**Rainbow ROUTES Association
Lily Creek Boardwalk
Proposal 10.11.11**

The City has presented 2 options for the Lily Creek Boardwalk:

Option 1: Utilize \$35,000 from Science North to remove the existing Lily Creek Boardwalk structure at no cost to the City of Greater Sudbury

Option 2: Repair the existing structure as per scope of work identified by R.V. Anderson estimated between \$30,000 to \$40,000. Science North funds in the amount of \$35,000 to be allocated for the repairs. Council to consider replacement of the structure during the 2014 Budget process.

Rainbow Routes Association at its Board meeting of Oct 11, 2011 passed the following motions:

Motion 10.11.03: The Board of Directors of RRA sees the value in the restoration of the Lily Creek Board Walk.

Motion 10.11.07: Given that Rainbow Routes Association wishes to be a part of the solution to restore and upgrade the Lily Creek Boardwalk we offer the attached 3rd option to the City of Greater Sudbury for its consideration.

Option 3:

Fact: The Boardwalk is currently 270 meters long.

1. Remove approximately 120 meters of the existing boardwalk from the west end including the bridge (noted in **red** on the attached map).
2. Build a new 40 meter boardwalk to connect the remaining approximately 150 meters of boardwalk to James Jerome Park (noted in **purple** on the attached map).
3. Refurbish the remaining older section of the remaining easterly portion of the boardwalk (150 meters) per recommendations made by RV Anderson. (the yellow line indicates both the existing gravel path and boardwalk to be refurbished).

Total Estimated Cost for Option 3 as prepared by Rainbow Routes in consultation with RV Anderson Report and local volunteer engineers: \$70,000 to \$90,000.

Benefits:

1. Create a connected loop to the playing fields thus encouraging more use of the boardwalk.
2. There will be less board walk to maintain 185m vs 270m (40m will be brand new)
3. Removal of the bridge will vastly reduce the engineering, cost and any risk of use.

Rainbow Routes Association
200 Brady Street, P.O Box 5000,
Stn A, Sudbury, Ontario, P3A 5P3
Phone (705) 674-4455, ext. 4603
Fax (705) 671-6767
rainbowroutes@greatersudbury.ca

Registered Charitable Number:
87320 8136 RR001
Lily Creek Boardwalk - Full Report 19/20



Rainbow Routes Association Proposal:

1. Apply for a Job Creation Project grant from the Ministry of Training, Colleges and Universities to complete the work to offset up to \$15,000 in the above noted estimated cost.
2. Rainbow Routes will produce an environmental assessment with a list of mitigations to safe guard the marsh, its fish and bird life prior to any work being done.
3. RRA to work with the Park's Department to ensure work completed meets their specifications.
4. That the City will cover the costs of any tipping fees for docks to be disposed of.
5. Rainbow Routes will produce a letter stating that the new section of the boardwalk meets the appropriate flotation requirements.

In summary:

Rainbow Routes is prepared to work with the City to save and enhance a piece of valued community infrastructure for considerably less cost than estimated by the RV Anderson report.

In order to apply for a Job Creation Grant we require a response to our proposal from the City of Greater Sudbury by November 10, 2011.



REGULAR AGENDA

MANAGERS' REPORTS

Item R-1 Lily Creek Boardwalk Options

Report dated October 18, 2011 was received from the General Manager of Community Development regarding Lily Creek Boardwalk Options.

Council considered the following options:

Option 1: Being to utilize \$35,000 from Science North to remove the existing Lily Creek Boardwalk structure at no cost to the City of Greater Sudbury, in accordance with the report dated October 26, 2011 from the General Manager of Community Development.

Option 2: Being to repair existing structure as per scope of work identified by R.V. Anderson, estimated between \$30,000 - \$40,000. Science North funds in the amount of \$35,000 to be allocated for the immediate repairs in accordance with the report dated October 26, 2011 from the General Manager of Community Development.

Option 3: Being that Rainbow Routes Association is applying for a Job Creation Project Grant from the Ministry of Training, Colleges and Universities and is interested in including the restoration and upgrade to the Lily Creek Boardwalk. The Association has estimated the cost of materials and supplies between \$70,000 - \$90,000 to complete the restoration. The Association will be applying for \$15,000 for labour as part of their grant application and will be including the Science North one-time allocation for \$35,000. The City of Greater Sudbury would be requested to fund a maximum of \$40,000 in accordance with the report dated October 26, 2011 from the General Manager of Community Development.

Councillor Caldarelli requested that, if Option 3 is to be considered, a friendly amendment be added to the option that \$20,000 be funded from the Healthy Community Initiative Fund for Ward 10. A further request was made by Councillor Dupuis that the remaining balance of \$20,000 come from the Leisure Services Capital Envelope.

None of the above options received the support of the majority of members of Council.

REGULAR AGENDA (CONT'D)

MANAGERS' REPORTS (CONT'D)

Item R-1
Lily Creek Boardwalk
Options (cont'd)

With the concurrence of the Council, a fourth option was developed and the following motion was presented:

2011-448 Dupuis-Dutrisac: THAT Lily Creek Boardwalk Options be referred to the Finance Committee for consideration in the 2012 Budget.

CARRIED

Item R-2
Hiring of General
Manager of
Infrastructure Services

Report dated October 19, 2011 was received from the Director of Human Resources and Organizational Development regarding Hiring of a General Manager of Infrastructure Services.

Nominations were held for the appointment to the Ad-Hoc Committee for the Recruitment and Selection of a General Manager of Infrastructure Services were opened.

NOMINATOR

NOMINEE

Councillor Caldarelli
Councillor Dupuis

Councillor Kett
Councillor Belli

There being no further nominations, nominations were closed.

The following motion was presented:

2011-449: Dutrisac-Cimino: THAT Council of the City of Greater Sudbury direct staff to commence the recruitment and selection process for a new General Manager of Infrastructure Services;

AND THAT an Ad-Hoc Committee for the Recruitment and Selection of a General Manager of Infrastructure Services be established in accordance with Article 45 of the Procedure By-law 2009-177;

AND THAT the Terms of Reference for that Ad-Hoc Committee outlined in Appendix A of the report dated October 19, 2011, be adopted;

AND THAT the following Councillors be appointed as members of the Recruitment and Selection Committee:

Councillor Belli
Councillor Kett



2869 White St, Val Caron, Ontario, P3N1B2

I.J Coady Memorial Arena

13 Second Avenue North, Levack, ON, P0M 1R0

Domestic Water Lines – Lead Contamination

15 November 2010

I.J. Coady Memorial Arena

1. Purpose

To provide a written report complete with a proposal on the installation of new domestic water lines including the following relevant information:

- Written Proposal to supply and install new domestic water lines in the arena beginning at the incoming service.
- The new water lines will be installed using the Canadian certified pro-press fittings. These fitting do not require any soldering because they are compression type fittings.

2. Problem

The domestic water shows high concentration of lead content. Lead is a toxic metal known to be harmful to human health if ingested. Lead soldered fittings are the common cause of high concentrations of lead in water lines.

It is important to note that at this point, we are unable to determine if the source of contamination is in the existing municipal water system. If the municipal system is the cause, replacement of water lines in the arena would not alleviate your problem. Should the source of lead be a direct result of the water lines, replacement will eliminate the lead content.

Causes

Why is lead believed to be present in the water lines?

- Corrosion is the most common cause.
 - Created by a reaction between the water and the soldered fittings.
 - Dissolved oxygen, low pH(acidity) and low mineral content in water are common causes of corrosion.
- Hot water will dissolve lead joints more rapidly than cold water.
- Water sitting in the lines for long periods of time will increase lead content.

3. Solutions

The following solutions can be done to minimize or eliminate lead content in drinking water.

- Before using water for drinking or cooking, “flush” the cold water faucet until the water feels as cold as it will get. This must be done to all drinking water faucets. Flushing is important because the longer water stays sitting in the water lines, the greater the possible lead contamination.



- Installation of new water lines including pipe and fittings. Please make reference to the attached quotation and photos.

4. Recommendation

Should the lead contamination be a direct result of the lead present in the solder of the existing pipe joints, we propose the following:

- Independent Energy Services Co Ltd (IES) recommends the installation of new water lines. The existing water lines were installed during the stage of construction and are no longer accessible as they run very high in the ceiling space. IES proposes to run new water lines from the water meter room to the mechanical room using the space available under the bleachers on the South and East sides of the Arena. These water lines include cold, hot and hot water recirculation lines. Any solder used for any reasons will be lead-free. Please see below for our quotation to provide this work.

Mechanical Quote:

Labour and material as per our scope of work.

New domestic water lines (hot/cold/recirculation) from existing incoming water main down to each plumbing fixture.

PRICE: ----- \$84,700.00 + H.S.T.

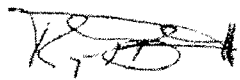
Price includes:

- Removal and re-installation of ceiling tiles.
- Breaking, patching and painting of block walls to access pipe chases.
- Replacing shower valves with single lever valves with reno-plates, new basin faucets and kitchen faucets.
- Pipe insulation

Note: Drinking fountain to remain as well as flush valves.

Thank you for the opportunity to quote this project.

Signed: _____



5. Supporting Information

Please see below for various photos taken during the site visits.

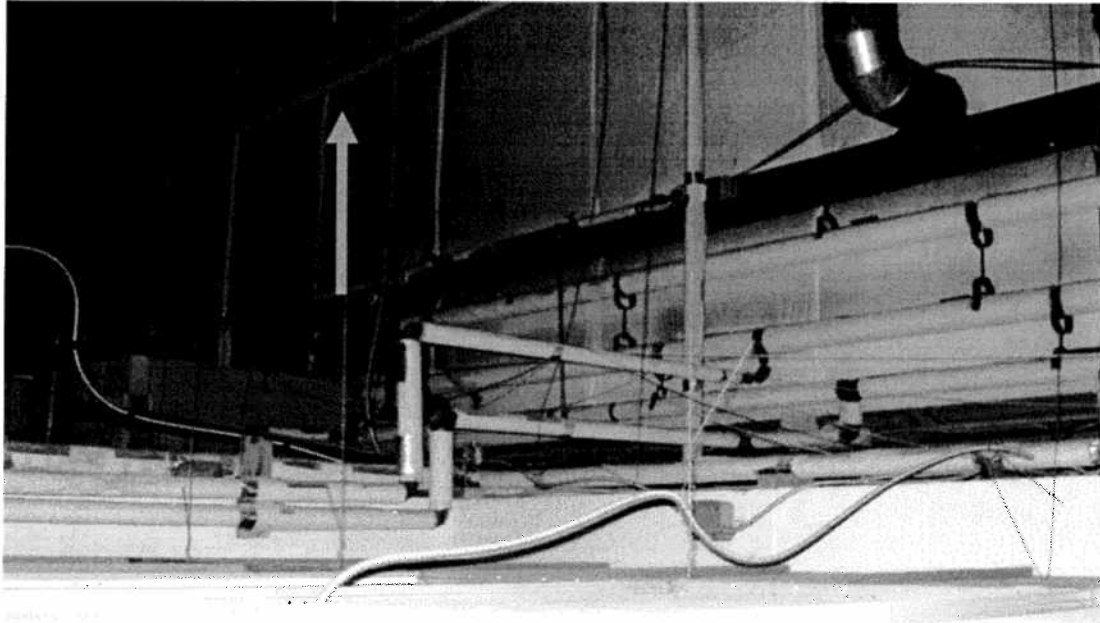


Fig 1.1 – Water lines located roughly 20'-0" above dropped ceiling



Fig 2.1 – Lead soldered joints

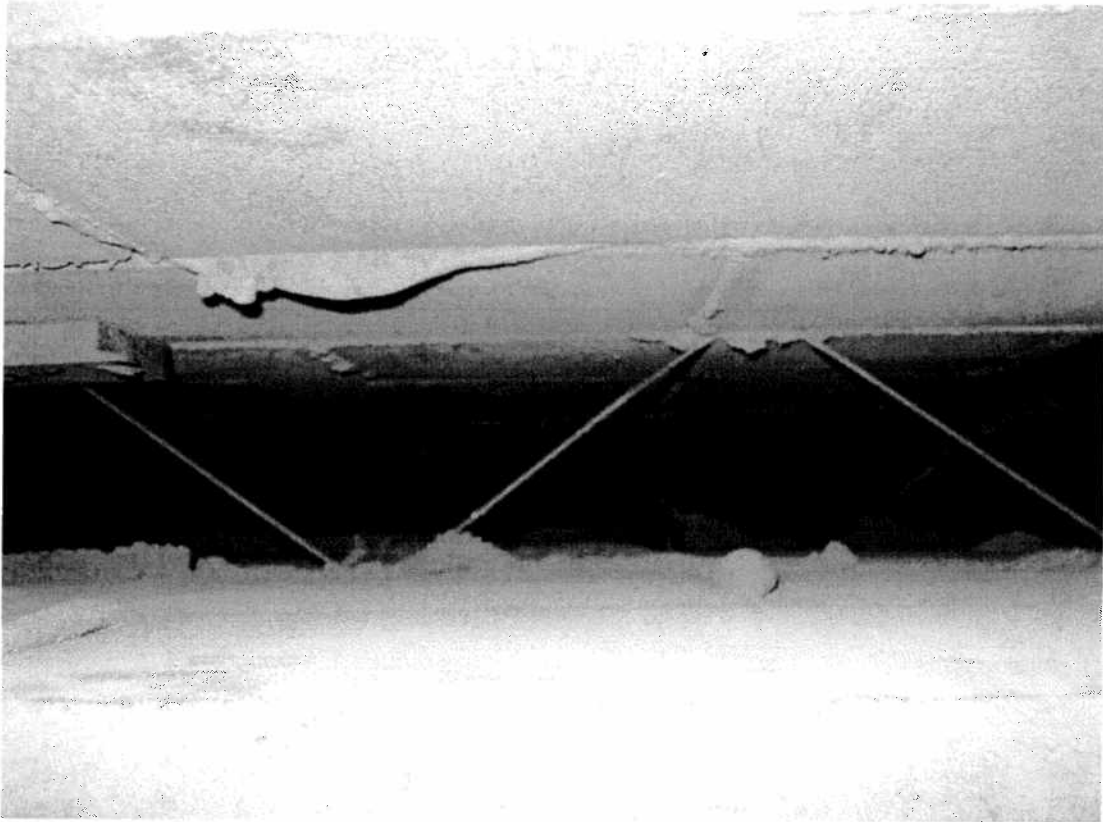


Fig 3.1 – Block wall separations with chase that will be utilized to install new water lines to fixtures.



Fig 4.1 – Water lines above suspended ceiling.

Bruce Tait Construction Ltd.

BOX 4, SITE 16, R.R. 3
SUDBURY, ONTARIO P3E 4N1
TELEPHONE: 522-5001
FAX: 522-2929

QUOTATION ONLY

TO: Rick LeBouthillier- City of Greater Sudbury

RE: Levack Arena

DATE: June 6, 2011

-
- 1) To install new 4 inch water service from existing 4 inch valve to water meter. Quote includes consulting engineer, all required testing and restoration of the site.

Price \$24,500.00 plus HST

This quote is valid for 30 days

Thank you for the opportunity to quote you on the above needs.