



Date: December 15, 2025
To: Mayor and Council
Author: Ed Parks, Supervisor of Facilities
RE: Arena Building Condition Assessment

RECOMMENDED ACTION

That Council **DIRECT** Administration to include the major capital lifecycle maintenance activities listed in the Arena Building Condition Assessment in future budgets for consideration and to plan for the eventual replacement in 2045.

BACKGROUND

At the June 22, 2023 Committee of the Whole meeting, the findings of a comprehensive facilities review were presented to the public. During this meeting, Administration was directed to obtain an engineering report for a structural analysis of the Kingsville Recreation Complex and Arena. The facility review identified the assessment of the arena as a priority and scheduled it for 2025.

Earlier this year, Chall.Eng. Corporation-Consulting Engineers was engaged to complete the Building Condition Assessment with the goal of providing an overview of the current condition of the building's major components and site features. It also includes a 25-year Planned Term Estimated Cost Table for remedial work, focusing on physical deficiencies. Items related to safety or structural concerns, as well as lower-cost repairs that could prevent major future issues, are also included in the report. The study does not address unforeseen major failures or ongoing facility maintenance.

DISCUSSION

The Kingsville Recreation Complex includes a single pad arena constructed in 1974. The main structure is a pre-engineered building that houses the ice rink, auditorium A, and supporting facilities. In 2009, a two-story addition was completed, relocating the front entrance and adding municipal office space and community rooms for rent. The addition was constructed with conventional materials, including cement block, steel, and precast slabs, reflecting standard practices for municipal buildings.

Municipal asset management plans typically estimate the useful life of a single pad arena, such as Kingsville's, to be forty to fifty years. The 2012 addition and the 2023 ice pad reconstruction have substantially extended its operational lifespan. The Building

Condition Assessment conducted by Chall.Eng. recommends additional measures to further increase the building’s longevity. The report indicates that ongoing maintenance and proactive replacement of critical components could extend the asset’s life by up to 25 years while preserving safety, functionality, and structural integrity.

It is recommended that the major action items identified in the Building Condition Assessment be considered for inclusion in future budget years.

FINANCIAL CONSIDERATIONS

A summary of future maintenance items and the costs is as follows:

Years	Maintenance	Budget
2026- 2030	<ul style="list-style-type: none"> • Reflash joints between building additions • Reconfigure ductwork for boardroom • Replace rink insulation • Concrete sidewalk repairs • Replace boilers and radiant heating coils • Install permanent ventilation in rink 	\$ 340,900.00
2031-2035	<ul style="list-style-type: none"> • Replace parking lot surface • Replace ammonia monitoring system • Replace electric heaters in lobby • Replace gas fired rooftop units 	\$ 744,500.00
2036-2040	<ul style="list-style-type: none"> • Replace office furnaces • Replace compressor #2 • Replace rooftop units for dressing rooms • Modernize the elevator controls and machine • Replace hot water tanks 	\$ 900,100.00
2041-2045	<ul style="list-style-type: none"> • Upgrade alarm system • Replace rink dehumidifier • Replace rink fixtures • Replace sprinkler system • Replace fire panel 	\$ 783,400.00
2046-2050	<ul style="list-style-type: none"> • Replace rink slab, brine piping, and header • Replace dash boards, netting, and glass • Replace generator • Replace cooling tower • Replace compressor 	\$ 3,177,600.00

The total cost of these planned lifecycle maintenance activities over the next twenty-five years is \$5,946,500.00. This does not include fleet assets or accessory equipment needed to maintain the arena.

Kingsville's Asset Management Plan lists the arena's condition as fair, with an estimated remaining useful life of fifteen years. If the planned capital maintenance items outlined in the Building Condition Assessment are implemented, administration believes the arena's lifespan could be extended to twenty years. The report also notes that after 2045, several major subsystems critical to ice making are slated for replacement. At that point, replacement may be more cost-effective than continued lifecycle maintenance.

Currently, replacing a basic single-pad arena in Ontario costs between \$30 million and \$40 million, depending on design, amenities, and site conditions. Full recreational complexes with additional features are significantly more expensive. Accounting for construction inflation and market changes, replacement costs may rise to \$40 million to \$50 million by 2045. Given these projections, it is essential that Administration and Council continue to proactively allocate funding to facility lifecycle reserves to ensure future needs are met.

CONSULTATIONS

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