



**Subject:** *East Hants Sportsplex Revitalization - Winter 2025 Update*  
**To:** Parks, Recreation and Culture Committee  
**Date Prepared:** January 8, 2025  
**Related Motions:** C24(178)  
**Prepared by:** Scott Preston, Manager of Recreation and Aquatics  
Alana Tapper, Director of Parks, Recreation and Culture  
**Approved by:** Kim Ramsay, CAO

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### Summary

The Municipality of East Hants assumed daily operations of the East Hants Sportsplex from the East Hants Arena Association (EHAA) on May 15, 2024. Leading up to and following that date, municipal staff worked with existing Sportsplex staff to understand the state of the facility and determined there were immediate repairs required.

In May 2024, Council approved motion C24(178) terminating a capital project 21-102 and approving a Sportsplex Revitalization capital project 24-043 totaling \$835,332 with a group of potential projects listed for Council. This report provides an update on the initial projects identified and introduces potential future projects.

### Financial Impact Statement

Council has previously approved and funded the Sportsplex Revitalization capital project 24-043 totaling \$835,332. Future projects will be brought forward as part of the 2025/2026 draft budget discussions.

### Recommendation

No recommendations at this time.

### Recommended Motion

N/A

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### Background

In July 2021, the Municipality entered into an agreement to purchase the East Hants Sportsplex from the EHAA with EHAA continuing daily operations under a Facility Management Agreement.

In February 2024, Council decided to transition daily operations over to municipal staff as of May 15, 2024.

In May 2024, Council approved motion C24(178) terminating a capital project 21-102 and approving a Sportsplex Revitalization capital project 24-043 totaling \$835,332 with funding of \$435,332 from Special Reserves (C010 Sportsplex Excess Debenture), \$50,000 external funding (Rink Revitalization Grant) and \$350,000 from 2023-2024 Year End Surplus. There were also two other parts to the motion that applications for any available grant funding would be submitted and that the Mount Uniacke Recreation and Rural Fire Departments capital funds will receive \$119,000 and \$80,000 from the 2023-2024 Year End Surplus.

An initial list of projects was drafted as part of the May 2024 Executive Committee discussion, a number of which have been completed in advance of the ice season. With municipal staff now onsite involved in the regular operations, other priority projects have been identified and will be coming forward as part of future draft budget discussions.

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## Discussion

### Current Work Completed

Initial projects identified (see Table A - Sportsplex Revitalization List - May 2024) in the spring of 2024 included facility repairs to washrooms, offices, ice plant equipment, ice pads, dressing rooms and flooring. There were also planned upgrades required to Roxie's Café, the Keith Miller Arena, Ice Pad B and the field house that were necessary to ensure safety of both patrons and staff.

Item	Category	Estimated Cost May 2024
Hot Water Tanks	Zamboni Room & Ice Plant	\$2,000.00
New Zamboni	Equipment	\$100,000.00
Washroom and dressing room repairs	Washrooms	\$21,000.00
Roxie's Point of Sale Upgrade	Technology	\$5,000.00
Kitchen Repairs	Roxie's Café	\$50,000.00
Interior Facility Repairs	Facility	\$40,000.00
De-humidifier Repairs	KMA and Ice Pad B	\$5,000.00
Keith Miller Arena Repairs & Upgrades	KMA	\$35,800.00
Cooling Tower and Heat Plate Exchangers	Ice Plant	\$82,000.00
Ice Pad B Arena Repairs & Upgrades	Ice Pad B	\$32,500.00
Zamboni Repairs	Equipment	\$5,500.00
Dome Repairs & Upgrades	Field House	\$70,000.00
Security Upgrades	Facility	\$60,000.00
Flooring Repairs	Facility	\$50,000.00
Building Automation System Upgrade	Facility	\$30,000.00
Exterior Facility Repairs	Exterior Lights	\$35,000.00
Boiler Room Repairs	Boiler Room	\$30,000.00
Electrical Panel and Data Upgrades	Facility	\$25,000.00
Sprinkler Repair Work	Facility	\$25,000.00

Table A - Sportsplex Revitalization List May - 2024

Council approved \$835,332 to begin actioning immediate repairs. To date, staff have spent \$256,000 on repairs, with \$35,000 committed with pending work.

Extensive repairs and upgrades were completed to the sprinkler system, building automation system upgrade, ice plant repairs of various pumps, LED lighting replacement and other electrical work. Custodial floor scrubbers were replaced, minor restaurant equipment and office equipment were purchased.

Some of the items in this list may change due to a better understanding of needs and priorities now that municipal staff have been onsite and are becoming familiar with the facility and its operations. For instance, staff have learned that both Zambonis will need replacement due to the age/condition and are working on next steps for procurement.

### Future Projects for Discussion

#### Security Upgrades

A security audit was completed by an independent contractor that identified a number of safety concerns for the Sportsplex. This includes lack of video surveillance coverage on the site, no door access control, no panic alarms systems and insufficient alarm systems. The estimated costs to bring the facility up to standards recommended by the contractor are close to \$1,000,000. Staff are expecting to phase these recommendations to Council with requests for more funds to complete this work over a number of years. Immediate security infrastructure was budgeted as part of the \$835,000 already approved and staff are continuing to work on implementation plans.

### Roof Replacement

A thermal imaging scan was conducted by an external party in the fall of 2024 which identified several deficiencies with the Sportsplex roof. Replacement is warranted in most areas of the roof to fix those issues. It is estimated that this work could total over \$1,500,000. Staff will be bringing this plan forward as a capital budget discussion item for Council to consider as part of 2025-2026 budget discussions.

### Parking Lot Renewal

The Sportsplex parking lot is in need of repair. It is expected that the area needs to be completely refinished and is estimated to cost \$400,000 to complete. Further to this, there may be the opportunity to look at additional parking with surrounding area that is not being used.

### Roxie's Kitchen - NFPA-96 Standards

Staff identified concerns with equipment in Roxie's Café, noting that it was nearing end of life and would likely need to be replaced. As staff investigated further, it was discovered that the exhaust hood likely does not meet the NFPA-96 standards for removing grease vapors. It is recommended to have a consultant assess the current system to see if it meets these standards and propose/design the necessary changes required to meet the standard. It is estimated that these costs could be \$200,000- \$300,000 to complete.

### Recommissioning

Staff have also been working with Efficiency NS and have received an energy audit of the Sportsplex facility that recommends further upgrades to lighting for the facility, VFD control on several motors and a recommissioning of the facility's mechanical systems. Staff feel there is sufficient funds in the current revitalization capital project previously approved to complete these projects.

### Generator

The current generator at the Sportsplex is sized to operate the blowers for the dome to prevent deflating during a power outage. This generator does not have the ability to power any other systems or equipment and is at end of its lifecycle. Staff are recommended that further investigation be done to have a larger generator installed that could supply power to the facility for emergency management purposes and that would also provide power to the dome and ice plant to ensure that ice is maintained in the event that there is a prolonged power outage.

### Accessibility Upgrades

There are several improvements related to accessibility that could be completed at the Sportsplex facility to align with new Nova Scotia standards set for facilities for 2030. This includes, but is not limited to automatic door openers, a wider front entry sliding door, safety railings and improved signage throughout the facility. Staff will utilize grant opportunities and current capital budget discussions further these projects.

### **Grant Opportunities**

Staff will continue to investigate any available Provincial and Federal grant funding opportunities. Staff are currently working on applications for NS Community ACCESS-Ability Program and the Rink Revitalization grants due in February 2025.

### **STRATEGIC ALIGNMENT**

The 2021-2024 East Hants Strategic Plan speaks of sustainable infrastructure and facilities. It also supports informed and sustainable decision-making by considering all relevant information and make decisions that lead to a sustainable community.

### **FINANCIAL CONSIDERATIONS**

Council has previously approved the Sportsplex Revitalization capital project 24-043 totaling \$835,332. Future projects will be brought forward as part of the 2025/2026 draft budget discussions.