

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CSD-2025-0005

**FOR THE CONSIDERATION OF
COUNCIL**

February 26, 2025

SUBJECT: Georgina Ice Palace Replacement Seating and New Railings

1. RECOMMENDATION:

1. That Council receive Report No. CSD-2025-0005 prepared by the Capital Projects Division, Community Services Department dated February 26, 2025 in regards to the Georgina Ice Palace Replacement Seating and New Railings projects.
2. That Council approve an additional \$155,000 of funding, from the Facility Repair and Replacement Reserve, to provide a total revised budget of \$180,000 incl NR HST to be allocated to the approved Capital Project No 24-CI-CS-02 – GIP Railings, for the expansion in width of six stairways within the arena seating area and the provision of new centre-line AODA railings at each of the stairways.
3. That Council approve an additional \$115,000 of funding, from the Facility Repair and Replacement Reserve, to provide a total revised budget of \$340,000 incl NR HST to be allocated to the approved Capital Project No 25-CI-CS-01 – Georgina Ice Palace Seating. \$40,000 of the \$340,000 will be used as a contingency.

2. PURPOSE:

The purpose of this report is to obtain Council's approval for \$155,000 of additional funding to the previously approved "GIP Railings" project (Capital Project 24-CI-CS-02) to provide for a total revised budget of \$180,000 incl NR HST. Additionally, the purpose is also to obtain approval of additional funding of \$115,000 to the previously approved "Georgina Ice Palace Seating" project (Capital Project 25-CI-CS-01) to provide for a total revised budget of \$340,000 incl. NR HST.

3. BACKGROUND:

In 2023 Council approved \$25,000 for the addition of railings on the existing stairways within the spectator seating area of the blue pad to provide added safety for patrons

as they navigate up and down the stairs. At the time, the estimated budget was based on the assumption that individual U-shaped railings, similar to the ones currently existing at the Stephen Leacock Theatre, would be installed at both ends of each seating row. However, further evaluation of this solution highlighted; 1) that the numerous vertical pieces would potentially obstruct the spectators' line of sight and 2) would not be ideal from a safety perspective since it would require the patrons to grab and let go of the railing at each step while going up or down the stairs. Alternatively, centre-line railings would provide a safer solution.

With the safer and more physically convenient option of providing a centre railing along each of the stairways, staff proceeded to investigate how to best accomplish this which prompted a review of the installation and any potential building code issues. Upon review of the Ontario Building Code by the Town's Building Department, as well as an on-site visit by staff and the Building Department, it was determined that the existing stair widths would not be in compliance with the Building code when railings are added. The conclusion was that six out of the eight concrete stairways separating the seating sections would have to be extended to provide a minimum width of at least 1100mm in order to allow the installation of the centre-line railings. To achieve this, it will require the modification of the seating supports and seats at one end of each row to allow sufficient space to accommodate the stair width expansion. This stair work, while physically small in nature, will still require proper engineered drawings to account for proper doweling and concrete work and is also labour intensive. This work will require a building permit.

Once the project for the Ice Palace Seating replacement was approved, Staff started to investigate further and it was found that when the seating is replaced, the current OBC requirements indicate that one has to maintain a minimum depth clearance of 400 mm (that is from the edge of the folded-up seat to the edge of the concrete floor when walking along the seating aisle). The existing clearance cannot be "grandfathered". As a result, this now necessitates that most likely, more costly seating capable of folding up in a tighter formation will be required. For this reason, we are asking that the budget be increased.

Given the above, Staff are asking for an additional \$75,000 of funding to account for the potential extra cost of the seating and a further \$40,000 that is to be used as a contingency.

We have also been informed by a number of seating suppliers that the lead time to fabricate and ship the seating products would be around 18 to 22 weeks from approval of the proposed layout design and seating shop drawings. In light of this information, we now know it would not have even been possible to install the new seating this year unless approval was obtained during Q3 of 2024.

The logical and practical approach would now be to; address the stair widening and railing installation in 2025 during the scheduled ice pad shutdown for the Chiller Replacement project, procure the seating based on an updated dimensional layout of the seating area given the increased stair width such that the seating can be received anytime after Q1 2026 and then finally install the new seating during an approximate 4-week shutdown during the summer of 2026.

4. **ANALYSIS:**

Our planned schedule for completing the two projects is as follows:

Georgina Ice Palace Railings:

Structural and Architectural Design and Building Permit	Q2 of 2025
Procurement of Railings Material, on-site structural concrete work, and installation of railings	Q2 - Q3 of 2025 (to be completed before August 29, 2025, within the scheduled shutdown)

Georgina Ice Palace Seating Replacement:

Procurement of Seating Materials (22 Weeks):	Q3, 2025 - Q1, 2026
On-Site replacement/installation of Seating	Q2, 2026

5. **RELATIONSHIP TO STRATEGIC PLAN:**

Delivering service excellence

Creating a vibrant, healthy, and safe community for all

6. **FINANCIAL AND BUDGETARY IMPACT:**

Georgina Ice Palace Railings:

The cost of this project is now estimated to be \$180,000 (incl. NR HST) and will be funded by the previously approved budget of \$25,000 and an additional \$155,000 from the Facility Repair and Replacement Reserve.

The budget of **\$180,000 incl NR HST** includes, but is not limited to:

- Professional services: Architectural and Structural Design, permit, and inspections.
- End seat modifications at one end of all the aisles at all six staircases.
- Structural Concrete work to widen the steps to the minimum code requirement
- Refinishing of surfaces
- Supply and installation of new centre-line aisle steel railings.

Georgina Ice Palace Seating Replacement:

The cost of this project is estimated to be \$340,000 (incl. HST) and will be funded by the previously approved budget of \$225,000 and an additional \$115,000 from the Facility Repair and Replacement Reserve.

The budget of **\$340,000 incl NR HST** includes, but is not limited to:

- Material, labour, and equipment required to remove and replace the existing seating with new seating.
- Contingency of \$40,000 for unforeseen matters

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There is no statutory requirement to provide notice of this report.

8. CONCLUSION:

It is the recommendation of the Community Services Department, Capital Projects Division that Council approve:

1. \$155,000 of additional funding be approved and added to the previously approved “GIP Railings” project (Capital Project 24-CI-CS-02) to provide for a total revised budget of \$180,000 incl NR HST, and
2. \$115,000 of additional funding be approved and added to the previously approved “Georgina Ice Palace Seating” project (Capital Project 25-CI-CS-01) to provide for a total revised budget of \$340,000 incl. NR HST.

APPROVALS

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Reviewed By: Rob Wheeler
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Recommended By: Steve Lee-Young
Director of Community Services
Community Services

Approved By: Ryan Cronsberry
Chief Administrative Officer
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