



Council Report

Report Number PRC2020-006

Meeting Date: Thursday, November 12, 2020

Title: Ops Community Centre Redevelopment Update

Description: Update on redevelopment options and related funding for the Ops Community Centre.

Author and Title: Jenn Johnson, Manager, Parks, Recreation and Culture

Recommendation(s):

That Report PRC2020-006, Ops Community Centre Redevelopment Update, be received; and,

That Capital Project 950200601 – Ops Arena and Community Centre be closed and the \$3,867,150.00 in Special Debenture Funding for this project not be utilized.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of September 12, 2017, Council adopted the following resolution:

Resolved That Report Mayor 2017-002, **Arena Capital Plan**, be received;
That the Manvers, Bobcaygeon, Fenelon Falls, Lindsay, and Woodville arena facilities be maintained as required for operations;
That the Ops arena facility be scheduled for a complete refurbishment;
That a new arena complex be explored in the Oakwood/Little Britain area, with the goal of combining the two existing facilities;
That a new arena complex be explored in the Village of Omemee to replace the existing Emily/Omemee complex; and
That staff report back by 2nd quarter of 2018 on the implementation and budget requirements for all actions above.

CARRIED CR2017-749

At the Council Meeting of May 21, 2019, Council adopted the following resolution:

Resolved That Report PRC2019-005, **Arena Capital Plan Update**, be received;
That Council direct staff to plan and budget accordingly for the continued operations of the Oakwood, Little Britain and Emily-Omemee arena facilities for the current 10-Year Financial Plan;
That Council direct staff to plan for a new single pad arena build in the Village of Omemee and budget accordingly for inclusion in the next 10 year financial planning cycle (2028-2037); and
That Council direct staff to plan for a new arena complex in the South West Area for inclusion in the next 10 year financial planning cycle (2028-2037).

CARRIED CR2019-327

This report is for information and provides an update on the current status of the complete refurbishment of the Ops Community Centre.

Rationale:

As indicated in Report PRC2019-005, Arena Capital Plan Update the Ops Community Centre was scheduled to have a complete refurbishment commence earlier this year. Funding was included in the 2020 Capital Budget Program as a multi-year project. Funding in the municipal budget for 2020 and 2021 was allocated to the Investing in Canada Infrastructure Program (ICIP) - \$5,316,425 (\$10,632,850) and municipal debenture - \$1,933,575 (\$3,867,150) for a total project amount of \$14,500,000. Unfortunately, the ICIP grant request was denied in 2020. Based on the previous budget approval there remains \$3,867,150 allocated through 2020 and 2021 in debenture funding. The City needs to determine the status of these funds.

Early stage design work has been completed by the contracted architecture firm of Salter Pilon. Three options have currently been developed for the refurbishment of the Ops Community Centre. All options would take approximately 16-18 months to complete.

Option 1 – Larger Ice Pad Size, Second Level Seating, Warm Viewing Area

The preliminary design calls for the total building area to increase from 31,228 sf to 45,282 sf, with 10,816 sf of space to be demolished. The current footprint would be extended in this option to accommodate a standard sized ice pad, six mid-sized dressing rooms and a second level seating area. The approximate cost of this option is \$10,365,479.

Option 2 – Status Quo Ice Pad Size, Lower Level Seating

The preliminary design calls for the total building area to increase from 31,228 sf to 38,792 sf, with 10,816 sf of space to be demolished. The current footprint would be extended in this option to accommodate the construction of six mid-sized dressing rooms. The ice pad will continue to be small for today's standards. The approximate cost of this option is \$8,916,571.

Option 3 – Larger Ice Pad Size, Second Level Seating, Enhanced Community Space, Completely Accessible

The preliminary design would see a new building constructed at a different location on the current site. The total area would be approximately 56,801 sf. This totally accessible facility would house six dressing rooms, community hall, community meeting rooms, an NHL sized ice pad, storage area, and energy efficient equipment. Operation of the current facility could continue while this facility is being constructed allowing for revenue to be generated. The approximate cost of this option is \$17,889,275.

The building was closed due to Covid-19 in March 2020 and has not reopened. Staff anticipate that the building will be available for ice rentals as of September 2021. In order to be operational for the next ice season, or earlier for arena floor rentals, the building must undergo some immediate capital improvements. In

order to put ice in for September 2021 a number of improvements/replacements must be completed to the refrigeration plant in the amount of \$75,000. That work is required in order to have an operational plant system for the 2021-2022 ice season. Additional work is required to the arena component as well as the building envelope in order to address significant deficiencies.

The current arena floor, boards and plant must be replaced prior to the 2022-2023 ice season. The roof has had patch work completed over the past couple of years but that is no longer preventing the water from flooding areas of the building. Some areas of the building envelope have fallen into significant disrepair, so much so that sunlight can be seen through the concrete walls from inside the building. Staff have completed temporary solutions to these areas of concern over the years but that is no longer solving the issue. It should be noted that the current facility is not considered accessible by today's standards. There is a lift to the second floor but entry into washrooms, dressing rooms, public areas are not accessible. As of 2025 all municipal facilities will need to meet the standards set out by the Accessibility of Ontarians with Disabilities Act (AODA). Investment at some level is needed in order for this facility to be operational in the future.

Staff have researched the cost associated with the 'must have' building component replacements and have suggested an additional option. This work would need to be scheduled to occur between March 2022 and September 2022.

Option 4 – Roof Replacement, Arena Plant, Boards and Pad Replacement, Building Envelope Repairs

The building footprint is not impacted by this option. Old, out dated equipment and building infrastructure would be replaced. The building will continue to have accessibility limitations. The approximate cost of this option is \$2,100,000.

In summary, the Ops Community Centre requires significant capital investment in order to serve as an arena facility and community hall in the future. Historically, this facility is very well used from both an ice and hall utilization perspective. Typically, Ops Community Centre ranks within the top five arenas when reviewing revenue generated by ice rentals. Multi-year funding, through debenture, has been approved in the 2020 and 2021 budgets in the amount of \$3,867,150. An immediate investment of \$75,000 is required in order for the arena portion to be operational for the 2021-2022 season. There are four options, with varying levels of investment, that have been presented to address the Council direction to completely refurbish the Ops Community Centre.

Other Alternatives Considered:

Council could choose to not invest and cease further operations at the facility. Staff are not recommending this direction.

Alignment to Strategic Priorities

The recommendations within this report align with two of the four strategic priorities:

1. An Exceptional Quality of Life
2. Good Government

The Strategic Plan is available on SharePoint at the following link:

[Kawartha Lakes Strategic Plan 2020-2023](#)

Financial/Operation Impacts:

Immediate funding is being recommended to address critical work that is required for ice plant operations. Staff are suggesting use of existing funds from Capital Project 950190301 – Ops Arena and Community Centre Design in the amount of \$75,000 for preparation of the Ops Community Centre for the 2021-22 Ice season. This project (\$250,000) was intended for the Design, Project Management and Consultant Fees for the re-furbishment/re-construction of a new Ops Community Centre. There remains \$128,360 in surplus in this account due to the project not continuing due to the ICIP Grant denial.

Should Council not support this immediate investment, then the following additional resolution should be passed:

That Capital Project 950190301 – Ops Arena and Community Centre Design be closed, and any remaining uncommitted funds be returned to the Capital Reserve.

Future funding requirements range from \$2,100,000 to \$17,889,275 based on the direction approved by Council on the future of the Ops Community Centre. Direction is being requested regarding the previously approved debenture funding of \$3,867,150 to close project 950200601 – Ops Arena and Community Centre.

Consultations:

Corporate Services
Asset Management

Department Head E-Mail: cshanks@kawarthalakes.ca

Department Head: Craig Shanks

Department File: