

DATE OF MEETING OCTOBER 21, 2020

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PARKS, RECREATION & CULTURE

SUBJECT BUILDING ENVELOPE PROJECT AT 25 VICTORIA ROAD

OVERVIEW

Purpose of Report:

To provide an update to Council regarding the Phase Two Building Envelope Restoration Project at 25 Victoria Road, also known as the Harbour City Theatre.

BACKGROUND

At the 2013-JAN-28 Council meeting, Council directed Staff to prepare a report regarding options identifying the minimum work required to upgrade the exterior of the City-owned theatre building located at 25 Victoria Road to permit operations to continue during 2013 and into the future.

As a follow-up to the original report Council requested that Staff report back on life-safety items requiring short-term remedial action. These items were listed as:

- Stucco Cladding – the stucco cladding on the Nicol Street side of the building has delaminated from the structure in several areas and is hanging by the wire mesh lathing.
- Brick Veneer – The brick veneer along the Nicol Street side at street level needs replacing.
- Brick Chimney – bricks need repointing.

The cost for this work, in 2013, was estimated to be \$160,000.

At the 2013-MAR-11 Regular, Open Council meeting, a motion was passed that Council direct Staff to proceed with replacing the stucco cladding and brick veneer along the Nicol Street side of the building with a rain screen exterior insulated wall system for the performing arts building for an estimated cost of \$160,000.

The partial building remediation for 25 Victoria Road was tendered in August 2013, closing in September. The lowest price bid came from Saywell Contracting Ltd. at \$144,178.02. There was an additional \$21,690.91 spent on design fees.

Once the Phase One project was complete in 2014, the total cost including design and contingencies, was \$200,081.41 (Attachment A).]

Phase Two design and construction, originally proposed for 2018, was paused while the use agreement for the facility were negotiated and finalised with the current tenant.

DISCUSSION

Phase Two designs continued in 2019 and the actual construction project was carried forward to 2020. Tender document no. T-2731-2020 went to market 2020-AUG-24 and closed on 2020-SEP-23.

Four submissions were received and the lowest bid was approximately \$115,000 more than is affordable within the current budget of \$286,575. Taking into account this increase and the associated contingency of 10%, the project requires an addition of \$126,000 to the current budget in order to proceed.

The consultant's review of the bids confirmed that the price was reasonable and unexpected increases are due to market conditions, material costs, and a COVID premium. |

CONCLUSION

Staff have identified funding from current year projects that have come in under budget that will be used to cover the additional amount needed. This project will complete the upgrade and restoration of the building envelope at 25 Victoria Road. |

SUMMARY POINTS

- Phase I of the envelope remediation was completed in 2014.
- Phase II design was completed in 2019.
- Phase II tender is \$126,000 short in funds.
- Staff have identified funding sources for the shortage from 2020 projects coming in under budget.
- This project completes the exterior upgrades and replacement at 25 Victoria Rd.

ATTACHMENTS

ATTACHMENT A: Report to Council dated 2013-OCT-21.

ATTACHMENT B: Excerpt from Tender Package showing street views of 25 Victoria Road. |

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