

# TORONTO STAFF REPORT

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October 3, 2001

To: Economic Development and Parks Committee

From: Joe Halstead, Commissioner Economic Development , Culture and Tourism

Subject: Reducing the Preventative Maintenance Program in Facilities and Parks  
All Wards

Purpose:

To report as requested by the Budget Advisory Committee March 26, 2001 on the impacts of the reduction of the preventative maintenance program in parks and facilities in the Economic Development, Culture and Tourism Department.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) preventative maintenance funds in the amount of \$873,700.00 be identified as a base budget pressure in the 2002 Parks and Recreation Operating Budget;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

In an effort to meet the 2001 budget reduction for Parks & Recreation, Council approved a budget reduction in the Preventative Maintenance Program in Parks and Facilities. The budgets for preventative maintenance services in our parks and facilities, were reduced by 5% in 2001 (\$677,500 – parks, \$196,200 - facilities) with a further 5% reduction slated for 2002. It was identified that the impact from this reduction would have the following ramifications:

- (a) reduced ability to deliver sound preventative maintenance programs to control future higher costs, as the balance of resources will be committed to priority repair work.
- (b) reduced expenditures now may lead to higher maintenance and/or replacement costs in the future.
- (c) less maintenance and repairs to Parks and Recreation Facilities, while demands are constant or in many cases increasing.
- (d) reduced ability to up-grade facilities to meet current demands and standards.
- (e) reduced ability to provide equipment maintenance and repair services to Division operations

Comments:

Preventative maintenance of facilities and parks is provided by the Parks and Recreation Division's Technical Services unit. By definition, preventative maintenance is a proactive program of regular inspections and maintenance required to preserve the Department's capital assets and achieve the overall objectives to:

- (i) ensure that facilities and parks infrastructure are maintained in a state of good repair
- (ii) identify and correct minor deficiencies before they develop into larger problems
- (iii) reduce operating interruptions and equipment and structural failures
- (iv) extend the life and improve the capability of facilities to perform at their maximum potential
- (v) eliminate conditions that are either potentially damaging to property or present life safety hazards.
- (vi) improve and maintain the aesthetic qualities of parks and facilities

Examples of Facilities and Parks preventative maintenance services are listed in Attachment No. 1.

The majority of maintenance work performed in our parks and facilities has traditionally been reactive and in response to repair requests from the Division's parks and facility maintenance staff or from the public. The impact of the reductions to the Parks Technical Services budget in 2001 has been to eliminate preventative maintenance of all park amenities save for:

- (a) monthly inspections and repairs to playground equipment, as per new legislation
- (b) testing of water at drinking fountains as per new City policy
- (c) preventative maintenance which can be efficiently provided at the start-up and closing of seasonal amenities such as drinking fountains and splashpads.

The impact of reductions to Facility Technical Services budgets has been to limit ourselves to work required to repair damage rather than to prevent it.

Currently, the Department will achieve the 2001 budget reduction of \$873,700.00, but as preventative maintenance work has been curtailed, the number of repair requests has risen. We are currently working with a backlog of requests for repairs to park lighting, drinking fountains, carpentry and masonry repairs, painting and other repairs. As these repairs are more costly and

labour intensive than preventative maintenance work, a greater percentage of available staff time and other resources is required to carry them out, which hampers our ability to carry out preventative maintenance work and leads to a further increase in repair requests and an increase in the backlog. Without adequate resources to carry out these repairs in a timely manner, life expectancies of equipment and facilities will be reduced and will require an increase in capital funds each year to replace those in serious state of disrepair or declining usefulness.

An additional five per cent reduction in the Parks Technical Services budget which is slated for 2002 will further reduce our ability to provide adequate maintenance to our parks and facilities and increase our reliance on capital funds to repair the problems that result.

Conclusions:

The funding in this area needs to be restored to prevent the serious decay of the Department's capital assets, which will result in significant higher costs in the future.

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Joe Halstead  
Commissioner Economic Development, Culture and Tourism

List of Attachments:

Attachment No. 1 – Examples of Facilities and Parks preventative Maintenance

### Examples of Facilities and Parks Preventative Maintenance Services

Preventative maintenance of facilities includes services such as:

- regular oil changes and replacements of worn seals, belts and parts on refrigeration compressor units at artificial ice rinks;
- overhauls of heating, ventilating and air conditioning systems;
- cleaning of pool filtration systems and chlorinators;
- regular testing of building security systems and life safety systems
- regular inspections and minor repairs to roofs and maintenance of eavestroughs and drains at Recreation Centres and other Department facilities.
- Restorative painting and staining of facility interiors and exterior walls
- Repairs to wood, tile, concrete and other flooring
- Caulking and weatherproofing facility windows and doors
- Maintenance of all lighting and electrical wiring in facilities

Preventative maintenance in parks includes services such as inspections and maintenance of:

- Floodlighting, morality lighting, pathway lighting , sport field lighting, outdoor artificial and natural ice rink lighting.
- Pumps, plumbing and electrical systems of outdoor ornamental pools and fountains.
- Plumbing, electrical and filtration systems of automatic irrigation systems in parks and greenhouses, outdoor swimming pools, wading pools and splash pads.
- drinking fountains, including testing and annual statr up and winterizing
- field drains, water services and outlet boxes in parks, including catch basins and drains in associated parking lots and roadways
- park signage, including specialty signs such as Park I.D. and Discovery Walk signage
- park furnishings
- ladders, barricades, guard rails, etc.
- goalposts, player's benches and bleachers at sport fields
- playground equipment and protective surfaces
- decks and surfaces of swimming pools, wading pools and splash pads, and ormanental pools and fountains
- wood, iron and chain link fencing, including baseball backstops and tennis court fences and gates
- hard surfaces such as tennis courts, parking areas, walkways etc.and including maintenance of painted lines and markings
- outdoor artifical ice rinks boards and dasher systems
- wooden boardwalks, band concert platforms, staircases, railings, trellises and pergolas in parks and ravines
- Wooden perimeters of bocce courts and ditchboards of bowling greens