

## THE MUNICIPALITY OF LAMBTON SHORES

**Report CAO 13-2021**

**Council Meeting Date: November 30, 2021**

**TO:** Mayor Weber and Members of Council

**FROM:** Steve McAuley, CAO

**RE:** Forest Arena Facility Requirements

**RECOMMENDATION:**

**THAT** Report CAO 13-2021 regarding the “Forest Arena” be received; and

**THAT** staff be directed to consult with contracted users of the Forest Arena including the Optimist Club of Forest and the Forest Contact House to determine current and future need and use of the facility; and

**THAT** a subsequent report be provided to Council outlining options for the facility.

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### **SUMMARY**

This report provides Council with information related to the Forest Arena facility and seeks Council direction for staff to work with current contracted users of the facility to determine current and future needs.

### **BACKGROUND**

The Forest Arena, located at 6276 Townsend Line has been a well-known fixture for the community since the 1950s. The facility includes a community hall (Kimball Hall), meeting room, upper viewing area, small hall (formerly “Scout Hall”) and arena. The facility is adjacent to the Forest Curling Club.

The arena portion of the facility was decommissioned in 2007 when the Shores Recreation Centre was constructed. It now serves as a storage area for municipal materials and equipment.

The Contact House leases the small hall, with the current lease expiring April 30, 2022. This area is managed by volunteers and accepts donations from the community. The Contact House operates on Tuesdays and serves residents of Lambton Shores and surrounding areas. Contact House pays an annual lease fee to the Municipality.

The Optimist Club of Forest leases Kimball Hall, the meeting room and upper viewing area with the current lease expiring December 31, 2023. The hall has been used for community events, exercise programs, private events, and other programs offered by various service providers. The agreement with the Optimist requires that the Club pay for the cost of utilities, however Council opted to waive the utility costs in 2020 due to the ongoing COVID-19 pandemic. At this meeting, Council is receiving correspondence from the Optimist Club regarding 2021 utility payments.

Given the age of the facility it is not surprising that some components have started to deteriorate or have surpassed the point of useful life. To provide Council with a comprehensive understanding of necessary facility replacements and repairs prior to undertaking any significant capital investment, staff have commissioned the services of IRC Building Services Group (IRC). IRC has completed a preliminary inspection of the facility and has provided a Property Condition Assessment and Capital Planning report for the facility. A copy of the report is attached. The assessment evaluates the condition of the primary building component and includes recommendations for repair and/or replacement over a period of 20 years.

The report prioritizes issues based on immediate actions (e.g., Priority A - those that impact the health and safety of the facility such as presence of designated substances and Priority B - those that contribute directly to the structural integrity of the building), to those of high importance but not necessarily immediate need (e.g., Priorities C-E such as replacement of equipment that has reached end of useful life, but still functional such as boilers and HVAC units).

Staff have reviewed the Priority A and Priority B recommendations, which include an assessment of designated substances within the facility (e.g., asbestos, lead, etc.) and a structural engineers report for the structural columns. An updated designated substances survey has been completed (November 2021) and a structural engineer's report is scheduled for December 2021. The findings of these reports will be provided to Council at a future meeting.

Even without the findings available in the reports noted above, staff felt it was prudent to bring the findings of the completed IRC report to Council at this time, prior to undertaking any significant capital investment.

A summary of the expected expenditures for the facility over the next five-year period is provided on page 10 of the IRC report and provided for reference below. Council should note that there may be an opportunity to delay some of the recommended replacements depending on repairs and maintenance that may help to extend the useful life of some facility components. Council should also be aware that the structural engineers report, which will be completed in December 2021 may have additional expenditures not included in this list.

### 3.2 5-Year Summary Table of Projected Expenditures

Below is a summary table of expenditures expected within the next 5-year period. The costs indicated are future value and account for inflation as outlined in *Section 5*.

Assessment and priority rating for each component cannot be accurately rated beyond a period of approximately five (5) years as the level of deterioration and maintenance within a defined period may have significant impact on the assessed rating. It is recommended that the condition assessment be reviewed each year and updated every five (5) years to re-assess condition and deterioration of each component item and meets the planning needs.

	2021	2022	2023	2024	2025
A Substructure	–	\$40,341	–	–	–
B Shell	\$876,055	\$76,494	\$3,621	\$21,501	\$3,767
C Interiors	\$111,893	\$112,701	–	–	–
D Services	\$79,100	\$57,284	\$24,336	\$24,823	\$25,319
E Equipment & Furnishings	–	–	–	–	–
G Building Site Work	–	–	–	\$374,739	\$318,019
Z Planning, Design, Soft Cost & Other Allowances	\$20,905	–	–	–	–
TOTALS	\$1,196,308	\$302,160	\$31,607	\$427,457	\$350,903

The totals in the chart above reflect inflation and taxes.

Council will note that based on the recommendations, there is significant investment required at the facility in the near term. Staff recommends meeting with the existing contracted users of the facility to determine current and future need prior to any capital investment taking place.

### **ALTERNATIVES TO CONSIDER**

This report is provided to Council for information. Alternatives will be presented in a subsequent report once staff have had an opportunity to consult with the existing contracted users of the facility.

### **RECOMMENDED ACTIONS**

The recommendation is for Council to receive the report for information, and to direct staff to consult with current contracted users of the facility including the Forest Optimist Club and Forest Contact House to determine current and future needs and to report back to Council with options for the facility once these consultations are completed.

### **FINANCIAL IMPACT**

There is no direct financial impact associated with this report. The cost of the IRC report and subsequent reports have been covered through the 2021 operating budget.

## **CONSULTATION**

Ashley Farr, Manager of Community Development

Attached:

1. IRC Report: Property Condition Assessment and Capital Planning – Old Forest Arena