

ATTACHMENT A

City of Nanaimo REPORT TO COUNCIL

DATE OF MEETING: 2013-OCT-21

AUTHORED BY: RICHARD HARDING, DIRECTOR
PARKS, RECREATION AND CULTURE, AND,

TOM HICKEY, GENERAL MANAGER
COMMUNITY SERVICES

RE: NANAIMO CENTRE STAGE (25 VICTORIA ROAD) BUILDING REMEDIATION BUDGET

STAFF RECOMMENDATION:

That Council approve the transfer of an additional \$34,700 from the Asset Management reserve, increasing the Nanaimo Centre Stage project budget from \$160,000 to \$194,700.

PURPOSE:

To obtain Council approval to increase the project budget, to be funded from the Asset Management reserve.

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 Nanaimo Centre Stage building located at 25 Victoria Road to permit operations to continue during 2013 (Appendix A).

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

- 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 – The bricks need repointing.

The cost for this work 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 Nanaimo Centre Stage building for an estimated cost of \$160,000.

DISCUSSION:

Design work and tender preparation for the partial remediation work occurred over the spring with Herold Engineering.

The partial building remediation for 25 Victoria Road was tendered on 2013-AUG-26 with a closing date of 2013-SEP-24. The lowest price bid came from Saywell Contracting Ltd. at \$144,178.02. In addition to the remediation contract of \$144,178.02, design fees were \$21,690.91.

Council was advised in the March 2012 report, remediation projects can uncover issues. The design engineer recommends that the City add a 20% contingency to this project. Rather than coming back to Council again while the project is underway, Staff recommend adding at this time a \$28,800 contingency. These funds would be used only if required.

To proceed with this work this year, Staff is requesting a transfer of \$34,700 from the Asset Management Reserve.

At its 2013-OCT-07 meeting, Council requested information about potential seismic or hazardous materials concerns for Nanaimo Centre Stage.

Seismic Conditions:

In January 2013, Council received a report regarding the seismic screening of City-owned buildings that was completed to support public safety and Occupational Health and Safety responsibilities. This screening process was developed by the National Research Council and is used across Canada. The Nanaimo Centre Stage building was included in the screening.

The screening determined which buildings have priority for further seismic evaluations and possible seismic upgrades. The screening considered factors such as age of design, occupancy, type of structure and soil conditions. Specific recommendations for seismic upgrading are not established during the screening process.

The 25 Victoria Road building rated as a low priority for further seismic evaluation. The City only plans to further evaluate the high priority buildings and some of the medium priority buildings for seismic condition and potential life safety issues. A low priority rating does not mean that the building meets today's seismic standards.

Hazardous Materials Assessment:

When renovating older buildings, it is standard practice to do a hazardous materials assessment. Buildings constructed before the mid-1980s often have asbestos and older buildings may have other issues. This assessment is done during the design process. In the Spring, Pacific Environmental did an assessment for the work that is being undertaken and found no asbestos or other hazardous materials of concern.

There is a possibility that asbestos containing or other hazardous materials be discovered in concealed areas during demolition. If hazardous materials are encountered during

deconstruction, additional testing will be conducted. Based on the testing results, a safework procedure for removal is produced and implemented.

Respectfully submitted,

Concurrence by:



RICHARD HARDING
DIRECTOR
PARKS, RECREATION AND CULTURE



TOM HICKEY
GENERAL MANAGER
COMMUNITY SERVICES

APPENDIX A

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2013-FEB-18

AUTHORED BY: J.W. RITCHIE, SR. MANAGER OF PARKS AND CIVIC FACILITIES

RE: OPTIONS FOR NANAIMO CENTRE STAGE BUILDING INTERIM REMEDIATION

STAFF RECOMMENDATION:

That Council direction is sought.

PURPOSE:

This report provides options to deal with the short-term safety issues as well as long-term remediation work for the building.

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 Nanaimo Centre Stage building located at 25 Victoria Road to permit operations to continue during 2013.

At the meeting of Council of 2012-DEC-03, Staff presented a report that outlined work needing to be done to this building in 2013 as well as over the next five years. This work was based on a condition assessment by Read, Jones, Christoffersen Ltd. (RJC) Consulting Engineers to conduct a Building Envelope Condition Assessment on the building at 25 Victoria Road. Based on their findings RJC recommend the following remediation work be completed:

No.	Description	Cost
A	Replace the stucco wall cladding on the South, East and North elevations with a rain screen exterior insulated wall system.	\$450,000.00
B	Replace all windows with thermally broken aluminum framed windows.	\$10,000.00
C	Replace glass block feature windows with aluminum framed window (frosting optional).	\$5,000.00
D	Reroof sloped roof area; install plywood, membrane, insulation, and metal roof.	\$100,000.00
E	Replace low slope roof perimeter flashing.	\$5,000.00
F	Install roof drain grates and proper downspouts at all drains.	\$5,000.00
G	Re-point exposed chimney; replace missing bricks.	\$5,000.00
H	Remove the parapet cap flashing and install a self-adhered membrane. Replace the existing cap flashing with new cap flashings, sloped to drain.	\$5,000.00
I	Perform assessment of existing structural systems.	\$15,000.00
Total Construction Costs		\$600,000.00
Engineering & Contingency		\$200,000.00
TOTAL		\$800,000.00

As a follow-up to the original report, staff asked RJC to outline any life-safety items requiring short-term remedial action:

- 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 – This brick veneer along the Nicol Street side at street level needs replacing.
- Brick Chimney – bricks need repointing.

The cost for this work, that will need to be scheduled early in 2013 for one section of the exterior work, is estimated at \$160,000.

Staff provided Council in the 2013-2017 Capital Plan a phased approach to deal with the proposed work and allocate \$160,000 for the next five years to address the issues.

DISCUSSION:

Council has asked staff to provide information on what would be the minimum improvements required to keep the building operational in the short-term.

The safety issues regarding stucco cladding and brick veneer on the Nicol Street side of the building needs to be addressed.

As requested, Staff provide these options for Council's consideration:

Option 1 – Do nothing. The stucco clad areas show significant signs of deterioration which can lead to increased moisture ingress and the delaminating areas pose a safety risk to the public on the Nicol Street side of the building. The stucco will likely continue to deteriorate and may dislodge from the wall if left unattended. This is a risk management issue that does need attention.

Option 2 – Install walk-through scaffolding on the Nicol Street sidewalk to protect pedestrians from stucco that may becoming dislodged from the building. This scaffolding will have to be designed to protect both pedestrians and vehicles. Estimated cost: \$20,000.

This option provides a short-term solution and could be in place for a couple of years. This does not deal with the long-term issues of the building.

Option 3 – Replace the stucco cladding and brick veneer along the Nicol Street side of the building with a rain screen exterior insulated wall system. Estimated cost: \$160,000 (including design and removal).

Option 3 would be the first phase in the overall remediation of the building envelope at a total estimated cost of \$800,000 (excluding tax). However, the other phases of the building could be delayed but this will impact the long term integrity of building and may add additional costs if delayed too long.

In all of these options, none of the life-safety issues on the exterior of the building affect the use of the interior of the building. Occupancy within the building can continue in the short-term.

User of Building's Concerns

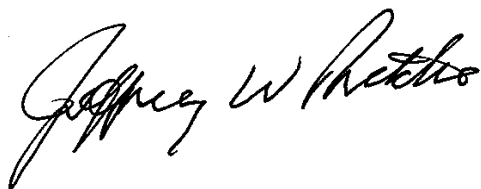
As requested, Staff met with a number of users of the building and the managers of the building (Centre of Arts the Society) on 2013-FEB-12 to review work required to be done to the building and also talk about fundraising options.

As expressed to Council, the groups' primary desire is to keep this venue open not only in the short-term but long-term and they support Option 3 and ask that Council continue to put funds in for the exterior restoration.

Even if another venue was available in the future, the groups require assurance now that the building will be operational for at least the next few years so they can secure events and shows over 2013-2014 and beyond.

Although the groups would be willing to look at other operational models for the building and possible fundraising options, at this point it is difficult for them to confirm any possibility without time to explore. The overall desire from the groups would be that this City building be retained and that capital and operating funds be allocated. Staff have offered to meet again with the groups to look at operating models and explore funding or granting options in more detail.

Respectfully submitted,



JEFF RITCHIE,
SENIOR MANAGER
PARKS & CIVIC FACILITIES
PARKS, RECREATION AND CULTURE

Concurrence by:



RICHARD HARDING
DIRECTOR
PARKS, RECREATION AND CULTURE



TOM HICKEY
GENERAL MANAGER
COMMUNITY SERVICES

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