

DATE OF MEETING JUNE 16, 2021

AUTHORED BY ART GROOT, DIRECTOR, FACILITY AND PARKS OPERATIONS
PARKS, RECREATION AND CULTURE

SUBJECT **NANAIMO AQUATIC CENTRE MECHANICAL MEZZANINE ROOF
PARAPET AND WALL REPAIRS**

OVERVIEW

Purpose of Report

To obtain Council approval to complete repairs at the Nanaimo Aquatic Centre, on the mechanical mezzanine roof parapet and walls, discovered during the 2021 Phase Two Re-roofing Project.

Recommendation

That the Finance and Audit Committee recommend that Council approve adding \$227,000 to the 2021-2025 Financial Plan to complete the necessary repairs at the Nanaimo Aquatic Centre to be funded by the Facility Development Reserve.

BACKGROUND

In 2015, Staff began the process of assessing the condition of the roof at the Nanaimo Aquatic Centre (NAC) as the roof was approximately 15 years old at that time. Because the area of roofing is so large, planning a phased approach to the replacement was key from an operational perspective as well as from a budgetary standpoint. The initial assessment recommended that phase one of the roofing replacement begin in 2018.

The 2018/ 2019 phase one replacement project included the largest section of roof directly above the main pool. It was discovered during the roofing work that the vertical parapet wall framing around the main roof area had deteriorated to the point of needing to be repaired and in some areas replaced.

As a result, the phase one roofing project was finished as much as possible, but there needed to be additional design and repair strategy developed for the newly discovered repairs. Those repairs were completed in late 2019.

DISCUSSION

In June of 2020, Phase Two was tendered and the work included the remaining areas of the facility. Work started in September of the same year.

In March and April of 2021, site reviews by the City's consultant discovered structural repair requirements of the supporting structure for the roof as well as water damage, moisture, and

organic growth in and on the gypsum sheathing of the mechanical mezzanine walls and parapet (Attachment A).

The consultant was asked to review and create designs and strategy for repair for the affected areas so that Staff could work with the onsite contractor to generate cost estimates. Contemplated Change Orders 6 and 7 were created and cost estimated accordingly. Attachment B and C provide further detail and specifications.

Staff are recommending that the work be completed as part of the existing contract in 2021 to avoid extra costs in mobilization, demobilization and any possible inflation due to timeline delays. If these repairs do not go ahead, the roofing will be temporarily completed and sealed over known problem areas. Apart from the unknown effect of this in the medium term, there could also be risk in voiding the warranty for works in the immediate area of known problems and future repairs.

OPTIONS

1. That the Finance and Audit Committee recommend that Council approve adding \$227,000 to the 2021-2025 Financial Plan to complete the necessary repairs at the Nanaimo Aquatic Centre to be funded by the Facility Development Reserve.
 - The advantages of this option: The original project and additional repairs would be complete, ensuring that there will be no future issues or repairs required at this mechanical mezzanine. The warranty will not be affected if all work is completed.
 - The disadvantages of this option: Funding will now be required to complete work that was not planned or budgeted for.
 - Financial Implications: The 2021-2025 Financial plan would be amended to increase the project budget from the Facility Development Reserve.
2. That the Finance and Audit Committee recommend that Council add a future year project to complete the necessary repairs at the Nanaimo Aquatic Centre.
 - The advantages of this option: No impact or change to the 2021-2025 Financial Plan.
 - The disadvantages of this option: Further delay to repairs will result in more degradation and damage current project would need to be finished as best as possible, but not 100%. This option may affect the warranty of current work.
 - Financial Implications: Future project will cost more money.
3. That the Finance and Audit Committee recommend that Council provide alternative direction.

SUMMARY POINTS

- The Phase Two Re-roofing Project at the Nanaimo Aquatic Centre is almost complete but additional repairs are required at mechanical mezzanine roof and walls.
- An extra \$227,000 is estimated to be need for completion for necessary repairs.
- Delaying work will result in more damage and additional cost.

ATTACHMENTS:

ATTACHMENT A: Summary of Parapet Repairs – Mechanical Mezzanine Roof

ATTACHMENT B: Contemplated Change Order 06

ATTACHMENT C: Contemplated Change Order 07

Submitted by:

Art Groot
Director, Facility & Parks Operations |

Concurrence by:

Richard Harding
General Manager, Parks, Recreation & Culture

And:

Laura Mercer
Director, Finance |