



The Corporation of the Township of Huron-Kinloss

Staff Report

Report number: CS2019-10-51

Prepared by: Mike Fair, Director of Community Services

File Number: 600-Ripley-Huron Community Centre

Subject: Investing in Canada Infrastructure Program

Date: Oct. 7, 2019

3 Attachments:

[2016 Conceptual Plans for renovations](#)

[2019 Final Budget Proposal](#)

[2019 Revised Conceptual Plan](#)

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby approves Report Number CS2019-10-51 prepared by Mike Fair, Director of Community Services and authorizes GM Diemert to complete the conceptual floor plans, and construction cost estimates as described in this project, AND FURTHER authorizes a grant submission to the Community, Culture and Recreation Stream of the Investing in Canada Infrastructure Program for the Ripley-Huron Community Centre Renovation and Rehabilitation Project.

Background:

Staff has received notification of the Investing in Canada Infrastructure Program. Here is the link to the program. [ICIP](#)

Highlights of the program are as follows:

The Investing in Canada Infrastructure Program (ICIP) is a federal program designed to create long-term economic growth, build inclusive, sustainable and resilient communities and support a low-carbon economy. Through the ICIP, the federal government is providing \$11.8 billion dollars in federal infrastructure funding to cost-share projects under the following four streams:

- Public Transit
- Green Infrastructure
- Community, Culture and Recreation
- Rural and Northern Communities

The Province of Ontario is a cost sharing partner in these programs. Under this intake of the Community, Culture and Recreation Funding stream, Ontario is supporting community infrastructure priorities across the province. Community infrastructure is defined as publicly accessible, multi-purpose spaces that bring together a variety of different services, programs and/or social and cultural activities to reflect local community needs.

Approximately \$407 million in federal funding and \$320 million in provincial funding will be available for the Community, Culture and Recreation stream over 10 years starting in 2019-20. At least \$30 million of federal funding must be allocated for off-reserve

Indigenous projects.

The following breakdown defines the maximum cost-share percentages of total eligible costs.

Federal Contribution 40.00 %

Provincial Contribution 33.33 %

Applicant Contribution 26.67 %

The Community, Culture and Recreation stream supports projects that improve access to and / or quality of community, cultural, and recreation priority infrastructure projects.

Priority is given to projects that are community-oriented, non-commercial and open to the public. Projects must be completed prior to 2027-28.

In addition to federal criteria, Ontario's objectives for the current proposed Community, Culture and Recreation stream project intake are noted below. Projects will be assessed based on their alignment with these objectives:

- Meets community and user needs or service gap
- Promotes good asset management planning
- Represents good value for money
- Fosters greater accessibility

The intake will include two categories of funding:

- Multi-Purpose Category
- Rehabilitation and Renovation Category

Note: The Community, Culture and Recreation intake is a competitive process. Funding approval is not guaranteed. In addition, the Province may contact an applicant to request additional information or for clarification on information provided in the application form or supporting documentation.

(1) Required Eligibility Criteria:

A. A project must include a capital component. A project may also include preconstruction planning and design work; however, planning and design work are not eligible as stand-alone projects.

B. A project must meet the outcome of improving access to and/or increasing quality of cultural, recreational and/or community infrastructure for Ontarians. Facilities must be publicly accessible.

C. A project must meet the following minimum technical requirements:

- Project meets federal criteria and is aligned with provincial objectives and priorities
- Demonstrated organizational capacity to implement the project
- Demonstrated ongoing financing to manage operating pressures without creating operating and/or capital cost-pressures for the Province, municipalities, Consolidated Municipal Service Managers and District Social Service Administration Boards, from new infrastructure
- Demonstrated availability of cost-shared funding to proceed with project
- Demonstrated project readiness
- Operational plan developed (alignment with asset management plans for municipal projects)
- Demonstrated community need for proposed project/service (e.g., service delivery gap / lack of access to services)

For more details regarding these minimum criteria for evaluation, refer to Appendix A.

Note: Applicants are permitted to use approved funding from other project-based capital programs to demonstrate ongoing financing and availability of cost-shared funding.

(2) Eligible asset type*:

- recreation facilities (e.g., hockey arenas, multipurpose recreation centres, playing fields)
- cultural facilities (e.g., theatres, libraries, museums, cultural centres, civic squares,

performing arts centres)

- community centres / hubs (e.g., multi-purpose spaces that bring together a variety of different services, community centres including recreation facilities)
 - education and health facilities advancing Truth and Reconciliation Commission Calls to Action (e.g., funding for new and/or existing Indigenous healing centres, spaces in education facilities for traditional teaching/programming)
- Objectives Community, Culture and Recreation Stream

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Comments:

This particular grant has two streams for funding. Staff is proposing the Rehabilitation and Renovation Category. The project category focuses on maximizing the funding impact of small-scale projects that would improve the condition of existing facilities. The individual project cap is \$5 million in total project cost. Eligible projects consist of:

- renovation and rehabilitations to address functionality and use of existing facilities
- Small-scale improvements to address accessibility (e.g., hand rails, ramps, accessible doors/parking/elevators, wayfinding and signage etc.)
- Small new build / construction projects of recreation, cultural or community centre infrastructure (e.g., playing fields, tennis courts, small community squares)

Staff has brought forward and reviewed the conceptual plans completed in 2016 as a result of Community Stakeholder meetings held at the Ripley-Huron Community Centre with Architect Grant Diemert.

The Township works closely with community volunteers to provide recreational opportunities for our residents. Planning and providing facilities that meet the needs of our community - now and in the future - is key. By redeveloping and expanding the Ripley-Huron Community Centre (RHCC), the municipality can offer a broad range of uses within an accessible, energy efficient and sustainable recreation centre.

The Ripley-Huron Community Centre provides a range of recreation facilities for our community, all under one roof. The original building was constructed in 1975, followed up by a major renovation of adding dressing rooms, and a meeting room in 1993. The arena floor was completely replaced together with a new board system and benches in 2009. While the building remains structurally sound, the time has come to refresh and expand our space to meet the growing and changing needs of the community.

The potential growth for the community including additional housing and new business development in the industrial park will demand quality recreational facilities.

The purpose of the application is to:

1. Refresh and revitalize the Ripley-Huron Community Centre as a community hub for recreation including hockey, figure skating, as well as community & special events by repurposing the available space and expanding the footprint of the building.
2. To provide for more family-friendly and age-friendly activities with accessible facilities used by a broad range of community and user groups, year round (e.g. community events, family functions, figure skating, fitness classes, hockey, meeting places - small, medium and large).
3. To engage the community in building and supporting a multi-purpose recreational facility which meets the community's current and future needs for the next thirty years.

The project will be constructed in phases, and the recreation facilities will remain open. Work will be carried out between ice seasons, unless ice interruption is not an issue. The three phases of the project will replace the existing core infrastructure, along with an addition in order to extend the life of the building for another 30 years. The assistance from both the federal and provincial governments will provide the Township of Huron-Kinloss to replace the following:

Proposed Project:

Phase One: 2020-2022

The dressing room wing project includes two smaller yet accessible dressing rooms that have the option to create one larger room with a shared shower and washroom. The dressing room addition will be accessible, and will also provide change rooms for girls playing on boys teams in a more comfortable atmosphere.

The storage area addition will serve a multitude of needs within the community. Current users in the community that use the facility include the Ripley Ag Society, Huron-Bruce Minor Hockey, Ripley-Huron Figure Skating Club, and the Ripley Lions' Club, Minor baseball, and minor soccer. The storage facility will also be used for storage requirements of the facility staff for supplies and equipment which is currently non-existent.

Phase Two 2021-2024

Phase Two of our project is to replace the core infrastructure required to extend the life of the existing building for thirty years. The following investment is required to replace hallway and lobby floors, accessible front doors, 1993 Addition membrane Roof, 1999 main arena membrane roof, heat recovery for Compressor Room, compressor # 2, dehumidifier for ice surface, condenser for ice plant, electrical Panels, exterior steel replaced and walls insulated, and new electric ice resurfacers.

Phase Three 2022-2025

The phase three project will also enhance and expand the public areas. This will be achieved by reorganizing the internal space into a brighter, barrier free and more functional facility entrance. An addition will then house a proposed fitness training centre on the main floor at the front of the building. The main entrance will be reoriented to face the parking lot with clear directional signage for visitors, and will be fully accessible for everyone. On the upper level, the Auditorium will continue to serve as a community gathering place for events with a renovated kitchen, washrooms, and fully accessible elevator, with the newly expanded hall. The expanded hall will serve community events, but also the emerging recreational trends such as pickle ball for fifty plus ages, larger fitness class centre, and training centre for sports teams. The installation of a solar array that would realize an electricity neutral facility. By re-investing in the RHCC facility,

Huron-Kinloss is achieving its goal to deliver community services in an environmentally and fiscally responsible manner for current and future residents.

The Ripley-Huron Community Centre will serve as Community Hub for recreation, continue to provide programs and services to the community, allow our users to have an enhanced experience, meet the growing needs of our community, and meet current code compliance.

Any grant submission if approved by the Investing in Canada Infrastructure Program must still come back to the Township of Huron-Kinloss Council for approval, and acceptance.

The benefit of a large capital investment at this time would extend the life of the facility for 30 years. Currently without the grant the Municipality would continually invest in the facility, however at some point there will be investments made in the facility that will not see their life expectancy realized, because at some point the life of the building will end before a particular component's life has ended.

Staff would also recommend that a survey be distributed to the community this winter of 2019-2020 to determine the needs of residents of Huron-Kinloss that the facility serves in the event that a grant application is successful.

Staff contacted GM Diemert to produce floor plans only, of the concepts under discussion, the fee is \$3,400.00 plus tax. GM Diemert would also provide cost estimate of insulated panels and the new construction work, the fee is an additional \$1,200.00. GM Diemert would estimate construction cost using a cost per square foot of new construction, and further report back to Council the results of the current cost estimates.

Staff recommends that an application be submitted, and that GM Diemert complete the conceptual floor plans, and construction cost estimates as described in this project, and that Council support a grant submission for the three phases of the project.

Financial Impact/Budget Implications:

The cost of revised conceptual drawings and cost estimates \$4,600.00 is not included in the 2019 budget. Staff recommends using a year end surplus if available otherwise using a recreation reserve.

Alignment to Sustainability Plan Goals and Directions:

The information provided in this report is consistent with and in keeping with the municipality's Vision & Mission.

We are a prosperous community that continues to grow in a sustainable manner
By investing in infrastructure

We are a vibrant community that values our uniqueness and creativity.
By creating places where people want to be
By celebrating what makes us unique

We are a spirited community that takes pride in calling Huron-Kinloss home and welcoming others.
By maintaining a sense of connection and cohesion with each other

By engaging in our community
By retaining our youth

We are an accessible community that offers opportunities for everyone.

By having amenities and services nearby
By being age friendly
By enhancing our mobility
By being accessible for those with disabilities
By being open and transparent

We are an environmentally conscious community that are good stewards of our natural environment.

By protecting our natural assets
By using our resources wisely
By being aware and taking responsibility

Respectfully submitted:
(original signed by)
Mike Fair, Director of Community Services

Reviewed by:
Mary Rose Walden, Chief Administrative Officer