

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Department: Colin Smith

Date: February 27, 2017

Subject: Byron Dobson – Facility Condition Assessment

BACKGROUND

In August 2016, the Town released an RFP seeking proposals from engineering firms to complete a detailed facilities condition assessment of the Byron Dobson Arena. A detailed condition assessment of this facility would be of significant value to the Town's development of its Asset Management Plan. Furthermore, the Wellness Centre Committee indicated it would be of value for their activities if they understood the current condition of the arena complex. The RFP was awarded to MCW Maricor in September and they completed their work during November and December of 2016. Their assessment report was finalized in January 2017 and is being presented to Council on February 27, 2017.

MCW Maricor scope of work was as follows:

MCW Maricor was retained by the Town to complete a Facility Condition Assessment and capital planning study to determine and evaluate the current conditions of the Bryon Dobson Arena and to evaluate the immediate, short, and long term capital requirements that can be expected in the building over the next 15 years.

MCW Maricor has completed a comprehensive building condition assessment including:

- *Conducting a comprehensive Facility Condition Assessment of the Byron Dobson Facility through visual, non-destructive site assessments, and interviews with facility operators/maintenance professionals to evaluate and review the existing building data and maintenance history;*
- *Interviews with the ice plant service providers;*
- *Estimating lifespan of major systems in the facility;*
- *Creating photographic records of building assessment and building code review;*
- *Identifying and prioritizing immediate, short, and long term capital renewal requirements for the Byron Dobson Arena;*
- *Reviewing floor plans;*
- *Reviewing annual utility data and benchmarking the facility to comparable facilities; and*
- *Estimating the current day replacement costs for the Byron Dobson Facility.*

MCW Maricor was not commissioned to review the facilities functional space program, the requirements for public access, nor the ability of the facility to accommodate the Town's recreational programs including that of the broader community.

Attached to the Council Report Form is the Executive Summary from MCW Maricor's detailed report. MCW Maricor's team of Carman Travis and David Knickle will be providing Council a brief presentation on their report and answering Council's questions.

Overall the report indicates that the Town has a solid municipal arena complex that has been well maintained by the Parks and Recreation Team over the years. The report highlights include that some asset components in the building have past their theoretical useful life and they will need to be addressed in the near future. There are some code compliance items as well that have been noted. This report provides a clear blueprint on what needs to be invested in this facility to continue its operations.

With the Town's development of its Asset Management Plan this building assessment report is one more valuable piece of professional analysis. It helps us determine what the Town needs to be investing in its infrastructure to continue providing services to our community. As has been discussed with Council previously, while the Town has a good handle on its infrastructure upgrade requirements for its road and underground infrastructure, our knowledge of what we need to be investing in our facilities is not at the same foundational level. This assessment provides us with that solid foundation for this critical municipal asset.

In addition to completing a facilities condition assessment on the arena complex, MCW also completed an energy audit of the building. The conclusions of that audit suggest there are lots of opportunities to upgrade the efficiency of that building, which would result in significant operational savings. Furthermore, another positive fact is a lot of the energy improvements will align with the work identified in the facilities condition assessment.

While some people have indicated a hope that this assessment would provide them a clear answer as to when the Town would need to build a Wellness Centre and what would be included in it that is not the case. This assessment provides the Town a strong foundation of what is needed to operate and maintain this existing municipal asset. While this report provides clarity on how well maintained the existing arena is and what needs to be invested in it, the questions of when, what, and if of a new Wellness Centre is to be built are questions the Town and, in particular, Council can only answer.

There is one point of clarification that needs to be included in this Council report form. In MCW report they provide an estimate replacement value of \$18.0 million for the Byron Dobson Arena. That is simply related to the replacement value for replicating the same two ice pad surfaces that exist today. The proposed Wellness Centre facility and the estimated cost of around \$30 million includes other elements such as: one ice pad; a modern pool facility; walking track; indoor gym, etc. The point being Council should not compare the two numbers.

CONSIDERATIONS

Legal: n/a

Financial: It is estimated that the Town would need to invest \$5.9 million over 15 years to continue to use the Byron Dobson facility for 15 years and beyond.

Policy: n/a

Stakeholders: Residents; Arena users; etc.

Strategic Plan: Planning for the Future

Interdepartmental Consultation: Finance; Parks and Recreation

Communication Plan: n/a

RECOMMENDATION FROM STAFF

That Council direct staff to develop a plan to address the recommendations in the MCW facilities condition assessment and energy audit in the capital and operating budget plans for the Town over the next three to five years. In particular staff is to determine what can be done to address the immediate recommendations identified in the MCW report and what options exist to address the most critical items 2017 and outline that plan to Council.