



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: David Tompkins

Position: Manager Facilities, Parks and Recreation

Title / Subject: Sunderland Arena Renovation and Addition

Date of Report: August 31, 2021

Date of Meeting: August 31, 2021

Report No: 2021-PRF-008

1.0 Issue / Origin

Staff were asked to prepare a report regarding the Sunderland Arena Project. An engineering firm was contracted to assess Sunderland Arena / Community Centre. This was done to provide the Township with as much information as possible regarding the extent of work that will be required to refurbish the facility.

2.0 Background

A.W. Hooker Associates were hired to study the infrastructure of the Sunderland arena for the purpose of potentially refurbishing the facility to 2021 standards. The drawings for the new facility are not fully completed, less than 80%. Staff have requested that a cost estimate be done for the facility based on the drawings that have been completed to this point. The estimate that has been requested is a Class 'C' estimate where the price is based on 60%-80% completion of the drawings. The price is not as accurate as a Class 'A' estimate but is an indicator of where the costs may land.

3.0 Analysis

Cameras were brought in to scope the infrastructure of the existing water and sewer lines as well as a visual and structural analysis. The existing infrastructure is out of date and pieced together.

The results of the preliminary inspection were that the walls would be replaced with updated panels (insulated), a new roof, a new refrigeration plant (compressor, condenser, chiller), and a new floor. Also included would be dressing rooms, a new board system, washrooms, etc.

Staff have also requested a structural analysis for the Beaverton Arena

4.0 Related Policies / Procedures

5.0 Financial / Budget Assessment

The cost of a new floor is between \$950,000 and \$1.2 million, with underfloor heating add \$100,000. Budget pricing for a condenser and chiller are approximately \$200,000 for both with costs expected to rise depending upon the requirements of the new system and the current environment.

The cost associated with a Class 'C' budget estimate is \$7500 and the cost of a structural analysis of Beaverton is \$2800.

6.0 Climate Change Impacts

7.0 Communications

8.0 Conclusion

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2021-PRF-008, and
THAT AW Hooker be retained for \$7,500 to provide a class C cost estimate for the Sunderland Arena Project given the drawings are at 60% and,
THAT Barry Bryan & Associates be retained at \$2,800 to do a structural analysis of the Beaverton Arena.