

DATE OF MEETING February 19, 2020

AUTHORED BY ART GROOT, DIRECTOR, FACILITY & PARKS OPERATIONS

SUBJECT **BEBAN COMPLEX : 2019 PROJECT CANCELLATION**

## **OVERVIEW**

### **Purpose of Report:**

To inform Council of the cancellation of a 2019 project to re-paint the metal siding at the Beban Complex, including the pool, arena and social centre buildings.

## **BACKGROUND**

In July 2017, a building envelope consultant was hired to perform a condition assessment and review of the brown metal siding around the Beban Complex. Part of the deliverables were to provide short- and long-term renewal options for the siding. The siding is original and was installed in the mid-1970s.

The short-term option was to repaint the siding and provide additional years of service as the siding overall was in good condition. The long-term solution was to re-side the facility at a much higher cost.

A project to re-paint the siding using a 2-phased approach was added to the 2019 – 2023 Financial Plan with a total budget of \$546,000. The 2019 budget for the project was \$325,000, and the 2020 budget is \$221,000. |

## **DISCUSSION**

As part of preparation for tendering the project, material testing was performed on the siding in July of 2019. The test results showed that the existing paint was lead containing.

Staff discussed this development with our envelope consultant and also reviewed options with a local materials abatement company. Staff researched if there was a way to clean and prepare the existing surface with minimal abrasion so as to limit the level of abatement required but still provide a surface for the paint to stick to.

This approach was reviewed with the Master Painters and Decorators Association (MPDA) to ensure that the cleaned surface would meet Master Painter Institute (MPI) standards so that the new paint would reach its maximum expected service life. To guarantee that the new paint would properly adhere and last for as long as possible, the surface preparation would need to include sanding the existing surface significantly. It was determined that the abatement required for that level of preparation would far exceed existing budgets and still only provide a short-term solution for the facilities exteriors. |

## **CONCLUSION**

As a result, the longer-term solution that was originally proposed by the envelope consultant in 2017 is being considered for a future date. An energy study of the buildings will be performed using \$50,000 of the original 2019 budget, as suggested in Section 2.2 of the envelope consultant's report (Attachment A). The results of the study will allow for the appropriate long-term planning of the re-cladding at the Beban Complex. |

## **SUMMARY POINTS**

- The brown metal siding at the Beban Complex was to be repainted in 2019 and 2020.
- Costs to prepare the metal cladding to ensure proper paint adhesion and the potential added cost of a high level abatement have outweighed the benefit of this short term option.
- An energy study of the cladding will be performed to determine the best long-term re-siding options using \$50,000 of the 2019 budget.

## **ATTACHMENTS**

ATTACHMENT A: RJC Engineers report re: Frank Crane Arena/Beban Social Centre Metal Cladding dated 2017-JUL-31 |

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