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Presented by: Ryan Stovall, Director Human Resources/Diane Enger, Director, Recreation & Parks Department

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TAMRMS#: B06

Arena Ammonia Ice Plant Project

Presented by: Ryan Stovall, Director Human Resources/Diane Enger, Director, Recreation & Parks Department

RECOMMENDATION(S)

That Council approve the \$604,600 from the Stabilization Reserve for the Arena Ammonia Ice Plant Project.

PURPOSE OF REPORT

The purpose of this report is to provide Council with information related to the request for funding to complete ammonia ice plant components required repairs, maintenance and replacement in Servus Place, Jarome Iginla and Kinex Arenas to comply with legislative and safety code requirements.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Strategic Priority #4: Infrastructure Investment: Identify and build needed capital assets.

4.4 - Identify an inventory of existing facilities including an assessment of condition and usability and identify gaps in land and facility supply and demand.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Indoor Arenas

Provision of maintained ice dedicated for recreation and sport activities. Indoor Arenas (Go Auto Arena, Mark Messier Arena, Troy Murray Arena, Akinsdale Arena, Kinex Arena).

Buildings/Facilities Maintenance

Maintenance and upgrade of City facilities to ensure safe, well-maintained, well-functioning facilities for residents' enjoyment. Varies with type of service provided, structural, mechanical, electrical.

Maintenance and upgrade of City's recreational facilities, ice surfaces and outdoor sport facilities.

Maintenance and upgrade of City facilities to ensure safe, well-maintained, well-functioning facilities for residents' enjoyment. Indoor Recreation Facilities operation and program support. Maintenance is done on City arenas and field houses as required.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The upgrades will ensure compliance with current codes and industry best practices. Coordination of all current legislative code applications will be achieved (OH&S, Boilers and Pressure Vessels, Refrigeration and Building Codes).

BACKGROUND AND DISCUSSION

After the devastating ammonia leak that occurred in Fernie, BC, in 2017, the City of St. Albert Health & Safety conducted an internal review of the City of St. Albert operated ammonia ice plants, as well the St. Albert Curling Club, a partner operated facility.

The internal review resulted in a third-party refrigeration consultant, Strong Refrigeration, hired to perform a detailed assessment of the ice plants, (two at Servus Place, one at Jarome Iginla & Kinex Arenas, and the St. Albert Curling Club). Strong Refrigeration completed their assessment and provided a report on each ice plant, as it relates to the legislative safety code requirements, with recommendations on how to address identified deficiencies.

A report, with a revised priority list, supported by a Class "D" Budget (High Level +/- 50%) estimate was provided by Strong Refrigeration. Items included HVAC, electrical, mechanical, and architectural items to be addressed. Based on the Consultant's report, items were prioritized with the most critical safety issues identified to be completed immediately, and those that could be addressed during regular planned maintenance and beyond.

Where possible, high priority deficiencies identified in the initial Strong Refrigeration Report were addressed immediately in "Phase One" by City maintenance staff or by the ice plant Contractor in conjunction with regular maintenance and shutdowns.

A list of items, complete with cost estimates was detailed in the Strong Refrigeration Report that served as the basis for the project cost estimates. The list of items for each of the ammonia ice plant systems ranged in scope including, but not limited to, engineered planning and designs, HVAC, electrical and mechanical system improvements, re-design of header relief system, architectural changes, code compliance and safety, and the incorporation of an Integrity Management System.

The remaining work required to complete and meet compliance within all City arena ice plants is \$604,600 and is detailed below. Funding for this work is not within the current 2019 Budget.

• Jarome Iginla & Kinex Arenas	\$160,000
• Servus Place - Mark Messier/Troy Murray Arenas	\$206,000
• Servus Place - Go Auto Arena	\$106,200
• Integrity Management System	\$ 40,000
• Contingency	\$ 92,400

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

In November 2018, a City of St. Albert project team was established to address the recommendations, and a project plan was developed. Project team is comprised of: Capital Projects Office, Engineering, Human Resources - Health & Safety, Recreation and Parks, and Public Works. The Director of Human Resources and Safety was identified as the project lead, supported by a Health and Safety Project Coordinator.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Funding for this project is recommended to come from the Stabilization Reserve. This is being recommended as the Project is emergent in nature.

Legal / Risk:

Ammonia ice plants meeting or exceeding compliance to legislation enhances our hazard prevention efforts minimizing risk to the public and staff members, protects the Corporation from receiving fines, prosecution and potential damages.

With all ammonia ice plants meeting or exceeding compliance to legislation the City lowers its risk of potential litigation resulting from an incident where staff or the public are harmed due to ammonia plant equipment failure.

Program or Service:

All City of St. Albert ammonia ice refrigeration plants will be compliant with all safety codes, occupational safety and legislative requirements, to position all indoor ice facilities in an ongoing safe operation and to minimize service disruption caused by unplanned outages.

Long-term mitigation of preventative maintenance measures and programs to ensure high quality safety standards are maintained.

Organizational:

Additional Staff time and managing major project that was not initially planned.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not support the recommendation, the following alternative could be considered:

Alternative: Fund this project from the Capital Reserve. This is not recommended by Administration as the Capital Reserve is part of a longer-term Capital Plan and will be recommended for use as part of the 2020 Budget Process.

Report Date: October 7, 2019

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