



Council-In-Committee Meeting – June 20, 2017

Subject: Talbot Garden Seating Repair
Report Number: C.S.D.17- 17
Department: Community Services
Division: Administration

Closed Session: Yes No
Budget Amendment: Yes No
Strategic Plan Linkage: Yes No

Recommendations:

THAT Report C.S.D. 17-17 Talbot Gardens Seating Repair be received;

AND THAT Council authorizes CSD staff to be exempt from the purchasing policy in order complete the shoring and barrier installation by September 15th, 2017;

AND FURTHER THAT Council authorizes CSD staff to proceed with temporary shoring of identified bleacher sections, the installation of a bleacher barrier and destructive testing at an estimated cost of \$90,000.00;

AND FURTHER THAT the Approved 2017 Capital Budget be amended to include \$90,000 for the Talbot Garden seating repairs with funding to be provided from the General Building Reserve;

AND FURTHER THAT Council authorizes CSD staff to submit a further staff report in August 2017 on the results of the destructive testing and an estimated cost and methods of backfilling the identified bleacher sections for Council’s consideration.

Introduction/Background:

On February 28th, 2017 CSD staff informed Council that after an initial structural review by a qualified structural engineer that the spectator seating area inside the rink area at Talbot Gardens had revealed concerns around disintegrating concrete. Upon reviewing this information submitted by staff and the structural engineer Council closed the spectator seating area to the public in order to address these safety concerns. For the remainder of the 2016/2017 ice season the arena functioned in a limited capacity as a practice facility due to the lack of spectator seating.

Staff and Council both realize this is not an ideal situation. Staff and the structural engineer have since reviewed spectator seating and have derived some options for Council to consider as temporary repairs to allow for some spectator standing and seating room.

Discussion/Analysis:

During the secondary review of the spectator seating it was determined that the walking platform is deemed safe for spectators to utilize for the viewing of activities on the ice. It is estimated that if the walking platform were to be opened up for spectator viewing that approximately 200 spectators could comfortably be allowed in this area. With the opening of the walkway area staff would have to install a barrier to prevent spectators from entering the bleacher areas which are presently deemed unsafe.

In addition to opening the walkway area the engineer is recommending that a number of identified bleachers at each end of the arena could be supported by shoring technology. These areas would also be opened up for spectator usage. It is estimated that by shoring the identified bleacher sections that an additional 220 spectators could be seated, bringing the total spectator number to 420. In speaking with the arena user groups, the proposed spectator capacity is deemed to be adequate.

Attachment A identifies the green and purple areas as being the bleacher sections where shoring can be used. It is estimated that it will cost \$90 000.00 to install shoring under the identified bleacher sections and also install the bleacher barrier. This cost is based on assuming that the voids in which the shoring will be installed is defined as a "confined working space" by the Ministry of Labour regulations. Staff are meeting with representatives of the Ministry of Labour in advance to get an official determination on this aspect. If the voids are **not** classified as a "confined working space" this cost estimate will be greatly reduced. It is staffs expectation that the shoring and barrier will be installed by September 15th, 2017 allowing for limited spectator seating to occur at the start of the 2017/2018 ice season.

In addition to the temporary shoring staff are also asking Council to authorize further destructive testing on identified bleacher sections to gain further information on the structure strength of the bleachers. The information and analysis from the testing will be included in a future staff report to Council along with costs and methods on back filling the void area below the bleachers in the areas where shoring cannot be used. Through the secondary review it was determined that filling of the voids under the bleaches could be done from the outside by entering through the outside wall. This option will save destruction of the concrete sub floor eliminating the need to replace the sub floor at this point of time.

Interdepartmental Implications:**Corporate Support Services**

Corporate Support Services has reviewed the report and concurs with the recommendations. Staff advises that Policy EBS-02, section 10 provides authorization for emergency purchases in excess of \$50,000 upon the approval of the County Manager with condition of a report being presented to Council at its next scheduled meeting. In order to address the safety issues and allow for some spectator standing and seating room within the tight timeframe to the start of the 2017/2018 ice season an exemption to the purchasing policy has been requested as permitted in section 13 of the purchasing policy.

Financial Services Comments:

The approved 2017 Capital Budget does not include an allocation for the Talbot Garden seating repairs outlined in this report. Staff is recommending that the estimated \$90,000 cost for this project be funded from the General Building Reserve. Once Council approves staff's recommendations, the appropriate budget amendments will be completed.

The "budget amendment" component of this report was reviewed by the County Manager in accordance with established process and ranked to be Priority Ranking #1-B, as it relates to replacing existing assets to maintain current service levels.

Consultation:

County Manager, Manager of the Corporate Support Services and, Talbot Gardens user groups were consulted in the drafting of this report.

Corporate Strategic Plan Linkage:

- Goal 1: Financial Sustainability and Fiscal Responsibility
- Goal 2: Improved Essential Infrastructure
- Goal 3: Recruitment and Succession Management
- Goal 4: Corporate Communications Strategy

Communication Plan:

- Not Required
- Media Release
- Public Consultation / Information
- Public Participation Plan

Conclusion:

In conclusion, staff are requesting Council to approve staff's recommendation to move forward with the proposed shoring and barrier installation at Talbot Gardens to allow for 400 plus spectators to use the seating area. This will ensure the arena has spectator

seating capacity by September 15th, 2017. Staff are also asking that Council authorizes additional destructive testing of the identified bleacher areas to gain further information on the bleacher structures. This testing will be done during the summer of 2017 and staff will submit a future report for Council's consideration dealing with the testing results and include cost and methods of backfilling the remainder of the voids.

Attachments: - Diagram of proposed bleacher areas to be shored

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