



2024 Budget Request

Request: Municipally Owned Building Major Repairs & Improvements

Department: Community and Environmental Services

Request ID: CES2024BUDGET-C-07

Financial Ask: \$100,000

Funding Source: Capital – Working Capital

This document and its attachments are public and available in an accessible format upon request.

Background and Strategic Priority

This request is for repairs and improvements at municipal facilities. This includes some regulatory replacements of safety devices, replacement and preventative maintenance of essential refrigeration equipment, and replacement of rubber flooring in original change rooms. Also, this request covers the removal of washrooms at parks, to be replaced by rented portable units (see budget request for portable toilet service provider).

Increase Available Community, Recreational and Social Opportunities

The Township of Georgian Bluffs is committed to building community through investment in recreation and community centres, and flexible use of community centres and playgrounds.

Objectives:

Provide enhanced recreational opportunities for residents:

(c) Implement recommendations arising from Recreation Master Plan.



(d) Continually improve public/open spaces to ensure accessibility and safety

Analysis

Replacement of pressure relief valves in the arena refrigeration plant is required every five years, several of the devices are at the end of their lifecycle and will require replacement during plant shutdown after this operating season. These are safety devices designed to open and relieve pressure from the system should the ammonia vapour exceed designed working pressure.

The pump that circulates brine under the arena pad is, according to staff records, the original pump and in need of replacement. Emergency repairs were recently completed however staff recommends complete replacement of the equipment this offseason. The intention is to keep using the current drive motor for the new pump. The brine pump circulates cooled brine through the arena slab to cool and maintain slab temperature setpoints. Brine pump failure can quickly lead to ice slab deterioration, especially when outside temperatures are warm, and the arena cannot be naturally cooled when the brine pump is offline. During the operating season (September to April) the pump is in operation for around 8-12 hours per day depending on facility use, plant settings, and, to a certain extent, weather conditions (warmer temperatures outside may increase the heat load inside the arena envelope requiring more demand on the plant to attain desired slab/ice temperatures).

Rubber flooring in the original changerooms (rooms 1, 2, 3, and referee room) and the hallway are deteriorating, and staff is having to patch, and fill worn areas. This rubber flooring is well beyond life expectancy and should be replaced. Replacement flooring will match the newer addition's hallway and dressing room flooring to ensure consistency in the facility's flooring system.

Staff has recommended removing the washrooms at various parks and replacing with accessible portable toilets. The old washrooms will have to be removed and sites re-naturalized, which includes decommissioning of the old tank that the washroom building sits on. These washrooms are mostly wood construction with plastic roof panelling.

Financial Impact

Staff are requesting \$100,000 to complete this work.



Report Approval Details

Document Title:	2024 Budget Request Municipally Owned Building Major Repairs and Improvements.docx
Attachments:	<ul style="list-style-type: none">- PRV.jpg- Brine Pump.jpg- 1.jpg- 2.jpg- 3.jpg
Final Approval Date:	Nov 14, 2023

This report and all of its attachments were approved and signed as outlined below:

Samantha Buchanan, Treasurer

Niall Loble, Director of Community Services



Photo 1: A close up of the pressure relief valves



Photo 2: A close up of the brine pump