

DATE OF MEETING 2023-JUN-14

AUTHORED BY MIKE BRYSON, MANAGER, RECREATION FACILITIES AND
CUSTODIAL SERVICES

SUBJECT BEBAN PARK POOL, STEAM ROOM REPAIRS

OVERVIEW

Purpose of Report

To obtain Council approval to complete repairs at the Beban Park Pool, on the steam room walls and ceiling, so that it can be re-opened.]

Recommendation

That the Finance and Audit Committee recommend that Council approve adding a project for \$60,000 to the 2023-2027 Financial Plan to complete the necessary repairs at the Beban Pool to be funded by the Facility Development Reserve Fund.

BACKGROUND

As part of a larger capital project at Beban Pool in 2014, the steam room was completely renovated. The project was designed by architects and engineers and all blueprints and directions for the renovation were followed. Field reviews were completed by the design professionals to ensure as much.

The steam room and the sauna at Beban Pool are highly used amenities.

In February of 2023, it was noticed that there were hollow areas behind the walls in the steam room. Upon further inspection there were several larger pockets discovered where the adhesive and the fiber holding the tiles onto the walls and ceiling in the steam room had deteriorated and separated.]

DISCUSSION

Staff invited the original engineer to review the damaged wall to assist the City in identifying the problem and to come up with a repair or replacement strategy.

The wall has been inspected by the engineer that designed the wall as well as the architect involved with the project. The issue identified isn't a design flaw, but rather a product failure of the backerboard product that is used as the substrate to apply the wall system to. Staff will follow up with the manufacturer to see if the 10-year product warranty will be honoured and negotiate a possible refund.

In discussion with the design team and the City of Nanaimo's tile contractor, it has been determined that the same wall system is appropriate for the replacement. |

FINANCIAL CONSIDERATIONS

To remove the remaining existing walls and ceiling, prep the surface and reapply adhesive and tile has been quoted at \$54,701.68. Staff recommend a small contingency and suggest rounding the proposed budget to \$60,000.00

OPTIONS

1. That the Finance and Audit Committee recommend that Council approve adding a project for \$60,000 to the 2023-2027 Financial Plan to complete the necessary repairs at the Beban Pool to be funded by the Facility Development Reserve Fund.
 - The advantages of this option: The steam room would be repaired and be able to be opened back up to the public.
 - The disadvantages of this option: Funding will now be required to complete work that was not planned or budgeted for.
 - Financial Implications: The 2023-2027 Financial Plan would be amended to add the \$60,000 project funded from the Facility Development Reserve Fund.
2. That the Finance and Audit Committee recommend that Council add a project to the 2024-2028 Draft Financial Plan to complete the necessary repairs at the Beban Pool steam room.
 - The advantages of this option: No impact or change to the 2023-2027 Financial Plan.
 - The disadvantages of this option: The steam room would remain closed and not be available to the public until sometime in 2024.
 - Financial Implications: Future project will cost more money.
3. That the Finance and Audit Committee recommend that Council provide alternative direction.

SUMMARY POINTS

- The Beban Pool Steam Room needs to have the walls and ceiling tiles completely redone due to a product failure of the backer board that the tiles are adhered to.
- \$60,000 is needed for the repairs and replacement.
- Delaying the work until 2024 would leave a highly used amenity unavailable to the general public for up to 12 months.

Submitted By:

Mike Bryson
Manager, Recreation Facilities
And Custodial Services

Concurrence By:

Art Groot
Director, Facility & Parks Operations

Richard Harding
General Manager,
Parks, Recreation & Culture

Laura Mercer
Director, Finance

Jake Rudolph
CAO
