



The Corporation of the Town of Tecumseh

Parks & Recreation Services

To: Mayor and Members of Council

From: Paul Anthony, Director Parks & Recreation Services

Date to Council: January 14, 2020

Report Number: PRS-2020-01

Subject: 2020-2024 Arena and Pool Five (5) Year Capital Works Plan

Recommendations

It is recommended:

That the following projects with renovations and repairs to Municipal Facilities **be approved** for 2020:

No.	Arena	Previously Approved	Requested for 2020	Total Costs
1	Replacement Spectator Safety Netting	\$18,000	--	\$18,000
2	Building Environment Control System (BMS)	\$45,000	--	\$45,000
3	Sportsplex - Architect Grant Non Eligible Portion	--	\$280,952	\$280,952
4	Sportsplex - Architect Construction Phase	--	\$2,690,189	\$2,690,189
6	Sportsplex - Construction & Non Rebateable HST	--	\$52,325,019	\$52,325,019
7	McAuliffe Diamond Upgrade Artificial Infield	--	\$500,000	\$500,000
8	Building Environment Control System (BMS)	--	\$7,000	\$7,000
9	Rink A Brine Pump and Chiller Replacement	--	\$200,000	\$200,000
10	Replacement HVAC Units (2)	--	\$28,000	\$28,000
11	Second Floor Kitchen Renovations	--	\$10,000	\$10,000
12	Dressing Room HVAC Unit Upgrades	--	\$6,000	\$6,000

No.	Arena	Previously Approved	Requested for 2020	Total Costs
13	New Door and Insulation for Referees Room	--	\$5,000	\$5,000
14	Annual General Repairs	--	\$10,000	\$10,000
	Sub-total	\$63,000	\$56,062,160	\$56,125,160
	Federal / Provincial Infrastructure Grant	--	\$39,869,101	\$39,869,101
	Town Funding (\$10,593,500)	--	\$9,747,059	\$9,747,059
	New Infrastructure Reserve	--	\$1,180,000	\$1,180,000
	Community Fundraising	--	\$4,000,000	\$4,000,000
	Arena Lifecycle Reserve	\$63,000	\$1,266,000	\$1,329,000
	Pool	Previously Approved	Requested for 2020	Total Costs
1	Pump Replacement	--	\$10,000	\$10,000
2	Refurbish Tot Pool	--	\$23,000	\$23,000
3	Lap Pool Heater Replacement	--	\$17,000	\$17,000
	Pool Lifecycle Reserve	\$0	\$50,000	\$50,000
	Grand Total Costs	\$63,000	\$56,112,160	\$56,175,160

And that Council adopt:

- 1 Appendix A 2020 – 2024 Arena Five (5) Year Capital Works Plan
- 2 Appendix B 2020 – 2024 Pool Five (5) Year Capital Works Plan

Executive Summary

The intent of this report is to present to Council for its formal adoption the 2020-2024 Arena and Pool Five (5) Year Capital Works Program.

The detailed capital project plan includes the arena and pool planned 2020 renovations, repair, and new infrastructure projects.

Highlights of the plan include:

- Sportsplex architect and construction project - subject to Investing in Canada Infrastructure Program (ICIP) grant approval
- McAuliffe Diamond Upgrade Artificial Infield – subject to ICIP grant approval
- Rink A Brine and Chiller Replacement
- Numerous smaller infrastructure upgrades to Arena and Pool Facilities

Lifecycle reserves are used to fund replacement and repair projects, while the Infrastructure reserve is generally used to fund enhancements or new projects.

The Lifecycle Arena reserve and Lifecycle Pool reserve have sufficient balances and annual allocations to fund the projects included in the five-year plan, including Architect costs with respect to the Sportsplex that are not ICIP grant eligible. The Infrastructure reserve has sufficient annual allocations to fund the estimated debt servicing costs for Sportsplex debt, should the grant funding be awarded, and has sufficient current balance to fund an initial allocation of approximately \$1.2 million towards Sportsplex construction costs.

Background

Many of the above noted projects are intended to upgrade existing facilities and to make the operation of the Arena and Pool safer for workers, participants and visitors, in addition to lowering the utility consumption of both facilities.

The Spectator Replacement Netting was a carry forward item. Quotes were finalized in the 3rd quarter of 2019; the project will be completed in 2020.

The Environmental Control System (BMS) was a carry forward item. An RFQ was performed in the 4th quarter of 2019; this project will be completed in the 1st quarter of 2020. An updated request for additional funding to cover the shortfall from the RFP lowest proposal and 2019 approved budget is required, please note the description outlined in the comment section for 2020 projects.

Comments

Arena – 2020 – 2024

Arena – 2020

Sportsplex – Architect Fees - Grant Non-Eligible Funding \$280,952

- The request is to fund the remaining balance of the concept design portion for the architect services contract (\$166,262) based on the increased budget of \$52,690,459 for the project, as a result of the Class D costing which provided current pricing.
- The second portion of the request is to approve advance funding to design and prepare tender documents for early works on underground storm water storage, (\$64,859) this work could be tendered upon announcement of approved grant funding to keep the project moving forward. Work on the underground services would commence immediately while the remaining complex construction documents are completed for late fall tendering.
- The funding request also includes an amount to cover the 1.76% non-rebateable portion of HST (\$49,831) for the project architect fees based on the total architect service cost of \$2,881,141.

Sportsplex – Architect Project Management Fees for Construction Phase \$2,690,189

- The remainder of fees for CS&P Architect services contract for the Sportsplex project is \$2,200,189.
- The request for funding also includes \$400,000 for a Project Manager and \$90,000 for Project Manager Support services for the duration of the project.

Sportsplex Construction \$52,325,019

- Construction costs including 10% contingency allowance, and net of architect costs, are estimated to be \$51,425,019.
- An allowance is also included for \$900,000 for the 1.76% of non-rebateable HST on the total construction cost, which is exempt from grant funding.

The ICIP grant application, through the Community, Culture, & Recreation Stream, has been submitted and it is anticipated the successful grant funding announcements will be made late in the 1st quarter of 2020. Upon successful award, the project would commence construction in late 2020 or early 2021.

McAuliffe Diamond Upgrade Artificial Infield \$500,000

- The Sportsplex construction will cause the loss of Hebert Field thereby requiring an additional diamond to accommodate the Tecumseh Ranger Baseball program, specifically for the Bantam/Midget programs.
- The upgrades to field # 2 at McAuliffe Park include installing a new artificial turf infield and upgrades to backstop and dugouts. The upgrades to the infield, along with current lighting, will extend field usage of this diamond to meet the required playing time needs.
- Funding for the upgrade to the field was included in the overall ICIP Sportsplex project funding application.

Environmental Control System (BMS) \$7,000

This is a carry forward project that was scheduled for 2019 at a budget of \$45,000. An RFQ performed in the 4th quarter resulted in a project cost of \$52,000, or \$7,000 over the approved budget. It is recommended to increase the Capital Works Budget by \$7,000 to cover the increased cost of the project.

Rink A Brine Pump and Chiller Replacement \$200,000

The chiller is a critical part of the Arena operation. The useful life of this equipment is 20 to 25 years. The equipment will be 20 years old in 2020. The replacement of the chiller and brine pump will maintain the safety for staff and users. If this equipment were to experience a failure during the operating season, there could be an interruption to operations, including the closure of Rink A and resultant loss of revenue. Replacing and upgrading this equipment would enhance the operation of the refrigeration plant's efficiency, and by the use of modern technology, it will lower the energy consumption while maintaining a quality ice surface.

Two (2) Replacement HVAC Units	\$28,000
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There are two (2) units remaining on the roof of this facility from the original 1995 construction. These units use R22 refrigerant, which is no longer available due to environmental regulations. In the event of a unit failure, it would have to be replaced on emergency repair. The existing units are 65% energy efficient, and the new replacement units will be between 85% to 90% energy efficient. There is a potential 20% to 25% energy savings on operating cost annually for each unit.

Second Floor Kitchen Wall Renovation	\$10,000
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There have been many changes to the operation of the Arena second floor kitchen since the closing of the restaurant operation. The kitchen has changed gradually from a full commercial kitchen to a more domestic, user friendly and safer operation. The renovation would enhance the kitchen and provide a more appealing venue to rentals, creating more revenue opportunities.

Dressing Room HVAC Unit Upgrades	\$6,000
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The computer for the Dressing Room HVAC unit for the ten (10) dressing rooms at the arena is outdated and causing operational issues during the spring/fall seasons. The computer control needs an upgrade to optimise the unit's operational efficiency, and keeping the dressing rooms at acceptable temperature levels.

New Door and Insulation for the Referees' Room	\$5,000
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The referees' dressing room is located in a hallway connected to Rink B with no separation between the rink and referees' dressing room. The room is affected by cool air conditions off Rink B. It is recommended to install a door on the hallway and insulate the room to improve temperature condition.

Annual General Lifecycle Repairs	\$10,000
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Annually \$10,000 is budgeted to address smaller capital projects that have not been specifically identified. Annually situations arise that require attention, such as pump replacements, light fixtures etc.

Arena – 2021

Sportsplex Debt Payment	\$550,000
Refrigeration Room Electrical Panel Upgrades	\$120,000
Rink A Dasher Board Replacement	\$85,000
Ice Temperature Controller Upgrades	\$50,000
Arena Second Floor Roof Refurbishment	\$110,000
Annual General Lifecycle Repairs	\$10,000

Arena – 2022

Rink B Brine Pump and Chiller Replacement	\$200,000
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Rink B chiller is a critical part of the Arena operation, similar to A side chiller. The useful life of this unit is 20 to 25 years. The replacement of the chiller and brine pump will maintain the safety to staff and users. If this equipment were to experience a failure during the operating season there could be consequences, such as risk to the public and closing of the facility with loss of revenue. Upgrading this equipment would enhance the operation of the refrigeration plant's efficiency by the use of modern technology to lower the power consumption and do a better job of making ice.

Sportsplex Debt Payment	\$550,000
Arena Rear Building Roof Repair	\$105,000
Replacement Evaporative Condenser	\$150,000
Annual General Lifecycle Repairs	\$10,000

Arena - 2023

Sportsplex Debt Payment	\$550,000
Rink A Exterior Wall Assembly Improvements	\$100,000
Rink B Dasher Board Replacement	\$85,000
Annual General Lifecycle Repairs	\$10,000

Arena - 2024

Sportsplex Debt Payment	\$550,000
Dressing Room and Hallway Rubber Flooring Replacement	\$200,000
Rink B Munters Dehumidifier Replacement	\$90,000
Annual General Lifecycle Repairs	\$10,000

Pool - 2020 – 2024

Pool – 2020

Replace Pumps and Motors	\$10,000
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The two (2) main pumps and motors have reached their useful life, and require replacement.

Tot Pool Refurbishment	\$23,000
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The present coating on this pool is failing, and requires replacement. This new coating has proven beneficial to the main pool. The coating will benefit the operation and maintenance schedule of this facility.

Lap Pool Replacement Boiler	\$17,000
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The Lap Pool boiler has reached its useful life. There have been regular repairs to this boiler and there have been constant minor failures. There will be increased operational efficiency of the boiler.

Pool – 2021

Replace Pumps and Motors	\$10,000
Replacement Chlorine Storage Tank	\$7,000

Pool – 2022

Pool Spray Feature Controls Replacement	\$15,000
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Pool – 2023

Digital Chemical Control System	\$15,000
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Pool – 2024

Projects not yet identified not to exceed yearly budget allocation	\$45,000
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Consultations

Financial Services

Financial Implications

Project costs have been outlined throughout the Comments section. The funds required for Arena and Pool are generally funded from lifecycle (LC) reserves as outlined in the attachments. Funding from sources other than lifecycle allocations have been noted in project write-ups and within the reserve schedules attached.

Projects proposed for Council consideration are limited by LC balances available. The adequacy of annual LC contributions is reviewed as part of the annual budget process and Asset Management Plan.

The funding strategy with respect to the Sportsplex project was originally outlined in Council Report P&R 06/17 and subsequently updated in Council Report PRS-2019-09. This strategy is contingent on ICIP grant funding and includes community fundraising, long-term debt and reserve funds.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Ray Hammond, RRFO, CARPT
Manager Facilities

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Paul Anthony, RRFA
Director Parks & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Appendix A 2020 – 2024 Arena Five (5) Year Capital Works Plan
2	Appendix B 2020 – 2024 Pool Five (5) Year capital Works Plan