

DATE OF MEETING JULY 15, 2020

AUTHORED BY ART GROOT, DIRECTOR OF FACILITY & PARKS OPERATIONS

SUBJECT PORT THEATRE WINDOW REPLACEMENT

OVERVIEW

Purpose of Report

To provide Council with an overview of the status and history of the windows, or breathable Insulated Glass Units (IGUs), at the Port Theatre and to inform Council about a proposed replacement project in 2021.

BACKGROUND

The Port Theatre is a City-owned facility that is operated by the Port Theatre Society. Construction started in 1997 and the facility opened to the public in 1998. The windows/glazing that were installed are breathable Insulated Glass Units (IGUs). These units are far more sophisticated than regular residential windows as they are built with performance specifications that are important for a performance theatre. There are 199 units in the building, including both skylight and conventional window types. The glass doors and main entrance canopy are not included.

Approximately 10 years after opening the facility, the IGUs started to fail. Replacement of various units has taken place in 2008, 2009, 2013, and 2014. There was a plan to replace additional units in 2016, but the project was cancelled due to manufacturing issues and the manufacturer's inability to provide the product as required. To date, 121 units have been replaced. All of the work and planning has occurred jointly between City Staff and Port Theatre staff.

Failure of units continue and Port Theatre staff have provided a visual record of this in Attachment A, which is up-to-date as of 2019-DEC-20.

DISCUSSION

After the cancellation of the 2016/17 project, City and Port Theatre staff began working with a building envelope consultant to review a possible alternative to the breathable IGUs. Initially, sealed triple glazed windows were a consideration as these units could have been manufactured to meet the specification/performance requirements of the Theatre.

In late 2017 and early 2018, the consultant reviews determined that to be able to support the increased weight of the triple glazed windows, additional anchors would need to be installed in the surrounding structure and frame that supports all the glass units. Ultimately, this approach was deemed to be too cost prohibitive and the estimated life expectancy of the new units would not support the expenditure.

From 2018 until early 2020, City and Port Theatre staff have met with the original architect of the theatre, to review options and presentations for an effective long-term solution that will meet or exceed the performance and design requirements of these specialty windows. The Port Theatre

has been extremely cooperative, supportive, and patient considering the condition of some of the existing units.

Due to the current conditions, the Port Theatre will not be operating at full capacity for the immediate future. There is an opportunity to undertake this project as soon as possible to ensure that once full operations are permitted, there will be little to no interruptions.

This project is projected to cost up to \$750,000 if completed in 2021.

CONCLUSION

City Staff have incorporated the project into the 2021-2030 Capital Plan for Council's consideration and approval during budget deliberations in the Fall of 2020.

SUMMARY POINTS

- Between 2008 and 2014, a total of 121 units were replaced.
- Units continue to deteriorate and fail.
- Alternative solutions were researched, but deemed cost prohibitive.
- Port Theatre and City Staff have been working collaboratively on a long-term solution.
- The replacement of all 199 units would result in the restoration of the intended design and performance of the solution.
- A total of up to \$750,000 will be required to proceed in 2021.

ATTACHMENTS

ATTACHMENT A: Port Theatre Window Condition, December 2019

Submitted by:

Art Groot
Director of Facility & Parks Operations

Concurrence by:

Laura Mercer
Director of Finance

Richard Harding
General Manager of Parks, Recreation and
Culture