



City of
Peterborough

To: Members of the Committee of the Whole

From: Sandra Clancy, Director of Corporate Services
Ken Doherty, Director of Community Services

Meeting Date: April 18, 2017

Subject: Report CPPS17-015
Creation of a 2017 Capital Budget for the Peterborough Memorial Centre Refrigeration Equipment Replacement, Pre-Purchase of Equipment for an Emergency Temporary Ice Pad Replacement and Monthly Structural Reviews of the Concrete Ice Pad

Purpose

A report to recommend creation of a 2017 Capital Budget for the Peterborough Memorial Centre Refrigeration Equipment Replacement, Pre-Purchase of Equipment for an Emergency Temporary Ice Pad Replacement, Monthly Structural Reviews of the Concrete Ice Pad and to provide information on budgeting and scheduling other necessary work in future years.

Recommendations

That Council approve the recommendations outlined in Report CPPS17-015, dated April 18, 2017 of the Director of Corporate Services and the Director of Community Services, as follows:

- a) That a 2017 Capital Budget, in the amount of \$940,000, be created for the Peterborough Memorial Centre for the proposed Refrigeration Equipment Replacement, Pre-Purchase of Equipment for an Emergency Temporary Ice Pad Replacement, and Monthly Structural Reviews of the Concrete Ice Pad so the work can proceed in 2017;
- b) That the \$2,000,000 budget amount proposed for the 2019 Capital Budget for the Peterborough Memorial Centre Ice Pad Replacement be pre-committed;

- c) That staff be directed to work with all tenants, including the Peterborough Petes, the Peterborough Lakers and Agricultural Society regarding the timing and impact of the construction in 2019 and to assist with scheduling and/or securing off site venues for the 2019 season.

Budget and Financial Implications

The estimated cost of the Peterborough Memorial Centre Refrigeration Equipment Replacement, Pre-Purchase of Equipment for an Emergency Temporary Ice Pad Replacement, Monthly Structural Reviews of the Concrete Ice Pad is \$940,000 and includes the budget required to provide consulting services to design, tender and administer the work and the actual construction itself. The cost, net of HST rebate, will be funded from the Capital Levy Reserve.

Chart 1

Detailed Costs of Proposed additional 2017 Work for the Memorial Centre

Description of Work	Budget
Refrigeration Equipment Replacement	\$750,000
Pre-Purchase of Equipment for an Emergency Temporary Ice Pad	\$50,000
Monthly Structural Reviews of the Concrete Ice Pad until the pad is replaced in 2019 (24 inspections)	\$30,000
Consulting Fees, Design and Project Management	\$30,000
Contingency	\$80,000
Total Additional Proposed Work for 2017	\$940,000

Background

Council approved Report CPPS17-008 on March 6, 2017 for the Budget Re-allocation, Creation of Peterborough Memorial Centre Roof and HVAC Replacement Project in 2017 and Information on Other Necessary Work in Future Years. Council asked that City staff meet with the Peterborough Lakers, Peterborough Petes and the Agricultural Society to discuss options and viability of timing to replace the concrete ice slab.

Meetings with Stakeholders

City staff met with the Lakers, Petes and the Agricultural Society on three separate occasions. Staff presented three options for 2017, 2018 and 2019. City staff provided expected construction time lines of 16 weeks and as such would require participation from all parties to facilitate this work towards the end of the Lakers season, summer exhibition by the Agricultural Society and the start of the Petes season.

It was agreed that 2017 could not be accommodated due to the immediate timing and schedules already in place. It was also decided that 2018 was not a viable option because, if the Peterborough Petes were to go all the way in the playoffs construction would not be able to start until mid to late May and the construction schedule would not be complete in time to play the MANN Cup.

It was also agreed to by all parties that the work should be done in 2019 and the start date for the project would be immediately after the end of the Petes 2018–2019 season. This will require that the Lakers 2019 season will have to be played at another venue and staff have agreed to work directly with Lakers to find a viable option within the City of Peterborough.

It was also suggested that a monthly structural review of the ice pad slab at the south end of the rink be performed and that a written report complete with photographs be provided to Lakers and the Petes monthly, to reassure everyone there are no immediate concerns. If at any time the concrete pad becomes structurally unstable, City staff has agreed to inform all parties and immediately start the construction process to replace the slab and refrigeration lines.

Temporary Ice Pad as Contingency

Staff have also researched and met with a Canadian company that provides temporary ice pads for various needs and venues. The Lakers and Petes requested that City staff look at all options as part of the process and to assure all groups that a back-up plan in case of an emergency was in place. As part of the project included in this report for 2017 is the required infrastructure to allow a maximum 3 week turnaround to install a temporary ice surface to maintain the Petes season.

It has also been agreed by all parties, that if the ice pad was to fail prior to its replacement in 2019 that the temporary ice surface be installed to allow the completion of the Petes then current season and immediate replacement would be done. It was understood that this could then affect the 2018 season for everyone if this failure was to occur. In providing this temporary ice pad option the City would pre-purchase long lead time equipment and have them available if needed.

The work requested for 2017 would involve the replacement of the Refrigeration Plant, the necessary infrastructure to install the temporary ice pad and the ongoing monthly structural review of the concrete pad. It is the recommendation by staff to take the proactive approach and replace the refrigeration plant, removing one of the issues of concern due to its age. This would also shorten the construction schedule, only requiring the headers to be replaced when the ice pad is reconstructed.

Pad Replacement in 2019

The purpose of Recommendation b) is to ensure Council's commitment to the major ice pad work in 2019. Although none of the \$2.0 million will be incurred prior to 2019, all tenants require a commitment from Council well in advance due to the complex re-scheduling and pre-planning that is required.

Commitment to Major Sport & Entertainment Study

The Lakers and Petes would also like to be assured that the required repairs and alterations at the Peterborough Memorial Centre would not have a negative impact on the Major Sport & Entertainment Facility Study and should not deter the outcome or postpone any suggestions or options of a new facility because of the financial investment to maintain the Peterborough Memorial Centre for a further ten years or more. Staff has assured the Lakers and Petes that the study is proceeding in 2017.

Summary

If Council accepts the recommendations, staff would proceed with the Peterborough Memorial Centre Refrigeration Equipment Replacement, Pre- Purchase of Equipment for an Emergency Temporary Ice Pad Replacement and Monthly Structural Reviews of the Concrete Ice Pad in 2017 to be funded from a pre-commitment from the 2018 Capital Budget. The project would be tendered in April with an anticipated start date of early May 2017.

Submitted by

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