



Committee of the Whole Report

For the Meeting of August 6, 2020

To: Committee of the Whole **Date:** August 6, 2020
From: Thomas Soulliere, Director, Parks, Recreation and Facilities
Subject: Save-on-Foods Memorial Centre Capital Upgrades

RECOMMENDATION

That Council amend the 2020 Financial Plan to allocate \$280,000 for the repair of dehumidifiers and installation of handrails in the Save-On-Foods Memorial Centre, to be funded through the *Multi-Purpose Equipment and Infrastructure Reserve Fund*.

PURPOSE

The purpose of this report is to provide Council with key details relating to proposed safety upgrades for the Save-On-Foods Memorial Centre.

BACKGROUND

Over the past several months staff have been discussing two priority safety upgrades for the Save-On-Foods Memorial Centre (SOFMC) with our operating partners, RG Properties. This includes critical repairs to the dehumidification system, and the installation of handrails in the walk aisles of the spectator seating area.

ISSUES & ANALYSIS

Dehumidifiers

The dehumidifiers are a critical system for maintaining ice quality, reducing moisture, and protecting building components from water damage. In late 2019, maintenance technicians identified critical failures in the arena dehumidification system. The analysis (Attachment A) identified that a key component of this system, the desiccant wheels, are beyond their functional service life and present a safety risk if they are not replaced. Without proper dehumidification the humidity levels may cause fogging on the ice or dripping from the ceiling. If left unaddressed, mould and mildew may begin to form affecting air quality, pipes and equipment will begin to corrode, and electronics sensitive to humidity levels would begin to fail.

As a precaution, and because the ice surface is not currently in place and events are not currently permitted, the dehumidifiers have been shut off until the repairs are completed. It is recommended that repairs are made prior to resuming operation of events and community programs.

Handrails

In recent years, staff and the operators have received concerns from patrons regarding the absence of handrails on the access spectator stairs. Although the current design is “grandfathered” under the previous Building Code, the new Code (adopted in 2018) requires handrails in all new arenas.

Staff commissioned a Feasibility Study to assess the issue, develop and evaluate options, and provide recommendations. The study (Attachment B) recommends the installation of a new handrail system throughout the spectator seating area that is estimated to cost \$80,000.

OPTIONS & IMPACTS

That Council approve \$280,000 from the Multi-Purpose Equipment and Infrastructure Reserve to fund the capital upgrades outlined in this report.

There is opportunity to complete both the dehumidifier repair and new handrail system while the facility is closed due to the on-going COVID-19 pandemic. Completing the work during the shutdown will simplify construction and allow for the facility to safely reopen with improved accessibility and system functionality.

Impacts to Financial Plan

The Multi-Purpose Equipment and Infrastructure Reserve is funded through annual contributions made by RG Properties and the City to fund capital expenditures. For 2020, the annual contribution is \$142,000 which both RG Properties and the City contribute \$71,000 each. The current balance of the Reserve is approximately \$934,000. If the investments in this report are approved by Council, a balance of approximately \$654,000 would remain.

Funding Summary:

Dehumidification system repairs	\$200,000
New handrail system	\$80,000
Total	\$280,000

Accessibility Impact Statement

Installation of a new safety handrail system aligns with feedback received from stakeholders through the development of the City’s Accessibility Framework, specific to the removal of barriers to access for individuals living with mobility challenges.

CONCLUSION

Staff recommend that funding be approved to allow RG Properties to complete both priority projects over the coming months, while the facility is closed due to the pandemic.

Respectfully submitted,



Derrick Newman
Assistant Director
Construction and Facilities Management



Thomas Soulliere
Director
Parks, Recreation and Facilities

Report accepted and recommended by the City Manager:



Date: July 25, 2020

List of Attachments

Attachment A – Save-On-Foods Memorial Arena: Dehumidifier Report

Attachment B – Save-On-Foods Memorial Arena: Handrail Feasibility Study