



Stellarton Memorial Rink
“The State of Affairs”



Elected - October 2016

Assumed Office - November 2016

First Budget: April 1, 2017 – March 31, 2018

2017 – 2018 Budget

- **Rink Capital**

- Replace Flooring in 4 Dressing Rooms \$16,500
- Replace Flooring in Hospitality Room \$5,000
- Replace plywood / Plexiglas above ice surface (west end of rink) \$8,000
- Propane Heaters for Bingo (Shoulder Seasons) \$15,000

- **Rink Operating**

- Municipal Subsidy to bring Rink to break-even \$113,598

2018 – 2019 Budget

• Capital

- Roof Condenser \$10,000
- Exterior Sign \$6,500
- Zamboni Power Lift Door \$6,500
(deemed not necessary by front line staff)
- Building Assessment (Aging Building Audit) \$25,000

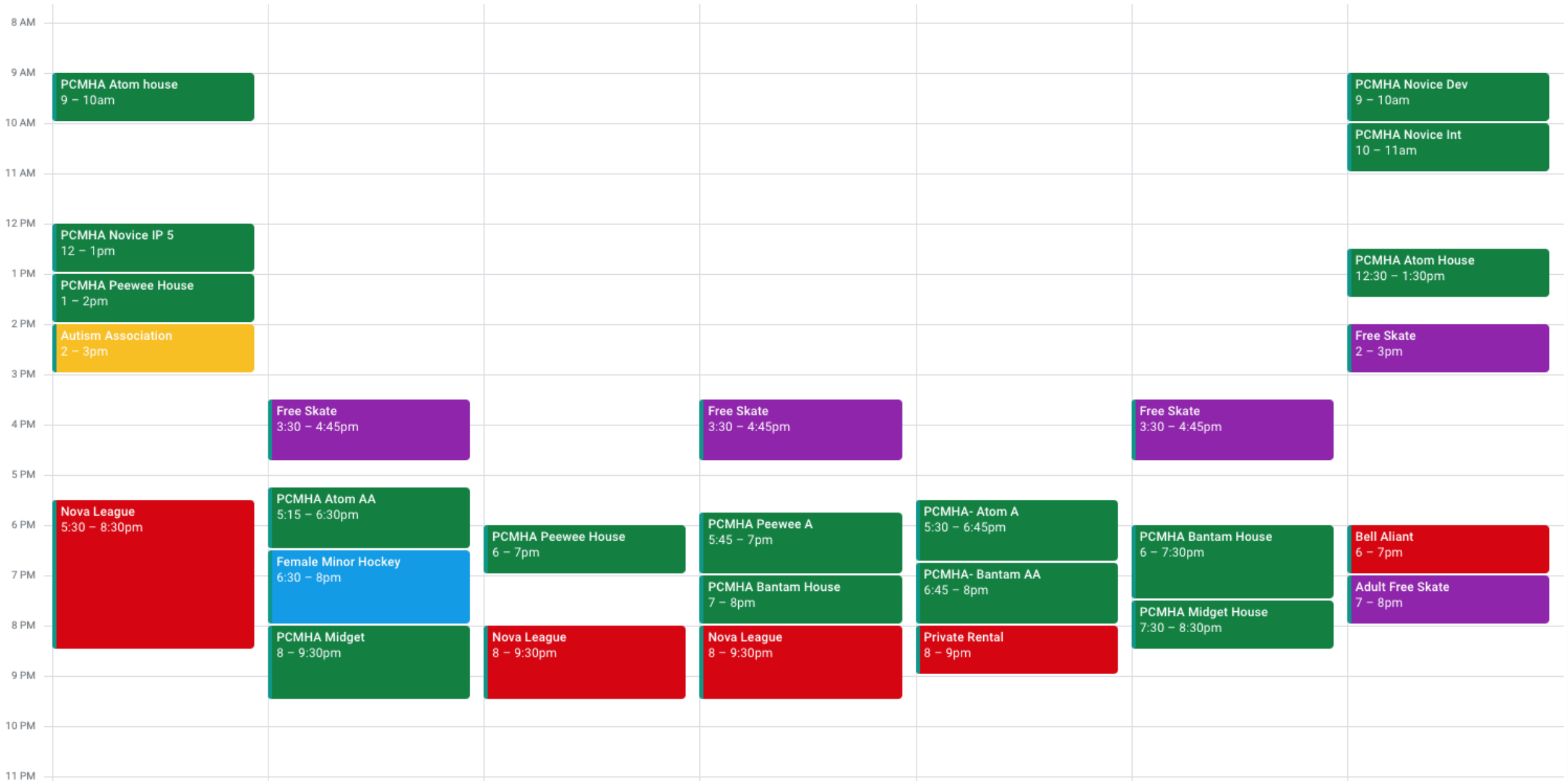
• Operating

- Municipal Subsidy to bring Rink to break-even \$149,400

Rink Utilization

- Open 22 Weeks a Year
 - Middle of October - Middle of March
- Weekdays
 - In operation 3:30pm – 9:30pm
 - Not fully booked
- Saturdays & Sundays
 - In operation 9:00am – 8:00pm
 - Not fully booked

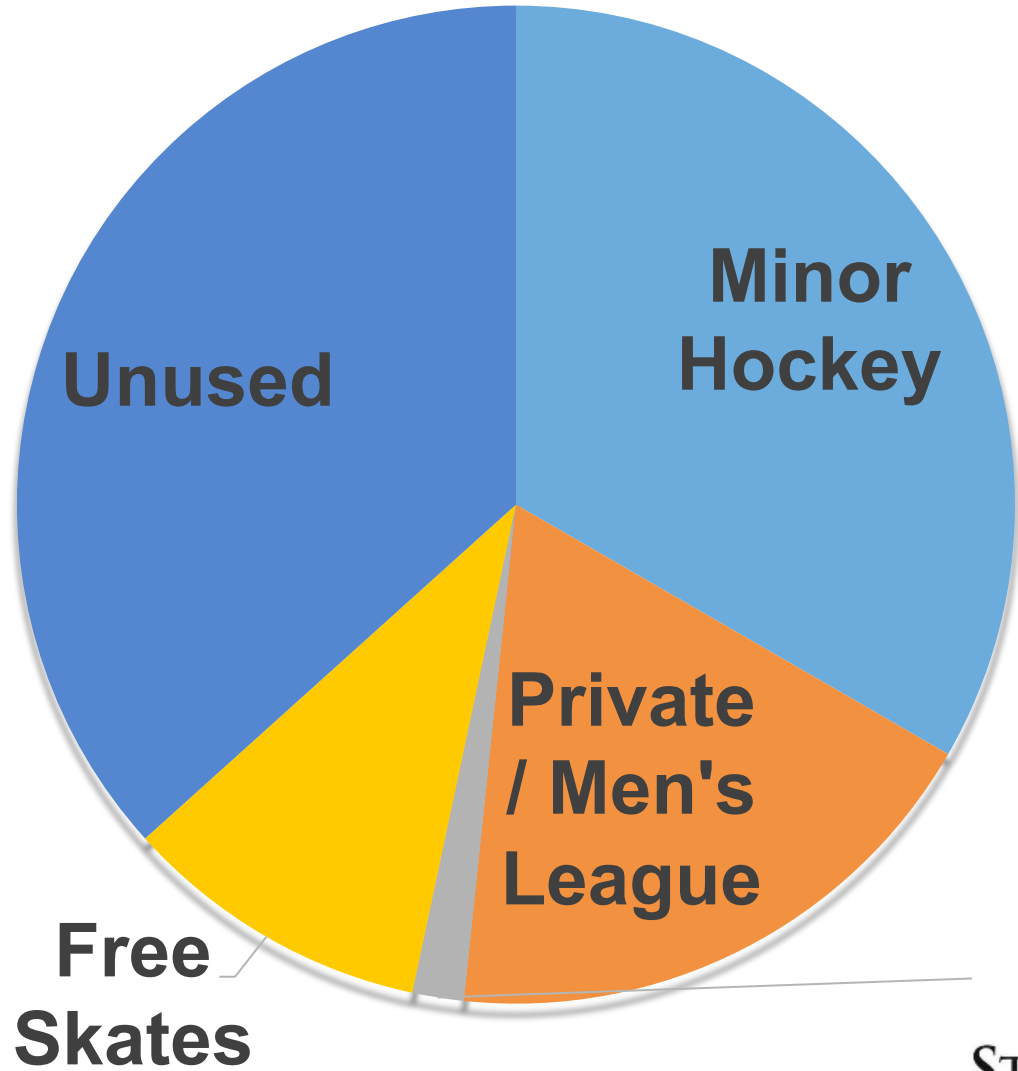




Stellarton Rink Weekly Usage

Participant	Hours Used
Minor Hockey	20
Private / Men's Leagues	11
Non Profit / Schools	1
Free Skates	6
Unused	22

Weekly Usage



Aging Building Audit

Stellarton Memorial Rink

By: SNC Lavalin Engineering Firm

Executive Summary

In 2018 SNC-Lavalin was awarded a contract to carry out an Aging Building Audit at the Stellarton Memorial Rink. Site visits were made in July and September. All building systems and components were examined. This report details both the findings and recommendations for this facility.

The building was constructed in the late 1940s. Since then it has seen several additions and renovations, including an ice surface replacement, new change rooms, upgrades to the heating system, the installation of a reflective ceiling above the ice, and at least two re-roofings.

The building is serviceable as is but does need significant expenditure in the near term to ameliorate structural issues and upgrade the electrical & mechanical systems.

The study was non-destructive, based on observation only.

Required to Open Rink

October 2018

Required to Open Rink (con't)

Architectural

- All egress components to meet current codes/standards – doors, stairways (interior and exterior), handrails – repair or replace as appropriate.
 - Replaced basement egress door;
 - Removed door to hospitality room;
- Hospitality Room – ensure glass is adequate and appropriately guarded (tempered glass and barrier to prevent falling should the glass shatter);
 - Reviewed and meets requirements

Required to Open Rink (con't)

Structural

- Repair or isolate access to the walls; where speed tile may be a hazard to passersby – rear wall (East)
 - Removed access to the east side of building
- Replace steel columns that are excessively corroded – west end of building basement.
 - Temporary supports were installed;
- Isolated rooms over damaged floors to prevent access and overloading – southeast rooms over basement ceiling.
 - Temporary beam and supports were installed;

Required to Open Rink (con't)

Electrical

- Replace existing emergency lighting, egress signage and install new emergency lighting in washrooms and dressing rooms as needed.
 - Complete
- Inspect emergency lighting battery testing and replace as necessary.
 - Complete
- Clear stored items from electrical rooms and ensure 1 meter unobstructed access in front of every panel.
 - Complete
- Replace damaged/corroded electrical conduit (EMT) in refrigeration plantroom and confirm that all bonding and grounding is in place.
 - Deferred - Reviewed by electrician and will be completed in off season
- Install GFCI receptacles in applicable areas – near wet locations, electrical heat tape circuits, etc.
 - Complete

Required to Open Rink (con't)

Mechanical

- Anchor fuel tanks to floor.
 - Deferred - reviewed with building inspector and ok
- Replace boiler breaching and install new CO sensor in boiler room.
 - Complete
- Install new ventilation system in refrigeration plant room – general continuous ventilation and Emergency ventilation
 - Deferred - Passed inspection from the province. New ventilation would be considered as part of plant modifications.

Executive Summary (con't)

Several areas are in need immediate attention:

- Remediate mold issues.
- Remove/relocate door from stairs to hospitality room.
- Provide guard rail at hospitality room viewing window.
- Provide adequate egress infrastructure (Doors and exterior stairs)
- Remove existing speed tile and brick exterior walls and reinstate.

Executive Summary (con't)

- Replace cracked concrete pilaster along back (east) wall supporting wind post.
- Repair localized failure, severe cracking, and areas of leakage in perimeter foundation wall.
- Replace severely corroded steel columns in basement area.
- Replacement of corroded electrical conduits in the ice plant.
- Maintain good housekeeping with storage items away from electrical panels.
- Replace and relocate the compressor manual transfer switch in a location away from water lines and maintain a minimum 1 meter unobstructed access in front of any electrical equipment.
- A summary of many electrical upgrade requirements can be read in the Nova Scotia Power Utility Service Requirements bulletin which can be found at:
 - https://www.nspower.ca/site/media/Parent/Utility%20Service%20Requirements_2017.pdf
- Repair & replacement of ventilation equipment

Executive Summary (con't)

In the medium term, upgrades will be necessary such as:

- Provide support to basement beam above cracking in concrete wall and repair cracking (east side of basement).
- Replace light switches and receptacles, replace emergency lighting, and add additional lighting for the spectator/bleacher area. Install Ground Fault Circuit interrupters for devices within 1 meter of water sources.
- Replace the fire alarm system and smoke detectors. Replace alarm bells with Horn/Strobe indicators.
- Improve barrier free accessibility.
- Provide barrier free washroom.
- Replacement of Refrigeration Plant equipment.
- Replacement of Heating System Equipment such as the boiler, heat exchanger, pumps, & piping.

Executive Summary (con't)

In the long term, major expenditures will be:

- Renovate stands to upgrade material durability, increase safety, and provide barrier free use.
- Provide lift to hospitality room.
- Replacement of existing ice surface and dasher boards to improve ice surface performance.
- Replacement of Zamboni Room concrete/asphalt floor.
- Repair of medium to severe cracks in perimeter foundation.
- Build separate electrical rooms in the ice plant and main electrical area with circuit breaker distribution panels. Observe one meter clearance in front of all electrical equipment and Install one hour rated fire proof walls.
- Major upgrades to the Refrigeration Plant
- Replacement of electrical heating equipment

Town of Stellarton						
Rink Structural Assessment						
October 2018						
Discipline	System	Ref.	Rank	Item	Cost SNC	Priority
Arch	Doors	A4,A5	1	Replace all exterior doors, include emergency egress hardware	\$ 24,000	24,000
Arch	Interior	A6	1	Relocate items that are stored in utility rooms (electrical, mechanical)	\$ -	
Arch	Interior		1	Remediate mold on second floor, provide adequate ventilation to all access spaces	\$ 7,500	7,500
Arch	Doors	A8	1	Relocate or remove door to hospitality room away from stairs	\$ -	
Arch	Doors	A5	1	Replace interior door hardware to allow for emergency egress from all rooms	\$ 3,000	3,000
Electrical	Electrical Room	E11	1	Install heat & ventilation in electrical room to reduce condensation on electrical equipment	\$ 10,000	10,000
Electrical	Electrical Room	E10	1	Label electrical equipment with Lamacoids with voltage/amprage/CCT #	\$ 500	500
Electrical	Iceplant	E10	1	Label electrical equipment with Lamacoids with voltage/amprage/CCT #	\$ 300	300
Electrical	Electrical Room		1	Have an Electrical Single Line drawing made showing all electrical connections	\$ 2,500	
Electrical	Iceplant		1	Have an Electrical Single Line drawing made showing all electrical connections	\$ 2,500	
Electrical	Life Safety/Fire	E14/E15	1	Replace Aged Fire Panel, smoke detectors and replace bells with horn/strobes	\$ 60,000	60,000
Electrical	Iceplant	E2/E3	1	Replace Compressor Transfer Switch (provide 1 meter clearance)	\$ 10,000	
Electrical	Iceplant	E4	1	Replace Iceplant Electrical Conduits	\$ 10,000	10,000
Electrical	Electrical Room	E2/E4	1	Check Grounding and Bonding of equipment	\$ 5,000	
Electrical	Iceplant	E1	1	Remove Storage Items off of Electrical Panels in Iceplant	\$ -	
Electrical	Lighting		1	Test Emergency Lights and replace as required	\$ 3,000	3,000
Electrical	Distribution		1	Install GFCI (ground fault) breakers and receptacles for devices 1 meter from wet areas	\$ 1,000	1,000
Mechanical	Refrigeration		1	Replace Brine Pump #2 and associated steel fittings	\$ 15,000	
Mechanical	Space Heating		1	Replace existing boiler breeching	\$ 3,000	
Mechanical	Ventilation		1	Inspect & repair exhaust ventilation in the dressing rooms, washrooms. Replace as required.	\$ 2,500	2,500
Mechanical	Ice Resurfacing		1	Relocate & replace if necessary P&T safety valves on DHW tanks	\$ 500	
Mechanical	Space Heating		1	Anchor existing fuel tanks to concrete floor	\$ 1,000	
Mechanical	plumbing		1	Annually test backflow preventers	\$ 500	
Mechanical	plumbing		1	Replace floor drains in washrooms (painted-over)	\$ 500	
Mechanical	Ventilation		1	Install exhaust ventilation in office 'pink' washroom	\$ 500	
Mechanical	Ventilation		1	Replace gravity backdraft damper & install safety guard on wall fan in Refrigeration plant	\$ 500	
Mechanical	Ice Resurfacing		1	Install vacuum breaker on Zamboni fill hose	\$ 100	
Struct/Arch	Interior		1	In hospitality room, provide guard rail at window	\$ 3,000	
Structural	Masonry/Brick	S13-17	1	Remove speed tile/brick exterior walls, reinstate with concrete block/brick wall (Alternative 1)	\$ 1,050,000	
Structural	Masonry/Brick	S13-17	1	Remove speed tile/brick exterior walls, and reinstate with steel cladding (Alternative2)	\$ 500,000	500,000
Structural	Foundations	S7-8	1	Replace concrete pilaster along back (east) wall supporting wind post.	\$ 25,000	25,000
Structural	Exit Structures	S41-48	1	Replace entire concrete exit structure in south-east corner of main building	\$ 10,000	10,000
Structural	Structural Steel	S27	1	Replace steel columns in basement area that have experienced severe corrosion	\$ 5,000	5,000

Structural	Foundations	S10-11	1	Install new support for beam where foundation wall in basement has cracked, and repair crack	\$ 8,000	8,000
Structural	Exit Structures	S39-40	1	Replace brick columns supporting North-west exit structure	\$ 6,000	6,000
Structural	Foundations	S9	1	Repair concrete perimeter foundation wall (west side) where leaking has occurred	\$ 4,000	4,000
Structural	Foundations	S6	1	Repair perimeter foundation in South-East corner	\$ 3,000	3,000
						682,800
				Alternative 1 (Brick walls) Total Priority 1 Cost Estimate	\$ 1,277,400	
				25% Contingency	\$ 1,596,750	170,700
				Alternative 2 (Steel Cladding walls) Total Priority 1 Cost Estimate	\$ 727,400	
				25% Contingency	\$ 909,250	
				Subtotal Rank 1		853,500
Discipline	System	Ref.	Rank	Item	Cost SNC	Priority
Arch	Interior		2	Remove peeling paint from ceiling, repaint or otherwise treat	\$ 20,000	
Arch	Access	A9	2	Provide barrier free washroom, optimally with dual use as a barrier free change room	\$ 10,000	10,000
Arch	Exterior		2	Infill windows on East façade with brick to match other infilled windows	\$ 7,500	
Arch/Struct	Study	A7	2	Study replacing wood stands with a more appropriate material (Composite or metal) - COST TO REPLACE NOT STUDY	\$ 9,000	9,000
Civil	Site		2	Provide drainage at East and South sides of building	\$ 20,000	
Civil	Site	A2,A3	2	Remove vegetation; create gravel strip beside foundation to discourage future growth	\$ 2,000	
Electrical	Distribution	E12	2	Referee Dressing Room Electrical Panel requires 1 meter clearance	\$ 20,000	20,000
Electrical	Lighting	E17	2	Outdoor Light Replacement w photo cell	\$ 5,000	
Electrical	Distribution		2	Replace aged receptacles and switches	\$ 5,000	5,000
Electrical	Distribution	E16	2	Replace canteen fused electrical panel with a circuit breaker panel	\$ 2,000	
Electrical	Electrical Room	E10	2	Label electrical equipment with Arc Flash warning stickers	\$ 500	
Electrical	Iceplant	E10	2	Label electrical equipment with Arc Flash warning stickers	\$ 200	
Electrical	Iceplant		2	Add lockable disconnect switches to motor/compressor loads	\$ 10,000	10,000
Electrical	Distribution		2	Add a row of lights to the spectator walkway	\$ 5,000	5,000
Mechanical	Space Heating		2	Replace boiler system, controls, pumps, piping, and associated components	\$ 80,000	80,000
Mechanical	Refrigeration		2	Replace Compressor #2 and associated accessories & fittings	\$ 60,000	60,000
Mechanical	Space Heating		2	Replace Shell & Tube Heat Exchanger (used for In-Floor heating system)	\$ 60,000	60,000
Mechanical	plumbing		2	Replace cast iron sanitary drainage piping in basement & inspect lateral to municipal connection	\$ 4,000	
Structural	Foundations	S12	2	Provide support to beam and repair cracking in concrete wall (east side of basement)	\$ 6,000	6,000
						265,000
				Total Priority 2 Cost Estimate	\$ 326,200	
				25% Contingency	\$ 407,750	66,250
				Subtotal Rank 2		331,250
				Subtotal Rank 1 & 2		1,184,750

Discipline	System	Ref.	Rank	Item	Cost SNC	Priority
Arch	Access		3	Provide lift from foyer to hospitality room - COST SEEMS TOO LOW	\$ 10,000	100,000
Arch	Interior	A7	3	In stands, provide railings and steps to code, and provide barrier free ice viewing area	\$ 10,000	10,000
Arch	Exterior	A1	3	Replace existing plywood door infill on West façade with brick	\$ 7,500	
Arch	Access	A5	3	Renovate ticket booth and concession counter to improve accessibility	\$ 5,000	5,000
Arch	Access	A7	3	Provide high-contrast paint strips/bump strips	\$ 1,000	
Arch	Interior		3	Update "no smoking" signs and signage for gender-neutral washroom	\$ 500	
Civil	Site	A1,A3	3	Repair/patch damaged asphalt as necessary	\$ 7,500	
Civil	Site	A1	3	Paint lines in parking area to the South of main entrance for barrier free spaces	\$ 500	
Electrical	Electrical Room		3	Rebuild Main Electrical Room with 1 hour fireproof rating. Cannot be used as storage	\$ 100,000	100,000
Electrical	Iceplant		3	Rebuild Iceplant Electrical Room with 1 hour fire rating. Cannot be used as storage	\$ 100,000	100,000
Electrical	Electrical Room		3	Replacement of the electrical distribution panels below the main office	\$ 20,000	20,000
Electrical	Iceplant		3	Add a 600VAC Distribution Panel with Circuit Breakers	\$ 20,000	20,000
Electrical	Lighting		3	Interior lights, bleachers, entry way, dressing rooms	\$ 15,000	15,000
Electrical	Electrical Room		3	Arc Flash Calculation Study	\$ 5,000	5,000
Electrical	Iceplant		3	Arc Flash Calculation Study	\$ 5,000	5,000
Electrical	PA System		3	Replace Public Address system	\$ 5,000	
Mechanical	Refrigeration		3	Replace Refrigeration Plant equipment / components	\$ 300,000	300,000
Mechanical	Space Heating		3	Replace electric forced air heaters in dressing rooms, office, washrooms	\$ 20,000	
Structural	Ice Surface	S29-38	3	Replace existing ice surface and dasher boards (Optional) NOT OPTIONAL	\$ 1,500,000	1,500,000
Structural	Slab on Grade	S52	3	Replace Zamboni Room concrete/asphalt floor	\$ 10,000	10,000
Structural	Exit Structures	S50	3	Repair or replace concrete stair treads (main entrance on west side)	\$ 5,000	5,000
Structural	Foundations	S1-5	3	Repair medium to severe cracks in perimeter foundation	\$ 3,500	3,500
Structural	Exit Structures	S49	3	Repair concrete stair treads by replacing spalled concrete	\$ 2,500	2,500
Structural	Masonry/Brick	S18-20	3	Repair areas around steel beams where concrete block walls have been partially removed for pipe passing	\$ 2,000	2,000
						2,203,000
				Total Priority 3 Cost Estimate	\$ 2,155,000	
				25% Contingency	\$ 2,693,750	550,750
				Alternative 1 (Brick Walls) with 25% Contingency	\$ 4,698,250	
				Alternative 2 (Steel Cladding walls) with 25% Contingency	\$ 4,010,750	
				Subtotal Rank 3		2,753,750
				Subtotal Rank 1 & 2 & 3		3,938,500
				Items not included in above:		
				Sprinkler System required if using building other than as a Rink		100,000
				Ramp out front		10,000
				Complete revamping of public washrooms		15,000
				Foundation not yet assessed as could not see		
				Subtotal additional possible costs		125,000
				Total Estimated Cost		\$ 4,063,500

Other Critical Priorities for Stellarton

- **Undersized Police Station**
- **Town Hall (Police Station) is not currently Accessible to all tax payers**
- **Public Works Facility not up to code**
- **11.5 kms of Sanitary Sewer needs replacement**
- **Water Source Security**

Strategic Plan

Municipalities are expected to formally revisit their strategic plans at least annually, ahead of the budgeting process in order to be responsible to the communities they serve.

Values: Key values for the Town of Stellarton include:

- accessibility for citizens and businesses to the quality services that the Town provides; and
- openness and transparency, in conducting the business of the municipality.

Strategic Plan con't

In 2018, Council established three strategic goals for the Town:

1. Support development of the industrial park and the business park.
2. Decrease barriers for citizens to be active in Stellarton.
3. Increase openness and transparency with respect to municipal business.

Asset Management

The Town of Stellarton provides a wide range of services to the community that require the ownership and responsible operation, maintenance and rehabilitation of physical assets including but not limited to **engineered assets, land and natural features, buildings, equipment, transportation, drainage, sewer and water infrastructure.**

Asset Management Principles

Principal 1 Service Delivery to Residents / Customers

Principal 2 Long term Sustainability and Resilience

Principle 3 Big Picture Approach

**Principal 4 Fiscal Responsibility and Asset Management
Decision Making**

Principal 5 Innovation and Continual Improvement

Asset Management – Council’s Role

Approve asset management policy (Approved June 2018)

Articulate community values and define priorities

Approve funding and resources to implement the AM policy and associated requirements

Approve asset funding through multi-year and long-range financial plans.

Our Considerations



- Town Priorities
- Service Levels
- Tax Rate Implications
- Recreational Assets Available
- Financial Condition Indicators
- Demographics
- Aging Infrastructure
- Rink Usage