

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Department: Colin Smith

Date: November 14, 2017

Subject: Byron Dobson – Facility Condition Assessment (Phase 2 – 2017 planning 2018 execution)

BACKGROUND

MCW Maricor completed a detailed facilities condition assessment of the Byron Dobson Arena at the end of 2016 and their final report was presented to Council on February 27, 2017. Overall the MCW report indicated 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 highlighted 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.

The MCW report summarized the capital budget requirements over the 15 year period for the Building as follows:

Priority	Probable Cost (\$)	Risk to Business / Code Compliance	Key Components Asset
Immediate	\$12,000		Site Work
	\$36,300		Building Exterior
	\$28,000		Building Interior
	\$1,200,000	✓	Upper Rink Floor Slab and Header Replacement
	\$5,000	✓	Upper Rink CO Controls
	\$50,000	✓	Lower Rink Ventilation and CO Controls
	\$200,000	✓	Refrigeration Plant MCC and Controls
	\$28,000	✓	Ice Plant B51 Code Compliance
	\$115,000		Upper Rink Sprinkler
	\$15,000	✓	Plumbing Backflow Prevention
	\$40,000		Lower Rink Dehumidification Replacement
	\$11,000		Miscellaneous Electrical

Priority	Probable Cost (\$)	Risk to Business / Code Compliance	Key Components Asset
Sub-Total	\$1,740,300		
Short Term (1 – 5 Years)	\$116,250		Building Interior
	\$1,825,000		Refrigeration Plants
	\$198,500		Mechanical Systems (a portion done in 2017)
	\$258,500		Electrical Systems (a portion done in 2018)
Sub-Total	\$2,398,250		

Priority	Probable Cost (\$)	Risk to Business / Code Compliance	Key Components Asset
Long Term (6 – 15 Years)	\$10,000		Building Exterior
	\$56,250		Building Interior
	\$1,200,000		Lower Rink Floor Slab and Header Replacement
	\$195,000		Mechanical Systems
	\$216,000		Electrical Systems
Sub-Total	\$1,677,250		
Energy Efficiency (EEM's)	\$92,000		<ul style="list-style-type: none"> - Utilize low emissivity ceilings in Lower and Upper Arena. <p>* Note: All other Energy Efficiency upgrades will be captured through the capital renewal exercise.</p>
Total	\$5,907,800		

At the April 2017 Committee of the Whole Meeting, Town staff presented a report to Council outlining a plan to address a number of the immediate items within the facilities condition assessment report that could be completed in 2017 and the potential source of funds to cover the unbudgeted project. Due to the limited construction season in the summer, it was made clear to Council that not all the immediate items on the MCW report could be completed in 2017 and that more work would need to continue in 2018 if the Town was going to continue to proceed with addressing the upgrade requirements outlined in the MCW report.

At the May 2017 Council meeting the following resolution was approved:

That Council approve the proposed 2017 upgrade plans for Byron Dobson Arena and give staff direction to cover the \$758,000 in estimated costs through the savings earned through the 2017 tendering process for Capital projects. If sufficient funds are not available through the tender savings, Council does give staff direction to use the General Capital Reserve to cover the remaining balance of the costs.

Phase one of this Project was successfully completed in October and the improvements to the lighting; controls on the refrigeration units; electrical upgrades; low-e ceiling; etc have already be noted by the day-to-day staff in the building. Those investments will have long term benefits to the operations of that facility including preliminary budget savings of at least 5% on the building electrical costs due to the improvements implemented. As well, the Town is expecting to receive about \$25,000 in incentives from NB Power due to the energy upgrades that were invested in the building. The work for Phase one was completed within the authorized budget for this project when factoring in the funding approved by Council as well as the NB Power incentive funding.

Furthermore, the Town was able to address the humidification in the lower rink in this project's budget, therefore we did not use the \$60,000 that had been included in the capital budget for that project. The specific amount that will need to be, if at all authorized to be transferred from reserve will be finalized closer to the end of the year when Finance has a better estimation on how the financial statements will look at year end. The Town staff were very satisfied with the working relationship with MCW Maricor. They were excellent in the role of project manager, dealing with multiple tenders and vendors throughout the process. Staff has confidence in the professional advice and management services we receive from this firm.

As was discussed with Council previously, there were items in the MCW report that we would have addressed in 2017 if we had the sufficient planning time to properly prepare for that work and limit the impact it would have on programming activities in the arena. In particular the upper rink slab, boards and headers have passed their expected lifecycle and they are showing signs of their age. Phase two of this project would need to occur in 2018 and there is a significant amount of planning and design work required in advance so that the Town can move quickly in 2018 so the fall/winter arena programs are not negatively impacted.

The Town has reviewed the facilities conditional report with MCW again, and MCW has recommended that the priority initiatives for phase 2 of this project would be:

- The upper rink floor slab, dasher boards and brine headers;
- Continue the electrical upgrades including LED lighting in the lower rink, LED lighting in the addition, emergency generator transfer switch;
- Continue the mechanical improvements including replacing the lower rink sprinkler and fire alarm modifications.

The preliminary estimates on completing this work is \$1.7 million, and that estimate includes all the necessary construction work, design work and project management required. The slab and dasher boards being the most critical piece of that work is estimated at \$1.2 million.

MCW Maricor has informed us that it is critical that the Town complete some of the planning and design work required for the slab, boards and headers, as there is significant time required to place orders for new boards to ensure we receive that material in the appropriate time to have that work completed over the summer months so we do not impact the 2018 Fall/Winter programming season. Their opinion is that the Town will need to release the tender for the boards by mid-January to receive the material in significant enough time in advance of construction that would only start after the end of this hockey season. Therefore, funds need to be spent in 2017 to complete some of the preliminary design requirements so that the tender package will be ready for early January. The preliminary estimate that is required for design, tender package specifications and project management services in 2017 is \$71,000.

As was noted above, the Town did not use the \$60,000 it had included in its capital budget for the dehumidification unit in the lower rink, because that requirement was included in phase one of the overall Byron Dobson improvement project. That proposed budget and potential additional savings in other capital projects could be reallocated to cover the planning and design costs for Phase 2 in 2017.

Recommendation options for Council:

The following are the options available to Council:

- Approve the design work required for Phase two of this project. And use the funds identified by the CAO in the 2017 capital budget.
- Do not approve proceeding at this time, and wait until Council review 2018 budget and particular plans for this project compared to other capital priorities. The risk will be that the work cannot be done in time before the fall/winter arena sport season. And further Council may decide not to proceed with further improvements at the arena.
- Do not approve Phase two of the Bryon Dobson Project upgrades. There would be a risk to business if we continue to rely on aging infrastructure that we know must be replaced.

CONSIDERATIONS

Legal: Engineering is a service that is exempt of the terms of the Purchasing Act (and our policy)

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. For 2017, the funds required are \$758,000. For 2018, the estimated budget is \$1.70 million.

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 approve that the Town authorize MCW Maricor to proceed with the necessary design and tender development work required for Phase 2 of the Byron Dobson Project so that tender documents can be prepared for early in 2018 so that the potential construction phase of this project can be schedule to have no or limited impact on the 2018 fall/winter programming season of the Byron Dobson Arena. The funds for the 2017 Lower Rink Dehumidification Project to be reallocated to cover the costs of this work.