

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Presented by: Parks, Recreation, Facilities & Community Relations

Date: April 8, 2026

Subject: Caseley Park Bandstand

To seek Council approval to proceed with repair and restoration of the Caseley Park Bandstand in 2026, rather than proceeding with demolition and full replacement in 2027.

BACKGROUND

The Caseley Park Bandstand, constructed in 2008, supports approximately 30 community uses annually, including performances, festivals, and informal community use.

In early 2025, structural concerns were identified following evidence of carpenter ant infestation. Initial assessments indicated widespread damage, and staff recommended full removal and future replacement. A provisional budget of \$200,000 was included in the 2027 Capital Plan.

Partial deconstruction began in March 2026 to allow for further inspection. With the exterior shell removed, a more detailed assessment confirmed that while there are areas of significant damage, the majority of the structure remains viable. As a result, deconstruction has been paused to reassess options.

CURRENT SITUATION

A contractor has now provided a detailed quotation of **\$87,428.74 plus HST** to complete structural repairs. This includes lifting the structure, addressing rot and infestation, and restoring the bandstand to a safe and functional condition.

In parallel, preliminary design work for a replacement structure indicates significantly higher costs than originally anticipated. Updated estimates suggest a new structure would range from approximately \$275,000 to \$425,000, exceeding the current 2027 budget.

If repairs are not undertaken in 2026, the Town would be required to proceed with full demolition and replacement or secure the partially dismantled structure, both of which would:

- Disrupt 2026 summer programming
- Increase overall project costs
- Reduce functionality of the park space in the interim

ANALYSIS

Advancing repairs to 2026 represents the most cost-effective and operationally responsible approach.

Financial Considerations

- Repair cost: ~\$87,000 (+ HST)
- Previously approved 2027 budget: \$200,000
- Estimated replacement cost: \$275,000 to \$425,000

Completing repairs now reduces immediate capital exposure and avoids the risk of significantly higher future costs.

CONSIDERATIONS

Legal: N/A

Financial: Finance has reviewed the proposed funding adjustment and confirmed that this approach can be accommodated within the existing capital plan.

- The Recreation Complex project is currently anticipated to carry forward approximately 15–20% of its budget into 2027
- This provides flexibility to advance bandstand repairs into 2026
- The \$200,000 allocation in 2027 can be reallocated to offset capital pressures associated with project carryovers

This approach maintains overall financial balance across both fiscal years and does not impact other approved priorities.

Policy: Asset Management:

- Extends the lifecycle of the existing structure
- Defers the need for full replacement
- Aligns with a risk-based and cost-conscious asset management approach

Stakeholders: Residents, Town Departments and Strategic Partners

Strategic Plan: Building a Sustainable Community - Riverview plans, builds, and maintains public infrastructure to sustain it for today and future generations.

Communication Plan: N/A

Recommendation of Staff – Staff recommend that Riverview Town Council approve the advancement of funding from the 2027 Capital Plan to the 2026 Capital Plan to complete repairs to the Caseley Park Bandstand.