

Purpose

This report seeks approval to proceed with the partial roof replacement and interior repairs required due to the identified roof failure on the south side of the Sudbury Community Arena to be funded through the Capital General Holding Account reserve.

Background

In 2018, staff identified several roof leaks causing water to enter the facility on the south side of the Sudbury Community Arena. Areas affected are the main lobby, VIP/Catering room, Eastlink broadcast area/Sudbury 5 ticket office, lower level training room and coach's office/washroom. The south end areas (VIP on the west, and ticketing on the east) have been repaired on several occasions in the last few years, but the condition of the roof system has deteriorated to the point that they are no longer able to be repaired, and partial replacement is the only option available.

In late 2019 and into 2020, additional leaks were reported to be reoccurring in the south areas of the building. Upon review by a roofing contractor, City of Greater Sudbury (City) staff were advised that the main roofing membrane has failed in those areas identified and that the insulation between the membrane and the plastic covering the metal roof is saturated with water.

In February 2020, Sudbury Community Arena tenants (Sudbury Wolves/Sudbury Five) reported the presence of water in tenant areas as well as the suspected presence of mold. City staff hired a firm who tested the air quality and tested for mold/asbestos. The mold and air quality report confirmed the presence of mold in all four areas as well as asbestos in the Eastlink room / Sudbury Five office. Tenant staff working in those areas were relocated. Further, alternate arrangements for broadcasting the Wolves / Five games were made as the Eastlink broadcast room was unavailable due to the conditions.

The leaks identified are directly affecting operations that service patrons the arena and support tenant operations. The water has affected the equipment, caused tenant staff and/or activity to relocate to other areas of the Sudbury Arena until the interior damage is remediated.

During the period of May / June 2020 contractors removed the materials that were damaged by the roof leaks and the mold/asbestos has been remediated. Restoration work remains outstanding. The cost of remediation was approximately \$23,500.

The image below identifies the three areas of the roof that are in need of replacement due to failure. The east and west upper roof areas are currently not leaking and not included in the estimates provided.



Conclusion / Next Steps

The roof failure and leaking have directly affected various sections of operations of the arena and for tenants of the Sudbury Community Arena. It is expected that without roof system replacement, these areas will continue to be affected, cause notable damage and mold development.

The Sudbury Community Arena is currently closed. Ideally, repairs would commence prior to the next winter season. The Ontario Hockey League Board of Governors met in early July to determine start dates for the 2020-2021 season. The City has not received a tentative start date for the Sudbury Wolves as of the timing of this report. The National Basketball League of Canada (Sudbury Five) recently announced its intentions to start their next season in December 2020.

The estimated costs for work are \$310,000 for roof repairs plus \$26,000 for the interior repairs and an additional \$26,500 for remediation totaling \$359,500. Any requests from the capital holding accounts in excess of \$250,000 require Council approval.