

DATE: January 8, 2021

FILE: 1700-02/2021

TO: Chair and Members
Comox Valley Recreation Commission

Supported by Russell Dyson
Chief Administrative Officer

FROM: Russell Dyson
Chief Administrative Officer

J. Warren for, R. Dyson

RE: CVRIS Grant Application Proposal – Sports Centre Upgrades

Purpose

To provide the Comox Valley Recreation Commission with the opportunity to apply to the COVID-19 Resilience Infrastructure Stream (CVRIS) for Comox Valley Sports Centre (CVSC) upgrades.

Recommendation from the Chief Administrative Officer:

THAT the Comox Valley Recreation Commission support an application to the COVID-19 Resilience Infrastructure Stream for improvements to the Comox Valley Sports Centre with a subsequent report to be considered by the Board on January 26, 2021 that provides final application details.

Executive Summary

- Given the significant infrastructure assets invested by the Comox Valley Regional District (CVRD) to provide recreation services to the region, and the need to maximize available funding for maintaining and upgrading these key community facilities including the Comox Valley Sports Centre, Aquatics Centre and Exhibition Grounds, the department has been focusing on enhancing its asset management practices in recent years as a strategic priority.
- In the summer of 2020, a key finding of the CVSC pool assessment was that \$3.125 million of upgrades were identified to be required in the next few years to maintain the service life of this facility. Other upgrades have been identified to be required at the CVSC including LED lighting upgrades, parking lot repaving, and fibre optics installation at an estimated \$400-500,000 for total estimated upgrades for the CVSC aquatics area of approximately \$3.625 million.
- In November 2020, staff had recommended only urgent repairs be undertaken in 2021 using capital reserve funds as they planned further work on an asset management strategy in 2021 and to complete an aquatic assessment with the City of Courtenay.
- On December 1, 2020, the provincial government announced the CVRIS grant stream. The CVSC upgrades have been identified as well aligned for this new grant with applications due January 27, 2021.

If supported by the Recreation Commission, an application will be prepared and additional information on the project scope will be presented to the CVRD Board at the January 26, 2021 meeting for endorsement.

- The total project up to \$3.625 million in addition to project contingencies as recommended for this grant application would consider further review of alignment to the grant requirements, as well as ability to complete the components of the proposed project by the required deadline of December 31, 2021.

Prepared by:

Concurrence:

Concurrence:

*J. Zbinden**D. DeMarzo**M. Foort*

 Jennifer Zbinden
 Senior Manager
 of Recreation Services

 Doug DeMarzo
 General Manager
 of Community Services

 Myriah Foort
 Chief Financial Officer
Background:

Given the significant infrastructure assets invested by the CVRD to provide recreation service to the region and the need to maximize available funding for maintaining and upgrading these key community facilities including the sports centre, aquatics centre and exhibition grounds, the department has been focusing on enhancing its asset management practices in recent years as a strategic priority.

In the summer of 2020, the CVRD retained Carscadden Stokes McDonald Architects Inc. to conduct an architectural and engineering review and assessment of the pools and aquatic-related areas of the CVSC.

The assessment identified three strategic options moving forward:

- **Option 1 - Urgent R&M (Repairs and Maintenance) (\$525,000)** - Minor mechanical and electrical upgrades totalling \$100,000 and a roof replacement of \$425,000.
- **Option 2 - Moderately urgent R&M (\$1.625 million)** – Mechanical and architectural upgrades to ensure the aquatic area can continue service levels for at least ten more years. This includes urgent repairs replacing core mechanical components to the aquatics area including the pool drain piping, removing and re-sloping tiles in the change rooms, replacing pool and hot tub filter membranes and filter pumps, hot water control valves, electrical boilers, cast iron drainage piping for a cost of \$1.1 million.
- **Option 3 – Enhancement – Upgrades/Refurbishment to “As New” Condition (\$3.125 million)** – Complete upgrades and refurbishment to achieve “as new” condition and prepare for this facility to be open 40+ years. This would include repair upgrades in options 1 and 2, as well as an additional \$1.5 million for a seismic study and upgrade estimated at just over \$1 million as well as other pool basin upgrades including re-tiling of the pool basin, change rooms, lifeguard area, reshaping the pool basin slopes, accessibility upgrades to the whirlpool and other minor enhancements in the aquatic area for an estimated \$500,000.

In November 2020, upon review of this assessment and given the limited funding availability to invest in the recreational capital needs and the need to consider both the sports centre and aquatics centre facility upgrades, as well as expected future enhancements to the exhibition grounds and curling club, staff had recommended only urgent repairs be undertaken in 2021 using capital reserve funds. In addition to this recent assessment, other upgrades have been identified to be required at the CVSC including LED lighting upgrades, parking lot repaving, and fibre optics installation at an estimated \$400-500,000 for a total estimated upgrades at the CVSC of \$3.625 million.

The CVRIS grant stream includes \$136 million in grant funds available in a federal/provincial partnership. The CVRIS will support projects that focus on retrofits, rehabilitation and upgrades to existing local government and indigenous community buildings, COVID-19 response infrastructure, active transportation and, in a separate stream administered by EMBC, disaster mitigation.

The CVRIS stream relevant for the Recreation Commission to consider is the \$80 million Ministry of Municipal Affairs fund, which may receive up to 80 per cent federal and 20 per cent provincial funding for successful projects and must not exceed \$10 million per project. As 100 per cent funding will be provided, financial stacking with any other funding source is not required. The CVRIS targets projects starting before September 30, 2021 and complete by December 31, 2021. The project design should be completed or nearly complete at the time of application. Strong applications will show the following:

- Show a clear connection to program criteria and objectives;
- Demonstrate the principles of sustainability;
- And are supported by strong planning to ensure sustainable service delivery.

Regional districts may submit one application for each electoral area, as well as one application for a sub-regional or regional service. Eligible projects will support public infrastructure primarily for public use and benefit.

CVRD staff have reviewed potential projects to apply for the regional grant stream and determined that the CVSC facility upgrades described above would be strongly aligned with the grant requirements summarized above and would also provide significant opportunity to invest in recreation facility infrastructure by maximizing external grant funding with limited capital reserve funds. The capital works reserve balance at the end of 2020 is projected to be approximately \$1.4 million with many projects identified for the sports centre, aquatics centre, exhibition grounds and curling club identified over the next five plus years, therefore this grant would alleviate future funding pressures.

If the Commission was to support the sports centre CVRIS grant application, staff would finalize the components of identified needs to be included in the application that would align best with the grant requirements and would be reasonable to achieve given the required project completion dates by the end of 2021. A subsequent report would be presented to the Board on January 26, 2021 that finalizes these details and recommends approving the grant application.

A summary of proposed upgrades that could be considered in the application and will be assessed further for the completion of the application if endorsed subject to ability to complete by December 31, 2021 deadline are summarized below, providing a grant application expected up to \$3.625 million plus contingencies as summarized below.

Sports Centre Upgrades	Estimated Budget
Urgent - Minor Mechanical and Electrical	\$100,000
Urgent – Roof Replacement	425,000
Moderately Urgent – Mechanical and Architectural (Pool piping, change room re-tiling, filter membranes and pumps, electrical boilers, cast iron piping)	1,100,000
Enhancement – Seismic study and upgrade	1,000,000
Enhancement – Pool basin upgrades including tiles, change rooms, lifeguard area, reshaping pool basin slopes, upgrades to whirlpool	500,000
Other – LED lighting upgrades	150,000
Other – Parking lot repaving	200,000
Other – Fibre optics installation	150,000
TOTAL ESTIMATED POTENTIAL PROJECT SUBMISSION <i>(In addition to grant required contingency estimates)</i>	\$3,625,000