



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: September 26, 2023

Report Number: CRS-2023-18

Subject: Maidstone Recreation Centre – Septic System Assessment

Recommendations

It is recommended:

That CRS-2023-18 entitled “Maidstone Recreation Centre – Septic System Assessment” **be received**;

And that expenditures for the expanded scope for septic system replacement costs for the Maidstone Recreation Outdoor Washrooms Project of \$125,000, for a total Town commitment of \$625,000, be authorized and funded from:

- \$125,000 from the Buildings Lifecycle Reserve.

Background

At the December 13, 2022 Regular Meeting of Council, funding was approved in the 2022 Municipal Building Capital Works Plan (RCM 266/22) and, as further specified in Report CRS-2022-19, that \$500,000 be allocated for the procurement of architectural services for the design and construction of a new outdoor washroom facility at the Maidstone Recreation Centre located at 10720 County Road 34.

Subsequently, at the March 14, 2023 Regular Meeting of Council, and as set out in Report LCS-2023-07 (RCM 58/23), the transfer of land and premises identified as the Maidstone Recreation Centre was approved and accepted by Council in which the Town assumed the property as of April 1, 2023.

2MK Architects Incorporated was retained by the Town as the architect for the design of the new outdoor washroom facility.

As part of the new outdoor washroom design process, site elements and infrastructure were analyzed to identify existing systems and confirm requirements including sanitary, water and hydro services. Following confirmation of an existing septic system on site, a more detailed evaluation was conducted due to the absence of specific information on that system by a sanitary specialist.

Comments

Glen Knight Septic Tank Services was retained to perform an evaluation of the existing septic system of the Maidstone Recreation Centre to verify sewage capacity and connectivity to the new outdoor washroom facility.

The evaluation results conveyed that, based on the age and type of septic bed, the existing system would not support any additional sewage flow to meet Ontario Building Code (OBC) requirements. Further, site constraints indicated that expansion of the existing inground trench system would not be possible due to limited land space in that area of the site.

As a result, a new tertiary treatment unit system is recommended for the Maidstone Recreation Centre at an adjacent location on the site which will adequately accommodate the existing usage of the recreation hall along with anticipated increase in volume from the new outdoor washroom facility.

In support of a new septic system, a septic system design consultant reviewed the site to collect space requirements and expected occupancy rates to pre-determine a suitable system that is satisfactory for existing elements, and that can accommodate increased occupancy from new and future site amenities.

Hence, the new septic system will be comprised of two (2) sewage digester tanks servicing each, the recreation hall and new outdoor washroom facility, that will divert to a common pump chamber leading to a treatment filtration tank that outlets to a new 70' x 140' septic bed system.

The existing septic system will be abandoned and extracted, if necessary, upon excavation.

To achieve compliance with building codes and setbacks, and to increase space allowance, the orientation and location of the new washroom facility will be situated on the site to avoid encroachment on the new, larger septic bed system.

Consultations

Chief Building Official
Glen Knight Septic Tank Services
Waterloo Biofilter Systems Inc.
Maidstone Recreation Centre Corporation

Financial Implications

The Town's portion of the project budget was originally approved for \$500,000 and Maidstone Recreation Centre Corporation contribution was \$60,000, as stated in CRS Municipal Buildings 5 Year Capital Plan ([CRS-2022-19](#)). At the time of that report, there was an anticipated, but not yet approved, Ontario Trillium Foundation Grant for \$150,000 which has subsequently been approved.

Therefore, the total project budget was anticipated to be \$710,000 at the time of the original report (CRS-2022-19), with \$500,000 as the Town's commitment. To date, \$52,553 has been expended for architect services in designing the new outdoor washroom facility.

With the additional requirement of a new septic system, a further \$125,000 is now required to be added to the total project budget thus amending the Town's total contribution to the project from \$500,000 to \$625,000, hence the request for amended funding.

The following chart summarizes the amended project budget that includes previously approved funding in the CRS Municipal Buildings 5-Year Capital Plan, (CRS-2022-19), the approved Ontario Trillium Grant plus, the additional funding request recommended within this report as follows:

Cost Item	Amount
Infrastructure Reserve (approved)	\$500,000.00
Lifecycle Building Reserve (LC) additional	\$125,000.00
Donation – Maidstone Recreation Centre Corp.	\$ 60,000.00
Ontario Trillium Grant - Maidstone Recreation Centre Corp.	\$150,000.00
Total	\$835,000.00

Cost estimates of \$125,000 for the proposed new tertiary treatment unit system cannot be accommodated within the Town's original commitment to the project budget. Therefore, additional funding is required to cover the associated costs separately and is

recommended to be funded through an allocation from the Lifecycle Building Reserve of up to \$125,000.

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 checked="" 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:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None