
CITY OF KELOWNA

MEMORANDUM

Date: August 29, 2008
File No.: 0760-20
To: City Manager
From: Civic Properties Projects Supervisor
Subject: Apple Bowl Emergency Light Repairs

RECOMMENDATION:

THAT City Council approve interim funding of \$120,000 to the Apple Bowl for repairs to the sport field lighting system that suffered damage due to a lightning strike on August 9, 2008 from the following reserves: \$50,000 from the 2008 Insurance Deductible Budget, \$60,000 from the Civic Facilities Reserve (R132), and \$10,000 from the Major Facilities Reserve (R067);

AND THAT staff continue to pursue funding under the insurance policy;

AND FINALLY THAT the 2008 Financial Plan be amended to provide for this expenditure.

BACKGROUND:

On August 9, 2008 at approximately 6:00 pm the Apple Bowl Stadium sport field lighting system was struck by lightning. A follow-up investigation by the City of Kelowna Electrical Technician, Keldon Electric and the BC Safety Authority has confirmed extensive damage to the underground wiring throughout the Stadium and that for safety reasons, operation of the lights is prohibited until repairs are completed. The repairs will require the removal and replacement of all the underground wiring throughout the stadium, the replacement of damaged breakers and contactors located in the main electrical panel, and all associated trenching and grounds repair. Included in the repairs will be a lightning arrest system which will help protect the newly repaired system from similar damage in the future. The Risk Manager is inquiring with the City's insurer regarding coverage for this claim.

The repairs could be undertaken (1) immediately as phased work under "time and material" contracts, or (2) tendered as a single project as a fixed price contract after full documentation is developed and tendered and following approval of the project in the 2009 budget. Work completed using the first approach might be finished by the end of September 2008 (contingent on the identification of damage not yet known). Work would be completed under the second approach in time for the spring season. The first approach is likely to cost more than the second.

The Apple Bowl is heavily booked for night-time use throughout the fall. Although all night-time events scheduled in September would need to be rescheduled to other venues regardless of the approach taken, the events scheduled for October and November could be hosted in the Apple Bowl if the first approach was taken. These events include:



- Friday night School District #23 Football games (most of which are double headers). All four local high schools (OKM, Mt. Boucherie, KSS and RSS) use the Apple Bowl as their home field. Games between local teams area scheduled for Oct 17, 24, and 31.
- Friday night Field Hockey games scheduled on the Mission Artificial Turf stadium would be 'bumped' if the High School Football games were not relocated back to the Apple Bowl by October.

The Mission Artificial Turf Stadium would be the back-up facility. It provides an excellent well-lit playing field, but is deficient in game and spectator amenities. For instance, there are no dressing rooms, score clock, sound system, concession or power supply; the portable bleacher system accommodates only 250 people (local games attract 1000), and there are only 3 portable toilets on site now. All of these can be addressed through temporary means, but at a cost that might better be directed toward expedient repair of the Apple Bowl. Therefore the first approach is recommended.

The lightning strike had occurred just before the budgeted installation of new lighting fixtures and ballasts had begun. This work was expected to (1) reduce our fixture count from 75 down to 45, (2) reduce energy consumption by more than 50% and (3) increase lighting levels by 300%. The lighting strike repairs will allow about access to areas allowing another \$10,000 of lighting efficiency upgrades.

FINANCIAL/BUDGETARY CONSIDERATIONS:

The project includes repairs due to lightning damage worth approximately \$110,000 and upgrades providing additional energy efficiency worth about \$10,000. An interim budget has been established from three funds that will be rebalanced after the final costs are known: \$50,000 from the 2008 Insurance Deductible Budget; \$60,000 from the Civic Facilities Reserve (R132), and \$10,000 from the Major Facilities Reserve (R067). Adjustments to all funding sources would be made following the outcome of the insurance claim proceedings. Proceeding with the work as a high priority item is not expected to jeopardize the claim, in that documentation will be thorough and conducted by appropriately qualified professionals and tradespersons.

ALTERNATE RECOMMENDATION:

As an alternative approach, repair work could be submitted for funding under the 2009 capital budget and managed as a normal capital project.

Considerations that were not applicable to this report:

INTERNAL CIRCULATION TO:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:


PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

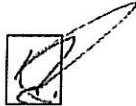
COMMUNICATIONS CONSIDERATIONS:

Submitted by:



M. Johansen
Civic Properties Projects Supervisor

Approved for Inclusion:



David Graham, Director, Recreation Parks and Cultural Services

Cc: Paul Macklem, Director, Financial Services
Keith Grayston, Financial Planning Manager
Lance Kayfish, Risk Manager
David Graham, Director, Recreation Parks and Cultural Services
Randy Cleveland, Civic Properties Manager
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