

**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:** June 23, 2020  
**Subject:** 2020 Arena Capital Asset Lifecycle Projects

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**Recommendation**

It is recommended that:

1. The 2020 Arena Capital Asset Lifecycle projects at an estimated value of \$843,076 be approved.

**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. In 2012, the lifecycle became fully-funded.

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

<b>Arena</b>	<b>Year Built</b>	<b>Age</b>
Blenheim	1978	42
Bothwell	1972	48
Chatham Memorial	1949	71
Chatham Thames Campus	1991	29
Chatham W.K. Erickson	1972	48
Ken Houston Memorial Agricultural Centre	1982	38
East Kent Memorial Arena	1954	66
Tilbury	1992	28
Wallaceburg Memorial	1948	72
Wheatley	1974	46

## **Comments**

Administration has identified priority projects to be completed in 2020 (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 2019 year end.

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

**Financial Implications**

<b>2020 Arena Capital Asset Lifecycle Reserve</b>	
2019 Arena Capital Asset Lifecycle Reserve Balance	\$777,351
2020 Estimated Lifecycle Allotment	\$654,014
<b>Total Funding Available for 2020 Projects</b>	<b>\$1,431,365</b>
2020 Proposed Lifecycle Projects	\$693,705
Contingency for project overages	\$80,000
Contingency for emergency repairs or replacements	\$69,371
<b>Balance remaining in lifecycle reserve</b>	<b>\$588,290</b>

The balance remaining in the Arena Capital Asset Lifecycle Reserve at the end of 2020 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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Infrastructure and Engineering Services

Attachment: A – 2020 Arena Capital Asset Lifecycle Projects

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Lifecycle Projects.docx

**Attachment A – 2020 Arena Lifecycle Projects**

<b>Location</b>	<b>Project</b>	<b>Explanation</b>
Blenheim Arena	Replace ice surface lighting with LED	Energy efficiency upgrade.
	Removal of canteen wall and installation new visitor seating	Create more visitor area and increase canteen operator visibility.
	New lobby HVAC system	Current unit is 18 years old and requires replacement.
	Install 2 Big Ass Fans over ice pad	During ice out, fans will circulate air in the arena for events held on the arena floor.
Dresden Arena	Paint upper steel	Paint upper steel portion of arena to grey to match lower portion.
	Rubber flooring	Replace worn flooring in dressing rooms one and two.
	Chiller unit replacement	Existing unit was installed in 1998. Replacement is more energy efficient.
	Benches dressing rooms	Age. Existing are original from 1982.
	New counter top ladies washroom main hall	Age. Existing are original from 1982.
	HVAC units for office and boardrooms.	Existing units are original from 1982 and are not working.
	Cement flower pots for parking lot islands	Cement flowerpots will create barriers to stop transport trucks from running over curbs in the arena parking lot.
	Ice machine for bar	Ice machine would be more economical than buying bags of ice. Eventual cost savings.

**Attachment A – 2020 Arena Lifecycle Projects**

<b>Location</b>	<b>Project</b>	<b>Explanation</b>
Bothwell Arena	Paint hallway and dressing rooms	Existing is 15 years old.
Wallaceburg Arena	Installation of seamless glass - south end of the ice pad	Installation required to facilitate easier glass replacement in vicinity of new heat barrier.
	New brine pump.	Existing unit was installed in 1998. Replacement is more energy efficient.
	Install shower tiles in original dressing rooms	Replace the existing fiberglass reinforced plastic panels with tile.
	Fire damage items – fire rated doors, seat deck repairs	Cost not covered under insurance for fire damage.
Ridgetown Arena	Replace ice surface lighting with LED	Energy efficiency upgrade.
Tilbury Arena	Replace ice surface lighting with LED	Energy efficiency upgrade.
	Chiller unit replacement	Existing unit was installed in 1999. Replacement is more energy efficient.
	Head piping replacement	Piping line and valves leading to the header are in need of replacement. More efficient to replace at the same time as the chiller unit.
	Front entrance door heaters replacement	Original (1992), has exceeded its life expectancy, not operating properly. New units will increase energy efficiencies.
	Canteen freezer	Unit has exceeded its life expectancy.

### Attachment A – 2020 Arena Lifecycle Projects

Location	Project	Explanation
Tilbury Arena	Refrigeration compressor repairs	Various valves, seals and mechanical parts require replacement as part of preventative maintenance. Essential to ensure limited downtime. All units were installed in 1992.
	Dressing Room Four door replacement	Door, frame and hinge are original and require replacement.
	Replace rubber floor	Arena walkway and bench area. Original 1992 areas are exposed and showing wear/tear.
	Roof repair	Age. Repair of flat rubber roof.
	Hot water tank replacement	Age. New unit will increase energy efficiencies.
	Painting	Facility interior.
	Heater repair in lobby and change room	Unit is not operating properly. Will replace parts to make unit more efficient.
	Replace finishing head assembly on skate sharpener	Unit has stopped working.
Wheatley Arena	Replace ice surface lighting with LED	Energy efficiency upgrade.
	Canteen deep fryer replacement	Original fryer has exceeded its life expectancy and is not functioning properly.
	Replace finishing head assembly on skate sharpener	Unit has stopped working.
All arenas	Replace defibrillator batteries and pads	Existing units have expired.