

To: Community and Operations Services Committee

From: Kevin Alexander, Commissioner,
Community and Operations Services Department

Report Number: CO-24-36

Date of Report: June 5, 2024

Date of Meeting: June 10, 2024

Subject: Harman Park Arena Capital Investment Requirements

Ward: Ward 5

File: 03-05

1.0 Purpose

The purpose of this Report is to provide an update on the current use of Harman Park Arena and to provide an outline of the capital investments that are required to improve the current level of service to the community.

Attachment 1 is an analysis of use of the facility.

2.0 Recommendation

That the Community and Operations Services Committee recommend to City Council:

That Report CO-24-36 dated June 5, 2024 concerning the capital investment requirements for Harman Park Arena, be referred to the Mayor's budget for future consideration.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Corporate Leadership Team
- Facilities Management Services
- Finance Services
- Legal Services
- Legislative Services

5.0 Analysis

5.1 Background

Harman Park Arena (“the facility”) is a 64,000 square foot, two (2) storey, free-standing structure built in 1970 and is located at 829 Douglas Street, Oshawa. The facility houses two (2) pads, warm viewing area, concession stand, dressing rooms, washrooms, offices, meeting room, official room, first aid room and mechanical room.

The facility has three (3) separate levels of elevation:

1. The meeting room and dressing rooms are on the rink level of the facility and are located by way of a staircase from the lobby area;
2. The main entrance, the lobby area and the peripheral area around the ice pads, otherwise known as the spectator standing area, are on the ground level. There is also an elevator on the ground level that provides additional access to the upper level of the facility; and,
3. The upper level contains accessible washrooms, warm viewing area, concession area and staircases to the seated viewing areas inside each pad.

In 2013, a \$3 million capital project, the Harman Park Renovations and Accessibility Improvements (Project 1292) occurred. The facility underwent a refurbishment with investments in lobby renovations, new elevator, new rink boards, concrete slabs and header trenches and mechanical components. The total expenditures for the project was \$2,986,615.

Currently, a \$3.8 million capital project, Roof Replacement – Harman Arena (Project 23110071), is underway that includes structural repairs, roof replacement over the two pads, workshop and mechanical areas as well as the addition of a Low E ceiling in the two pads. The total expenditures to date are \$152,476.

5.2 Facility Utilization Information

Harman Park Arena is a prime time facility that is in operation year round during weekday evenings and on weekends. The facility is not open during the day on weekdays (Monday to Friday). However, on occasion, operational hours have been extended to include weekday daytime hours to accommodate events and tournaments.

During the fall and winter months, the City operates two (2) ice pads that are used by the minor affiliated clients and non-affiliated clients, including adult groups. The facility also provides leisure skating and rental opportunities to the community. During the spring and summer months, Harman Park Arena hosts indoor sports and special events on the two (2) floor pads.

Attachment 1, Table 1 provides a yearly comparison of the total revenue earned and the total facility operating cost from 2016 – 2023. Data from 2020 to 2022 has been included although facility closures and operating restrictions during the COVID-19 pandemic reduced the total revenue earned and the total facility operating cost.

The total revenue earned is comprised of five (5) revenue types: rentals; recreation programs; sponsorship; advertising; and concession, beverage and vending. The facility operating costs include personnel costs, building and/or equipment supplies, contracted services, maintenance and repair and utilities.

Rental time at Harman Park Arena is allocated as per the Ice Allocation Policy or the Arena Floor Allocation Policy. The policies outline guidelines for the fair allocation of ice or arena floor space in City facilities, including but not limited to the identification of Client Priority Levels and Allocation Procedures.

Attachment 1, Table 2 provides an overview of the total prime time usage of Harman Park Arena for City programs, minor affiliated clients and non-affiliated clients during the Regular Ice Season.

The total prime time usage of Harman Park Arena has steadily decreased from a prime time utilization rate of 97% in 2016/17 to 81% in 2023/24. This has occurred due to a decrease in the demand for ice by the minor affiliated clients who have experienced a year over year decrease in the total number of registrants in the programs they offer to the community since 2018/19.

However, effective September 1, 2024, minor affiliated clients will be required to permit all their weekly hours of entitlement in City facilities only, including Harman Park Arena, which will increase the overall use of this facility to a conservatively estimated prime time utilization rate of 90%.

During the Spring and Summer Floor Season which occurs between April and August of each year, the City has a total of six (6) floor pads available for use. This includes one (1) pad at Children's Arena, two (2) pads at Delpark Homes Centre, one (1) pad at Donevan Recreation Complex and two (2) pads at Harman Park Arena.

The pads at Harman Park Arena are primarily used by Oshawa Ball Hockey Association. Attachment 1, Table 3 provides an overview of the total prime time usage of Harman Park Arena during the Spring and Summer Floor Season. In 2023, the utilization rate was 20%. Data from 2020 and 2021 has not been included due to facility closures and operating restrictions during the COVID-19 pandemic.

Attachment 1, Table 4 provides an overview of the total spring and summer prime time usage of the floor pads at Children's Arena, Delpark Homes Centre and Donevan Recreation Complex. Regular weekly bookings at these facilities have included use for games and practices for lacrosse, ball hockey, in-line hockey and roller derby.

Overall usage of the floor pads is light and generally decreases into July and August. This is due in part to a preference for participation in outdoor activities in the summer months, in addition to the distribution of use across all six (6) floor pads.

5.3 Parks, Recreation, Library and Culture Facility Needs Assessment

At its meeting on May 27, 2024, City Council endorsed the 2024 Update to the Parks, Recreation, Library and Culture Facility Needs Assessment ("2024 P.R.L.C."), [Report CO-24-27](#).

The 2024 P.R.L.C. has suggested that the City should consider retaining the current supply of ice pads for at least the next five (5) years.

5.4 Facility Capital Costs

Given the age of the facility and the aging infrastructure within the Harman Park Arena, the asset has reached a point where a considerable capital investment is recommended.

As previously mentioned, the City is currently investing \$3.8 million into structural roof repairs, roof replacement and the addition of a Low Emissivity ceiling in the area of the two (2) pads. The City has also invested an additional \$200,000 earlier this year to repair two (2) cooling headers; one (1) in each pad. The total investment for 2024 is currently \$4 million.

The following capital investments should be considered over the next three (3) years from 2025 to 2027:

1. Replacement of the dehumidification units is approximately \$600,000;
2. Replacement of the South Pad underfloor heating header is approximately \$125,000;
3. Replacement of a hot water storage tank is approximately \$50,000;
4. Repairs to the structural foundation is approximately \$100,000;
5. Upgrades to interior finishes and fixtures is approximately \$250,000; and
6. Reconstruction of the parking lot is approximately \$1,000,000.

Some of the items outlined above have been identified during a recent facility audit and are not currently included in the existing nine year forecast. These items will be added during the 2025 budget process.

6.0 Financial Implications

The total estimated capital investment of \$2.125 million would be requested as part of the 2025 through 2027 capital budget submissions.

7.0 Relationship to the Oshawa Strategic Plan

The recommendations in this Report respond to the Oshawa Strategic Plan goal of Economic Prosperity and Financial Stewardship.



Stacey Gray-McQuat, Manager
Centralized Recreation Services



Jim Naumovski, Director,
Recreation Services



Kevin Alexander, Commissioner,
Community and Operations Services Department

Table 1: Yearly Comparison of the Total Revenue Earned and the Total Facility Operating Cost for Harman Park Arena 2016 - 2023

	2016	2017	2018	2019	2020	2021	2022	2023
Total Revenue	\$502,889	\$475,687	\$474,570	\$499,514	\$234,691	\$145,954	\$343,721	\$416,112
Total Facility Operating Cost	\$649,876	\$553,252	\$595,906	\$590,818	\$656,170	\$509,916	\$564,516	\$735,353

Table 2: 2016 – 2024 Total Prime Time Usage of Harman Park Arena from September to March (Regular Ice Season)

Organization	Type of Client	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
City of Oshawa Programs	All Ages	132	128	131	60	14	76	132	119
Minor Affiliated Ice Clients	Minor	2,440	2,383	2,245	2,072	307	1,200	1,773	1,360
Non-Affiliated Ice Clients	Various	135	119	143	226	29	212	336	669
Total Hours Used		2707	2,630	2,519	2,358	350	1,488	2,241	2,148
Total Hours Available		2802	2,752	2,714	2,605	981	2,251	2,638	2,665
Prime Time Utilization Rate		97%	96%	93%	91%	36%	66%	85%	81%

Table 3: 2016 – 2023 Total Prime Time Usage of Harman Park Arena from April to August (Floor Season)

Organization	2016	2017	2018	2019	2022	2023
Total Prime Time Hours Used	608	558	532	516	351	423
Total Prime Time Hours Available	2,124	2,076	2,052	2,172	2,220	2,148
Utilization Rate	29%	27%	26%	24%	16%	20%

Table 4: 2016 – 2023 Total Prime Time Usage of other City-Owned and -Operated Floor Pads from April to August

Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Children’s Arena	Total Prime Time Hours Used	502	492	528	543	221	199
	Total Prime Time Hours Available	1,186	1,155	1,179	1,179	1,174	949
	Utilization Rate	42%	43%	45%	46%	19%	21%
Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Delpark Homes Centre	Total Prime Time Hours Used	574	525	393	295	462	376
	Total Prime Time Hours Available	1,520	1,518	1,500	1,488	1,536	1,368
	Utilization Rate	38%	35%	26%	20%	30%	27%
Facility	Hours and Utilization Rate	2016	2017	2018	2019	2022	2023
Donevan Recreation Complex	Total Prime Time Hours Used	401	331	330	196	177	192
	Total Prime Time Hours Available	1,068	1,110	1,022	1,022	1,014	1,068
	Utilization Rate	38%	30%	32%	19%	17%	18%