



Recreation & Community Services Staff Report

Report Number: R08-2024
Report Title: Grant Application - St. Jacobs Arena Rink Floor, Dasherboards, Glass, and Bleachers Replacement
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Final Review: Senior Management Team

Recommendation:

That the Council of the Township of Woolwich, considering Report R08-2024 respecting Grant Application - St. Jacobs Arena Rink Floor, Dasherboards, Glass, and Bleachers Replacement:

1. Support a grant funding application to the Canadian Sport and Recreation Infrastructure Fund in the amount of \$2,466,677.00 (HST included) for the replacement of these assets; and
2. Direct staff to report back to Council following announcement of the grant with a recommendation for a 2025 or 2026 completion.

Background:

The St. Jacobs Arena, as we know it today, was constructed in 1974 as a seasonal arena facility at 29 Parkside Dr., St. Jacobs. The original construction consisted of four changerooms, washrooms, and one ice pad. At this time, the arena replaced an existing outdoor rink which was located on the exact location that the current ice pad sits. Rather than removing the existing outdoor rink slab, the new facility and rink was constructed directly atop the existing slab, likely as a cost savings measure.

Capital Investments

Since the original construction, significant capital investment in the facility has occurred. In 2008/2009, as a part of a greater Township capital facilities campaign, which included the Administration Building, Woolwich Memorial Centre, Floradale Fire Station, Maryhill Community Centre, Elmira Library, and Breslau Community Centre, a dressing room, washroom, and ice resurfacers room addition was constructed on the west side of the St. Jacob's Arena (2008 - \$635,697). More recently, over the past seven years, capital projects have included replacement of the refrigeration room electrical panel (2017 - \$48,633), exterior cladding (2017 - \$94,257) condenser (2018 - \$103,442), chiller (2019 - \$171,218), parking lot (2021 - \$160,334), roof (2021 - \$88,971), dehumidifiers and renovation of the washrooms (2024 - \$218,782), among other HVAC and flooring replacements. The single greatest remaining investment required in the facility is the replacement of the rink floor and underflooring cooling, dashboards, glass, and bleachers.

Many municipalities across the province face similar realities as Woolwich, needing to invest significant capital dollars to renovate and replace arena assets originally constructed in the 1970's utilizing Wintario funding. Our neighbouring municipality, the Township of Centre Wellington, completed a rink floor replacement and renovation of the Elora arena in 2023 for \$5 million.

Asset Lifespan and Evaluation

The estimated useful life of rink slabs and dasher boards is 40 years, with these assets at St. Jacobs Arena demonstrating their age at 50. The underfloor cooling headers were replaced as an unplanned expense in 2017; the concrete slab is cracked and heaving throughout; underfloor refrigerant leaks have occurred with frequency likely to grow due to the age of the piping; the rink boards and glass are original to the facility and in extremely poor condition as well as not compliant with Canadian Standards Association (C.S.A.) standards, and the bleachers are also original and not compliant with the Ontario Building Code (O.B.C.). Failures of the underfloor cooling system result in significant interruptions in programming to repair, with potential for loss of ice and revenues during the season.

Bleacher replacements first appeared in the Township's capital budget in 2010, dashboards and glass in 2012, and the rink slab replacement in 2021, however all projects continued to be deferred annually due to competing priorities and capital funding availability.

Staff have evaluated the existing facility assets and recent capital investments, considering both a rink floor and dasherboard replacement versus replacing the entire facility, as well as evaluated the results of the department's Parks and Recreation Master Plan which will be before Council in November. Staff recommend that based on the current cost of constructing a new facility, referencing pricing from other local municipal

arena and community centre projects, and the future needs identified through the Master Plan for a recreation facility in the southern portion of Woolwich only, carrying out the rink floor and dasherboard replacements is the preferred path forward. As reference, the Bill Gies Recreation Complex in the Township of Wellesley was constructed at a cost \$27.2 million in 2022, with the rink and lobby portion estimated between \$18 and \$20 million in 2024 dollars.

Comments:

Canadian Sport and Recreation Infrastructure Fund

The Community Sport and Recreation Infrastructure Fund is a \$200 million grant program that was announced on April 18, 2024, and provides funding to municipalities for capital repairs or upgrades of existing sport and recreation facilities. The grant funding program is a cost-shared program designed to:

- foster healthier and more active lifestyle for families;
- make sport more accessible; and,
- help more communities across the province host local, national and international sporting events and competitions.

Primary grant funding program objectives are to extend the lifespan of existing facilities, maximize the use of existing facilities, and improve health and safety, accessibility and environment standards of facilities. Examples provided under the program include arena dasherboard and glass replacements.

Funding is available up to a maximum of \$1 million per project, with the Province covering 50% of expenses. Staff are currently preparing to submit an application by the October 29th deadline, with an ask for the full \$1 million.

If the Township is successful in its application for grant funding, the project must be completed within 24 months.

Scope of Work

The objective of the project is to address the primary rink assets collectively to achieve costing and operational efficiencies, all of which have extended past their estimated useful life.

Staff retained Chung & Vander Doelen Engineering Ltd. to complete geotechnical and environmental investigatory work at St. Jacob's Arena in 2024. The findings, existing facility drawings, and legislated project requirements (soils testing, O.B.C., C.S.A., etc.) informed development of the scope of work, including the structural engineering services, civil works, refrigeration engineering and piping, dasherboards, glass, and bleachers.

The scope of work and costing proposal was developed with Cimco Refrigeration, who has completed the Township's legislated preventative refrigeration maintenance programs since 2013, and also completed the refrigeration plant and pool dehumidifier replacement at the Woolwich Memorial Centre in 2023 at \$2.2 million. In the past three years in Ontario, Cimco Refrigeration has replaced 20 rink floors. Cimco is an approved provider through the Canoe Procurement Group of Canada co-operative purchasing program, which provides the Township preferred pricing.

Schedule

Announcements for the Canadian Sport and Recreation Infrastructure Fund will occur in the winter of 2024/2025. Staff intend to return to Council with a recommendation for implementation following the funding announcement.

Due to the significance of the scope of work and timing required to design and implement the project, funding approval and award of the project to Cimco Refrigeration would need to occur by January 31st, 2025. Alternatively, for a planned 2026 installation, pre-budget approval would be required in 2025 with updated proposal pricing.

Pending pre-budget approval in either year, the project would begin in April and be completed by September, provided no unforeseen delays arise. The timeframe required to complete the scope is longer than typical for a rink slab replacement due to the need to remove both existing concrete slabs.

Interdepartmental Impacts:

None.

Financial Impacts:

The total proposal cost is \$2,221,319.04 after the H.S.T rebate.

Staff intend to apply for the maximum \$1 million in grant funding through the Canadian Sport and Recreation Infrastructure Fund, returning to Council following the grant announcement with a recommendation for implementation in 2025 or 2026.

Community Strategic Plan Impacts:

Cultivate long-term prosperity: We will carefully navigate the planning and development of our communities through phased and managed growth that supports environmental sustainability and community well-being.

Renewal of the rink floor, dashboards, glass, and bleachers at St. Jacob's Arena is a primary example of working to leverage funding opportunities to maintain existing assets and offering an equitable distribution of recreation amenities throughout the Township.

Conclusion:

Staff recommend that Council support a grant application to the Canadian Sport and Recreation Infrastructure Fund in the amount of \$2,466,677.00 for the replacement of the rink floor, dashboards, glass, and bleachers at St. Jacob's Area, and direct staff to report back to Council following announcement of the grant with a recommendation for a 2025 or 2026 completion.

Attachments:

None.