

To: COUNCIL

Meeting Date: 9/17/2024

Subject: Arena Elevator Replacements

Submitted By: Cheryl Zahnleiter, Deputy City Manager - Corporate Enterprise

Prepared By: Olu Ojikutu, Director of Risk & Facilities

Report No.: 24-013-CRE

File No.: C11

Wards Affected: All Wards

RECOMMENDATION(S):

THAT Report 24-013 Arena Elevator Replacements be received;

AND THAT Council approve a capital project to replace the passenger lifts at Galt Arena Gardens and Hespeler Memorial Arena with full-size elevators with a budget of \$1,500,000;

AND FURTHER THAT the recommended capital project be funded through the Capital Works Reserve Fund.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to seek approval for a new capital project to upgrade the passenger lifts at the City's Galt Arena Gardens (Galt Arena) and Hespeler Memorial Arena (Hespeler Arena). This project would replace the existing passenger lifts at these locations with full-size elevators.

Key Findings

Replacing the existing passenger lifts at these sites with full-size elevators will improve the accessibility of both sites and make them compliant with the City's Facility Accessibility Design Standards (FADS).

Financial Implications

The recommended work will cost an estimated \$1,500,000, to be funded through the Capital Works Reserve Fund. Since facility operations will not be impacted, no lost revenue is expected during or after construction. Monthly lift maintenance fees are expected to increase from \$149 (current costs) to up to \$330 per site (depending on desired service package).

STRATEGIC ALIGNMENT:

☐ Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

☒ Core Service

Program: Accessibility & Inclusion Services

Core Service: Accessibility and Inclusion Improvements

This project would support and enhance the City's Accessibility and Inclusion Services by improving accessibility and inclusion at two of its largest community buildings.

BACKGROUND:

In January 2024, Staff initiated a City-wide elevator and lift inventory review as part of its capital projects forecasting program. As a result of this review, Galt and Hespeler Arenas were identified as two primary facilities in need of accessibility upgrades.

Although the existing passenger lifts installed during the previous construction/renovations (over 20 years ago) met the applicable standards at the time, they are no longer compliant with the City's current FADS. It is the aim of this project to replace the elevator systems at these two facilities with systems that meet current FADS.

ANALYSIS:

The proposed project would aim to bring the elevator systems at Galt and Hespeler Arenas into compliance with current FADS, addressing a need for improved accessibility at two of the City's largest community buildings.

Preliminary Designs:

Both arenas preliminary designs have been created with accessibility (lift size, proximity to entrances and stairwells) as a primary focus, while also maintaining the function and operation of surrounding spaces as much as is possible. Preliminary designs have been endorsed by the Accessibility Advisory Committee (AAC) and the Supervisors of both arenas.

Timeline:

Given current lead times, it is estimated that from the time of Council approval approximately 17 months will be required to complete the tendering and completion of work at both locations.

EXISTING POLICY / BY-LAW(S):

City operated facilities undergoing construction projects are expected to conform to FADS to ensure universally designed and accessible spaces. This applies to both new construction and existing building renovations. Given the constraints within existing buildings it is not always feasible to strictly adhere to these standards when renovating, but to do so as closely as possible is the goal. This project aspires to install new elevators in compliance with the City's current FADS.

FINANCIAL IMPACT:

The work at both arenas will cost an estimated \$1,500,000. The work is to be funded by the Capital Works Reserve Fund.

No impact on revenues or staffing are expected. Monthly lift maintenance fees are expected to increase from \$149 to up to \$330 per site.

PUBLIC VALUE:

Replacing the existing passenger lifts with full-size elevators at Galt and Hespeler Arenas holds value to the public in that the work would enhance inclusion and improve accessibility in these community buildings.

ADVISORY COMMITTEE INPUT:

A virtual meeting was held with the AAC subcommittee on August 7, 2024, where the committee's Chair and Vice Chair provided their comments and recommendations on the proposed preliminary designs. The full AAC will be consulted once again when drawings and specifications are being finalized so that comments on the final design can be made prior to tendering.

The façade of Galt Arena holds a Heritage designation, but no work being done will affect the façade. Therefore, the Municipal Heritage Advisory Committee (MHAC) was not consulted.

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The Supervisors of Park Operations for Galt and Hespeler Arena were consulted throughout the design process during on-site visits. They understand that there is a desire with Council to improve accessibility in these buildings in the form of replacing their existing lifts with full-size elevators, which will necessitate modifying existing spaces to accommodate the larger size elevator/shaft. They have recognized and endorsed the preliminary designs recommended in this report.

CONCLUSION:

Replacing the existing passenger lifts at Galt and Hespeler Arenas with full-size elevators would improve accessibility and enhance inclusion at these sites, and therefore the City as whole. The estimated cost for undertaking this work would be \$1.5 million.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **Yes**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

Not applicable.