

**REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, JUNE 5, 2025**

SUBJECT **Rainbow Recreation Centre Building Envelope Renewal Project**

ISSUE

To review capital construction cost estimates related to the proposed Rainbow Recreation Center building envelope renewal project.

BACKGROUND

An engineering firm was retained by the Capital Regional District (CRD) to complete an assessment of a damaged exterior wall at the Rainbow Recreation Centre (RRC) in 2022. Damage to the exterior wall was discovered while installing ducting through the centres exterior wall as part of the RRC electrical system replacement project. The intent of the assessment was to report on possible causes for the deterioration of wall sheathing as well as other localized areas of concern such as deteriorating exterior beam overhangs and provide recommendation to identify and address the underlying issues.

The initial wall assessment uncovered a number of building envelope problems related to rainwater drainage, wall rainscreen assembly install and air leakages at the roof deck level. While water drainage issues are proposed to be addressed through regular maintenance, the other problems required further investigation including additional exploratory openings and thermographic scans.

A thermographic scan was completed in October 2022 and has shown some thermal anomalies that appear to indicate building envelope performance issues associated with air leakage, including roof-wall transitions, exterior walls, exterior doors and penetrations. Deterioration was found at several locations including roof-wall transition at glulam beams, fascia boards and the wood sheathing near the main door resulting in the building envelope being compromised requiring a future building envelope restoration.

If the issues causing the steel deck corrosion and wood beam rot are not addressed, the deterioration of these elements will accelerate, potentially leading to more costly structural remediation work throughout the building perimeter or a facility closure.

Class C cost estimates (+/-15%-20%) were developed in 2025 and the estimated capital construction cost is \$1,302,400 to support related renovation work.

\$20,000 of funding has been included in the 1.459 Pool and Park Land Capital Plan to hold an Alternative Approval Process (AAP) in 2025.

IMPLICATIONS

Financial Implications

Estimated Costs	
Architectural	\$647,900
Mechanical	\$7,000
Electrical	\$218,808
Contingency (30%)	\$262,112
Escalation to mid 2026	\$81,400
Canadian/US Tariffs	\$85,205
TOTAL	\$1,302,425

The Pool Capital Reserve balance is estimated to be at \$107,713 at the end of 2025. To fund the RRC Building Envelope Renewal Project in 2026 transfers to reserves need to be significantly increased and/or borrowing needs to be secured.

To secure borrowing approval of the electors is required and may be obtained either through assent voting (referendum) or through the AAP.

Conducting and AAP is generally less expensive than assent voting. However, if the AAP fails the overall costs of holding both an AAP and assent voting will be more costly and time consuming.

Social Implications

The RRC estimates approximately 65,000 visitors in 2024 and provides opportunities for residents of all ages to be active and interact with other people. Having a publicly accessible recreation facility with low-cost barriers is key to the development of our healthy community.

CONCLUSION

An assessment of a damaged exterior wall at RRC has determined that the building envelope has been compromised and requires a building envelope restoration in the next five years. The Pool Capital Reserve Balance is not sufficient to fund a project of this cost and electors will need to approve borrowing to complete repairs to prevent more costly structural remediation work or a facility closure.

RECOMMENDATION

There is no recommendation, this report is for information only.

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