Agenda - Executive Policy Committee – March 1, 2006

REPORTS

Item No. 1 Kinsmen Allard Arena - Land Dedication Reserve
File EP-2

COMMUNITY COMMITTEE RECOMMENDATION:

On February 14, 2006, the Assiniboia Community Committee recommended to the Executive Policy Committee:

1. That funding to assist with the cost of refurbishments to the Kinsmen Allard Arena Building, in the amount of up to $50,000.00, be allocated from the Assiniboia Land Dedication Reserve.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

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1. That funding to assist with the cost of refurbishments to the Kinsmen Allard Arena Building, in the amount of up to $50,000.00, be allocated from the Assiniboia Land Dedication Reserve.

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and submitted the matter to the Executive Policy Committee.

Public Works Department

KINSMEN ALLARD ARENA

BRIEFING NOTE

This is a briefing note prepared for Councillor De Smedt.

ISSUE/TOPIC

Kinsmen Allard Arena building refurbishments.

RELEVANT BACKGROUND AND/OR HISTORY

- The City owns and operates 16 arenas varying in age from 30 to 40 years old.
- Community Centres operate/manage 13 arenas (16 rinks).
- Non-profit groups manage two more City owned arenas (Allard and West Kildonan) through formal management agreements.
- Allard Arena was built in 1970 is 30,059 sq ft and has an estimated replacement cost of $4.2 million.
- On May 18, 2005 Council approved the Recreation Libraries and Leisure Centre Facility Policy (RLALF).
- Management Agreement History:
    - July 12, 1995 Council approved a recommendation for the contracting out of the operation of the Allard Arena to St. James Minor Hockey Association Inc. commencing August 15, 1995 for a five-year term ending August 15, 2000.
    - Since August 15, 2000 the St. James Minor Hockey Association Inc. has been occupying the arena on an over holding basis.
    - On November 29, 2005 Council concurred/approved with the terms and conditions of a lease agreement with the St. James Minor Hockey Association Inc. for the operation of the Kinsmen Allard Arena as outlined in the report dated November 21, 2005 for an additional five years.
    - The renewal period will expire on August 16, 2010.
- Major repairs were undertaken in 2005 including chiller replacement, installation of guarded status equipment, compressor overhauls, dressing room floor replacement, interior painting, lighting and ventilation maintenance at an estimated total cost of $124,500.00.
- These repairs were financed with accumulated financial reserves from arena operations ($93,000.00) and a city grant of ($40,000.00).
- In January 2006, Planning Property and Development requested that Public Works assist St. James Minor Hockey Association to determine the extent of additional issues that had arisen.

CURRENT STATUS

HVAC System

- The existing furnaces and ventilation system that provide heat to dressing rooms and main floor reception/vestibule area are not functioning properly and have resulted in large natural gas bills.
- The existing furnaces are original units installed in 1970. Both rated at 250,000 BTU each and are at the end of their life cycle.
- Presently there are visible cracks in the heat exchangers of both furnaces.
- The original heating ducts were installed in the crawl space under the dressing room and main floor reception areas of the arena.
- The ducts have deteriorated to the point were the crawlspace is being overheated.
- The crawlspace also becomes flooded by ground water.

KEY CONSIDERATIONS

- Cracks in heat exchanger pose possible health risks to public and staff.
- If excess moisture and high temperatures in crawlspace continue the possibility of mould growth increases and the air quality declines.
- Present state of mechanical heating equipment will produce high energy costs.

OPTIONS/NEXT STEPS

- The following work is required:
    - The entire HVAC system should be sized correctly to ensure adequate air movement.
    - High efficient furnaces be installed.
    - Duct work to be relocated overhead and removal of old duct work and seal abandon supply ports.
    - Inspection for mould and remediation if required.
    - A crawlspace ventilation system should be added to vent crawlspace and improve air quality.
    - Two sump pits with pumps and high water alarms installed along with lighting and access hatch and grading and 5 Kw electric heaters.
    - Downspouts relocate/repaired complete with splash pads.
    - Exterior grading of grounds to slope water away.

Estimated cost of work

Heating system/duct work	$13,830.00
Sump pits/pumps/alarms/piping/regrading	$ 4,500.00
Exterior grading	$ 5,000.00
Downspouts/splash pads	$ 8,500.00
Mould inspection/remediation	$ 4,000.00
Removal duct work/sealing floor vents	$ 6,500.00
Crawlspace heaters/lighting/access hatch/grading	$ 1,500.00
Crawlspace ventilation system	$ 2,000.00
Total (excluding taxes)	**$45,830.00**

Prepared by: John Atkinson
Date: February 14, 2006