



REPORT TO SOOKE & ELECTORAL AREA PARKS & RECREATION COMMISSION MEETING OF THURSDAY, APRIL 19, 2018

SUBJECT SEAPARC Pool Roof

ISSUE

To inform the Commission of an increase to the scope of work for the pool roof repair and seek approval to amend the 2018 Capital Plan.

BACKGROUND

SEAPARC's leisure pool complex was constructed in 1999 and consists of eight independent roofing systems. In 2016, the leisure pool roof was identified as failing and scheduled for replacement in 2017. Complications with condensation, corrosion and building envelope issues delayed replacement until the next facility shutdown or June of 2018.

In the spring of 2018, SEAPARC requested quotations for leisure roof replacement. Optional pricing was requested to include the replacement of the north pool roof. This roof shows the same symptoms of failure and corrosion as the leisure roof. The north pool roof was scheduled for replacement in 2019 with \$200,000 allocated in the 2019 Capital Plan. Both roofs are a conventional insulated asphalt & gravel roof system with a normal service life of 20-25 years.

Combining the replacement and repair of both roof systems will save set up and mobilization costs, capitalize on consultant services and maximize the amount of work that can only be completed during existing facility shutdown.

The timing of this project is sensitive. The pool requires a full facility shutdown to ensure conditions are met to complete the project requirements. SEAPARC is currently scheduled for a three week pool facility shutdown from June 10 to June 30, 2018.

An option exists to move this project to 2019. Moving the project will increase the overall cost and expose the facility to more corrosion and potential water damage. Further to this, the appearance of the roof leaking and exterior facility staining could have a negative impact on SEAPARC's reputation.

ALTERNATIVES

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

- 1) That SEAPARC amend its 2018-2022 Capital Expenditure Plan reducing the cost of the Pool Roof Project from \$388,000 to \$280,500 and by moving the 2019 project to 2018.
- 2) That SEAPARC amend its 2018-2022 Capital Expenditure Plan by deferring the 2018 Pool Roof project to 2019.
- 3) That the report be referred back to staff for further review.

FINANCIAL IMPLICATIONS

The total budget for the SEAPARC pool roof project is currently \$388,000. The project is phased over two years with \$188,000 in 2018 and \$200,000 in 2019. Budget implications involve amending SEAPARC's Capital Plan by moving the 2019 \$200,000 pool roof project to 2018 and reducing the expenditure to \$92,500.

SEAPARC's current capital funding levels are sufficient to fund this project in 2018.

SEAPARC Pool Roof Replacement Budget - Updated April 19/18

Line No.	Item Description	Costs
1	Roof Section No. 1 (Leisure section)	\$ 115,000.00
2	Roof Section No. 2 (North section)	\$ 48,000.00
3	Structural Steel Resurfacing As Req'd (Sections 1 & 2)	\$ 50,000.00
4	Professional Costs (Env, Roof Tech, Steel Tech)	\$ 30,000.00
5	FM Staff Costs	\$ 12,000.00
	Sub-Total	255,000.00
	Contingency - 10%	25,500.00
	Grand Total	\$ 280,500.00

CONCLUSION

The SEAPARC pool roof requires replacement of both the leisure and north roofs. The risk and consequences of continued water damage and corrosion due to roof failure are significant. Amending the Capital Plan and moving roof repair work forward from 2019 to 2018 will ensure the pool roof is functional and the asset remains protected.

RECOMMENDATION

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

That SEAPARC amend its 2018-2022 Capital Expenditure Plan reducing the cost of the Pool Roof Project from \$388,000 to \$280,500 and by moving the 2019 project to 2018

Submitted by:	Steve Knoke, BA, Manager, SEAPARC Leisure Complex
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