



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: August 8, 2023

Report Number: CRS-2023-14

Subject: Tecumseh Arena Flood Damages Assessment

Recommendations

It is recommended:

That the information as provided in Report CRS-2023-14 **be received**;

And that the estimated costs **be approved** as follows:

- Damage Remediation and Replacement Costs, including the deductible, in the amount of \$891,000;
- On-site storm water infrastructure modelling assessment in the amount of \$30,000

And further that the estimated costs **be funded** through the Arena Lifecycle Reserve

Executive Summary

The Tecumseh Arena & Recreation Complex located at 12021 McNorton Street experienced a significant rainfall event that caused storm sewer lines to back up, resulting in damages throughout the main level of the facility.

Remediation and replacement work has been assessed and the Town remains involved with the insurer regarding the early stages of the claims process.

Background

At the July 11, 2023 Regular Meeting of Council, Council was informed of the flood damages that had occurred at Tecumseh Arena as set out in Report CRS-2023-13 Tecumseh Arena Flood Damage.

The cause of loss is believed to be a sewer back up via floor drains throughout the main level of the Arena that resulted in damages to the following areas:

- Front Lobby and Public Washrooms
- Administrative Offices
- Dressing Rooms and Participant Corridor
- Canteen

As a reference, a floor plan highlighting the affected areas within the Tecumseh Arena is provided in Attachment 1.

Comments

The following provides an outline of actions to date in response to the flood event at Tecumseh Arena on July 2, 2023:

- July 2nd - Supreme Restoration Services arrived on site to assess and provide guidance on immediate remediation work to mitigate further damage
- July 3rd - Rapid Drainage performed a hydro-vac clean out of all exterior catch basins and some maintenance holes within the parking lot areas
- July 3rd - Supreme Restoration Services removed affected surfaces and materials in the Administration Office area (drywall, flooring, baseboards and stationary contents) while ensuring proper containment measures to prevent the spread of mould
- July 4th - Manager of Public Works and Transportation, Manager of Engineering Services, Manager Facilities and Energy Management, and Facilities Maintenance Technician met on site to discuss options for assessing the existing on-site storm water infrastructure
- July 4th – Insurance company put on notice of claim
- July 11th - Sewer Technologies flushed and videoed all storm and waste water lines within the Arena site including internal storm, roof and waste lines, to McNorton Street

- July 17th – 19th - Supreme Restoration Services removed rubber flooring from the lobby area and applied antimicrobial
- July 28th - Meeting with Insurance Adjuster to determine scope and cost estimates for replacement

Current Status

The removal of all affected surfaces in the Administrative Offices is now complete. On Council approval of the funding source, the restoration will immediately commence with a return to normal use by the end of August.

The removal of the surface within the Front Lobby and Public Washrooms is now complete and proceeding to the Participant Corridor and Dressing Rooms which is expected to be completed by mid August. Immediately following the removal, temporary protective surfaces will be installed within each dressing room and the adjacent corridor to provide ease of access to and from ice surfaces while ensuring safety of participants.

It is unlikely that the lobby and washrooms will have temporary protective surfaces which means that skates will not be permitted in these areas without skate guards.

Overall, it should be noted that these are interim measures due to the temporary emergency nature of the situation. Hence, it should be expected that the appearance of the Arena's flooring surfaces may remain in a sub-standard state with a temporary surface and exposed subfloor pending further reviews, and until as the replacement of the surface is executed.

In consideration of facility user groups, and in review of upcoming programming within the Tecumseh Arena & Recreation Complex, it is not favourable to attempt to replace the surface during the regular ice hockey season due to the logistics and complexities surrounding facility use and occupancy.

It is recommended instead that the replacement of the surface be scheduled for May 2024 following the conclusion of the ice hockey season. This will also allow the Town to properly procure the preferred surface and allow and account for lengthy lead times surrounding the production of the flooring surface.

Lastly, in consultation with PWES, it is recommended that an independent engineering consultant be engaged to undertake a modelling assessment of the existing on-site storm water infrastructure and to recommend potential mitigation measures to reduce future flood risks. CRS will be working with PWES to undertake this work.

Consultations

Public Works & Engineering Services
Legislative Services & Clerk
Financial Services
Supreme Restoration Services
Primary Ice Users Groups

Financial Implications

Estimated replacement costs are summarized in the following table.

In addition to the replacement costs, a contingency of 10% of the total cost estimate has been applied.

Damage Remediation and Replacement Costs

Item and/or Affected Area	Estimated Cost
Emergency Services – Sewer Backup Deductible	\$5,000
Administrative Offices	\$50,000
Front Lobby, Public Washrooms, Dressing Rooms and Participant Corridor	\$725,000
Canteen	\$30,000
Sub-Total	\$810,000
Contingency (10%)	\$81,000
Total	\$891,000

Furthermore, the recommended modelling assessment of the existing on-site storm water infrastructure is estimated to cost up to \$30,000.

It should be noted that the costs associated with emergency services performed is expected to be expensed solely through insurance with only the exception of the deductible amount of \$5,000 for which the Town is responsible.

Therefore, total estimated replacement costs are \$891,000 which are expected to be funded through the Arena Lifecycle Reserve.

While investigations are ongoing on the insurance side early indications are favorable in regards to insurance coverage and recovery relating to both the emergency services work and for loss in the areas directly affected. Areas not affected but which are being proposed for floor replacement as part of the restoration and replacement work project will not be funded by insurance. It should be noted therefore that certain flooring areas unaffected from the sewer back up occurrence will be captured as part of the entire flooring replacement project due to the need to keep the natural consistency of the surface material. It is estimated that approximately \$125,000 of the \$725,000 total costs for the floor replacement relates to the unaffected areas to be funded solely by the Town.

While the cost amounts related to floor replacement in the affected areas are expected to be funded through insurance the actual amount of such coverage has yet to be determined by the Insurance company. As a result, this may also contribute to a variance between total replacement costs and the amount the Town may have to fund.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

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:

Daniel Wolicki
Manager Facilities & Energy Management

Reviewed by:

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

Reviewed by:

John Henderson, P.Eng.
Manager Engineering Services

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Reviewed by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Tecumseh Arena – Layout of Affected Areas

