



REPORT TO SOOKE & ELECTORAL AREA PARKS & RECREATION COMMISSION MEETING OF THURSDAY, JULY 20, 2017

SUBJECT SEAPARC Arena Roof Repair

ISSUE

To inform the Commission of proposed arena roof repairs and seek approval to amend the 2017 Capital Plan to complete the repairs as presented.

BACKGROUND

SEAPARC's arena was constructed in 1977. The prefabricated building has a 29,235 square foot metal roof designed with standing seam metal panels face fastened to steel purlins. The roof had seams patched and corroded areas repaired in 2012.

In 2016, quotes were retained to coat the roof to address water leaks. The project has been included in the 2020 capital budget and approved at a cost of \$175,000.

Over the last winter, the roof's condition continued to deteriorate and requires more immediate repair and maintenance. Leaks are most evident during heavy rain events when water penetrates building connections between the arena and pool facilities and drips onto the ice.

A roofing consultant was retained and investigated these leaking areas. The consultant found the roof is still in serviceable condition and with proper repair and maintenance should have a total expected lifespan of 20 years.

The report recommends that SEAPARC:

- Correct panel corrosion at the gutter support brackets
- Replace under wood blocking on structures resting on roof
- Replace worn and cracked elastomeric coating
- Replace fasteners that penetrate metal alloy panels
- Balance and control the air pressure in the arena facility

The report indicates that once the above items are complete, SEAPARC's arena roof should see an additional 10 years of service life. Extending the service life of the arena roof is a valuable investment for this type of asset. The age and design of the arena facility will create significant challenges should the roof require replacement in its entirety.

ALTERNATIVES

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

1. That SEAPARC amend its 2017-2021 Capital Expenditure Plan by reducing the cost of the Roof Repair Project 2020-1 from \$175,000 to \$97,600 and by moving the project from 2020 to 2017.
2. That the report be referred back to staff for further review.

FINANCIAL IMPLICATIONS

The estimate to complete the 2017 arena roof repair project has been provided by the roofing consultant and estimated to be \$97,600. Budget implications involve amending SEAPARC's capital plan by moving the 2020 \$175,000 roof coating project to 2017 and reducing the expenditure to \$97,600. Current capital funding levels are sufficient to fund this project in 2017. By moving the project forward and completing regular maintenance and repair, SEAPARC will reduce the risk of large repair costs in the future.

CONCLUSION

The SEAPARC arena roof requires repairs and maintenance to remain serviceable. The risk and consequences of water damage due to roof failure are significant. Amending the capital plan and moving roof repair and maintenance work forward from 2020 to 2017 will ensure the arena roof is functional and will extend its service life.

RECOMMENDATION

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

That SEAPARC amend its 2017-2021 Capital Expenditure Plan by reducing the cost of the Roof Repair Project 2020-1 from \$175,000 to \$97,600 and by moving the project from 2020 to 2017.

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Concurrence:	Larisa Hutcheson, PEng, General Manager, Parks & Environmental Services
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