

**Municipality of Chatham-Kent**  
**Infrastructure and Engineering Services**  
**Parks, Recreation and Cemeteries**

**To:** Mayor and Members of Council  
**From:** Jeff Bray  
Director, Parks, Recreation and Cemeteries  
**Date:** March 23, 2021  
**Subject:** 2021 Arena Capital Asset Lifecycle Projects

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**Recommendation**

It is recommended that:

1. The 2021 Arena Capital Asset Lifecycle projects valued at \$888,950 be approved and funded through the Arena Capital Asset Lifecycle Reserve.

**Background**

In 1999, Council approved the Arena Business Plan, which included a lifecycle reserve for repair and replacement of Chatham-Kent Arenas capital assets.

In 2007, the Arenas Business Plan was revised, and included an increased lifecycle reserve, using a five-year phase-in approach. Per the 2019 Arena Business Plan, each arena is underfunded and requires an additional \$100,417 (2019 dollars) to meet lifecycle needs.

The following chart shows the age and construction date of each arena.

<b>Arena</b>	<b>Year Built</b>	<b>Age</b>
Blenheim	1978	43
Bothwell	1972	49
Chatham Memorial	1949	72
Chatham Thames Campus	1991	30
Chatham W.K. Erickson	1972	49
Ken Houston Memorial Agricultural Centre	1982	39
East Kent Memorial Arena	1954	67
Tilbury	1992	29
Wallaceburg Memorial	1948	73

Arena	Year Built	Age
Wheatley	1974	47

### **Comments**

Administration has identified priority projects to be completed in 2021 (Attachment A). A contingency has been added for quote overages and emergency repairs or replacements.

### **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

### **Consultation**

Financial Services has verified the current balance in the Arena Capital Asset Lifecycle Reserve for the 2020 year end.

All Facility Supervisors were consulted and provided input on lifecycle projects for their areas.

### **Financial Implications**

<b>2021 Arena Capital Asset Lifecycle Reserve</b>	
2020 Arena Capital Asset Lifecycle Reserve Balance	\$696,977
2021 Estimated Lifecycle Allotment	\$654,014
<b>Total Funding Available for 2021 Projects</b>	<b>\$1,350,991</b>
2021 Proposed Lifecycle Project Costs <sup>A</sup>	-\$888,950
<b>Balance Remaining in Lifecycle Reserve</b>	<b>\$462,041</b>

**Note A:** Contingency of \$110,000 for project overages is accounted for in the estimate.

The balance remaining in the Arena Capital Asset Lifecycle Reserve at the end of 2021 will remain in the lifecycle budget for future projects.

Prepared by:

Reviewed by:

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 Jeff Bray, Director  
 Parks, Recreation and Cemeteries

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 Thomas Kelly, P.Eng., MBA  
 General Manager  
 Infrastructure and Engineering Services

Attachment: A – 2021 Arena Capital Asset Lifecycle Projects

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## Attachment A – 2021 Arena Lifecycle Projects

The estimates of each individual project have been removed to ensure a competitive bid process.

Location	Project	Explanation	Estimated Cost
Blenheim Arena	Replace two interior and two exterior doors	Doors are worn and welds broken resulting in a security issue.	
	Metal roof replacement	Original roof metal is rusting and is beginning to leak.	
Bothwell Arena	Door replacement	Frames are rotted through and require replacement.	
Chatham Memorial Arena	Paint seat deck	Work required due to age and wear.	
Chatham Thames Campus Arena	Replace ceiling tiles in Red Line Room	Tiles are original and require replacement.	
Dresden Arena	Duct replacement	Energy efficiency.	
	New LED sign installation	Age and wear. Replacement parts are not available.	
	Terrazzo repairs	Public safety. Grind and repair cracks/trip edges.	
	Painting and pointing Arena exterior	Worn mortar joints require repointing.	
	New compressor installation	Existing compressor is 18 years old. Replace with energy efficient unit.	
	Replace HVAC unit with Variable Frequency Drive (VFD) unit	Existing compressor is 20 years old. Replace with energy efficient unit.	
Tilbury Arena	Replace dressing room heating unit	Continually fails and requires repair.	
	Paint lobby and washroom	Work required due to age and wear.	

Location	Project	Explanation	Estimated Cost
Tilbury Arena	Replace north exit doors	Door jams are original and require replacement due to age.	
	Repair dry pipe valve and fire suppression system	Safety item. System is broken and in need of immediate repairs.	
	Oil separator on #1 compressor replacement	Unit is original and not functioning properly. Replacement recommended by refrigeration mechanic.	
	Arena ice surface glass replacement	Glass is original. Several pieces are starting to show signs of wear.	
Wallaceburg Memorial Arena	Safety rail and platform installation	Health and Safety item. Install a more secure safety rail and work platform around the condenser.	
	Ice resurfacers garage heating unit replacement	The existing gas heater is 30+ years old and has reached its life expectancy. Technicians have advised replacement.	
	Arena light replacement	Installing energy efficient lights. Staff will apply for grants.	
	Roof access ladder installation	Health and Safety item. Access to the new roof addition required to clear drains and access HVAC units.	
	Parking lot fence replacement	Existing fence along the north end of 150 University Ave. has become unstable. Sections have been temporarily supported. The fence separates the neighbouring properties from the parking lot.	
Wheatley Arena	New plate and frame chiller and valves installation	Existing chiller is 23 years old, Replacing with an energy efficient unit.	
	Paint and repair the upstairs hall	Complete drywall repairs.	

Location	Project	Explanation	Estimated Cost
Wheatley Arena	Arena light replacement	Installing energy efficient lights. Staff will apply for grants.	
	New snow blower	To assist with the snow removal at the facility - rather than hire a contractor.	
Various	Replace defibrillator batteries and pads	Existing units have expired.	
Various	Emergency repairs	Contingency for emergency repairs or replacements.	
Total			\$888,950