

Staff Report to Council

Title: Community Sport and Recreation Infrastructure Fund

Report Number: Parks & Facilities-2024-24

Director: Community Services

Manager: Parks & Facilities

Meeting Date:
Wednesday, October 23, 2024

Date to be considered by Council:
Wednesday, October 23, 2024

Recommendation:

That Council approve a submission to the Community Sport and Recreation Infrastructure Fund as outlined herein, including the selection of the Tiverton Sports Centre ice rink improvements project.

Executive Summary:

Staff are seeking approval to apply for funding through the Community Sport and Recreation Infrastructure Fund to assist in making necessary repairs to the Tiverton Sports Centre's arena and refrigeration plant.

Strategic Priorities:

B.5-Evaluate and proactively plan for infrastructure to meet population growth and long-term sustainability

Financial Considerations:

The estimated cost of the proposed work at the Tiverton Sports Centre is \$2,325,000. This cost estimate is inclusive of direct construction costs, asset procurement and disposal, external engineering consultation, contingency and other soft costs. The project will be managed externally, with estimated project management costs included.

- 2 new compressors, 1 new brine pump, 1 new chiller (installed): \$325,000
- Arena boards, glass, and gates (installed): \$300,000
- Arena floor and piping replacement: \$1.7 million

As the proposed works relate to critical repairs of an existing facility, any portion of the project costing that is not funded through the CSRIF program may appear in the Municipality's 5-year capital forecast. Components such as the arena chiller and boards are expected to be brought forward as part of the 2025 budget deliberations, regardless of CSRIF funding contribution.

Policy:

Procurement Policy

Context and Background Information:

The Government of Ontario recently announced \$200 million in capital funding through Community Sport and Recreation Infrastructure Fund (CSRIF). This funding is directed towards the revitalization of existing community sport and recreation facilities, as well as the construction of new facilities across the Province.

The funding is available through two streams: the Repair and Rehabilitation Stream, and the New/Signature Build Stream. Applicants to the fund must have applications submitted no later than October 29th, 2024, and are able to apply for funding in both streams.

Through Stream 1 of the program, the Province of Ontario will fund up to 50% of eligible costs with the funding ranging from \$150,000 to \$1,000,000. Full terms of the funding will be outlined in a Transfer Payment Agreement (TPA) with projects needing to be completed within 24 months of the TPA.

The Ministry may award funding up to 70% of eligible project costs for Municipalities with a population of less than 20,000 under "unique and exceptional circumstances."

Tiverton Sports Centre (TSC) – Stream 1 Submission

As part of the 2025 Budget deliberations, staff will be sharing capital projects to replace various components of the Arena's refrigeration plant and arena pad. These capital improvements are necessary for the continued operation of the Tiverton Sports Complex as an ice arena, and therefore the project is a candidate for the CSRIF Stream 1 funding.

The Tiverton Arena Project is to include:

- Replacement of the arena dasher boards benches, glass, and gates.
- Replacement of the arena's shell & tube chiller with a new plate and frame chiller.
- Replacement of both arena compressors.
- Replacement of the arena's brine pump.
- Replacement of the arena floor & floor piping.

Each of these components identified in this project are critical to continued ice operations at the TSC and have been classified as at or beyond end of life. In 2023, emergency repair work was conducted on the existing arena chiller when the brine return line was found to be corroded through. This work resulted in a 12-hour disruption to ice operations and while staff were able to save the ice, there was an unexpected \$41,654 impact to the operating budget for a single patch on the existing chiller.

Similarly, the existing wooden dasher board system shows signs of rot in the structural components, and the majority of the existing anchor points to the concrete floor are showing signs of wear. The arena's brine pump and compressors have also been overhauled recently, exposing wear on key components, which should they fail, will necessitate replacement.

Due to the various states of depreciation amongst these components, Municipal service providers have noted that a significant failure in any one of these components would require an emergency replacement that could jeopardize the remainder of the ice season. For instance, a failure of the arena boards most likely would require a removal of the ice surface to conduct a replacement. Likewise, a loss of a refrigeration component for an extended period could also compromise the ice surface.

The Parks and Recreation Plan has helped to review current status of existing parks and recreation facilities, however, next steps include recommendation for a defined long-term plan for both the Tiverton Sports Centre and the ageing Davidson Centre. The timing of this funding does not provide Council sufficient time to determine the future of these recreation facilities within the municipality and has the potential to not align with long-term plans.

At the October 9th Council Meeting, Council approved a motion to support an application for Stream 2 for the purposes of new construction for the Whitney Crawford Community Centre. Staff will complete an application for this project and submitting it along with the application for Stream 1.

Consultation Overview:

Arena users have raised concerns regarding the overall condition of the Tiverton arena, especially regarding the dasher boards near the benches. Furthermore, staff have worked closely with refrigeration contractors in devising a plan for addressing deficiencies in the Tiverton refrigeration plant.

The Parks and Recreation Strategic Plan 2024 recommended that:

Maintain existing ice pads in a state of good repair and plan for major capital replacement to ensure sustained operations of these assets over the life of this plan.

Origin:

Community Sport and Recreation Infrastructure Fund

Implementation Considerations:

If successful in securing funding, staff plan to engage in a procurement process in Q1/Q2 of 2025, with construction slated to occur before first ice in September/October of 2025. Due to the urgent nature of these improvements, staff plan to have the work completed by the end of 2025.

Risk Analysis:

Failing to replace the aging arena infrastructure at the Tiverton Sports Centre leaves the Municipality exposed to incurring significant emergency repair costs, as well as displacing

arena users, if there is a resulting ice disruption in the event of unexpected component failure.

Moreover, continued degradation of the refrigeration plant components at the TSC could result in failure to obtain TSSA or other regulatory approvals to operate the plant pending the necessary repairs/improvements.

Attachments:

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