



STAFF REPORT

SUBMITTED BY: Chris Frotten

DATE: January 16, 2023

SUBJECT: Recreation Centre Maintenance and Property Services Building Budgets

ORIGIN

The maintenance budget of the recreation centre and the budget of the new property services building will both exceed their allocated amounts over my approval threshold. Therefore, we are requesting Council's approval for these budgets.

BACKGROUND

N/A

DISCUSSION

Recreation Centre

Earlier this year, I noted that a condition assessment of the Recreation Centre performed by Eastpoint Engineering in October 2021 identified water damage to interior components including habited areas' floors and ceilings requiring immediate attention to maintain public safety. I also noted that they recommended that we address water ingress and resultant interior finishes deficiencies as a minimum before allowing the public to use the Recreation Centre.

Over the past few months, we've been attempting to repair what we can at minimal cost, but in December, we hit a more serious issue. The outside wall of the section between the two halls is in very poor condition. You'll see in the photos attached that there is substantial water and even fire damage and most of the wood is rotted. Last year, we expected this section may cost us around \$2,000 to repair, but we now expect it to cost between \$8,000-\$10,000 to repair. We've already spent roughly \$5,700 in the maintenance budget so with this work, we will likely be around \$7,500 over budget.

Please note that I have already approved for the work to begin as the only other options were to close the washrooms and get portable toilets or close the recreation centre completely. On the positive side, we will now have washrooms that are accessible and gender neutral.

Property Services Building

Over the past year and a half, our new Property Services building on Sherose Island has been under construction. We are now on the home stretch with finish work being done inside and the installation of the man doors scheduled. Our original budget for the project was \$275,000. We budgeted that amount in our capital budget last year but only spent \$200,000, so we budgeted the remaining \$75,000 this year.

Unfortunately, a number of the trade quotes we received were 2 years old and the actual cost on some of the work has ended up being higher than expected. At present, we are at approximately \$100,000 in expenses related to that project with another \$15,000-\$20,000 left. That means we will likely be between \$40,000 and \$45,000 over budget on the project. This is obviously not what I wanted to happen, but the project has not changed from its original conception, it's that labour and material costs have sky rocketed.

BUDGET IMPLICATIONS

Recreation Centre Maintenance

The recreation centre maintenance budget was increased in 2022/2023 to \$10,000 as a result of a condition assessment completed in October 2021 and in anticipation of larger repairs and maintenance being needed to keep it open until a new centre would be built. That said, the recent issue with the middle section of the building that will require repairs that could amount to \$8,000-\$10,000, will put this budget over.

Property Services Building

The initial budget of our property services building was \$275,000, broken down as follows:

- \$65,000 - Steel Building & Insulation
- \$60,000 - Installation
- \$29,000 - Cement Work
- \$45,000 - Plumbing & Electrical
- \$75,000 - Other (windows, walls, heating, groundwork, fencing)

At this time, we've spent approximately \$317,000 on the building, broken down as follows:

- \$159,291 - Steel Building, Insulation & installation
- \$47,762 - Cement Work
- \$34,265 - Plumbing & Electrical
- \$76,586 - Other (windows, walls, heating, groundwork, fencing)

LEGAL IMPLICATIONS

N/A

PUBLIC CONSULTATION/COMMUNICATIONS

N/A

RECOMMENDATION

Based on the need for the renovations and completing the property services building properly, it is recommended to approve these additional funds.

SUGGESTED MOTION

Move to recommend to Council to approve up to an additional \$10,000 for GL *01-27190-003 Recreation Ctr – Maintenance* and up to an additional \$75,000 to GL *01-28224-030 Public Work Building*, both being funded by the general operating budget or, if needed, the operating reserve.

ALTERNATIVES

- Use the capital reserve to cover the additional funds.

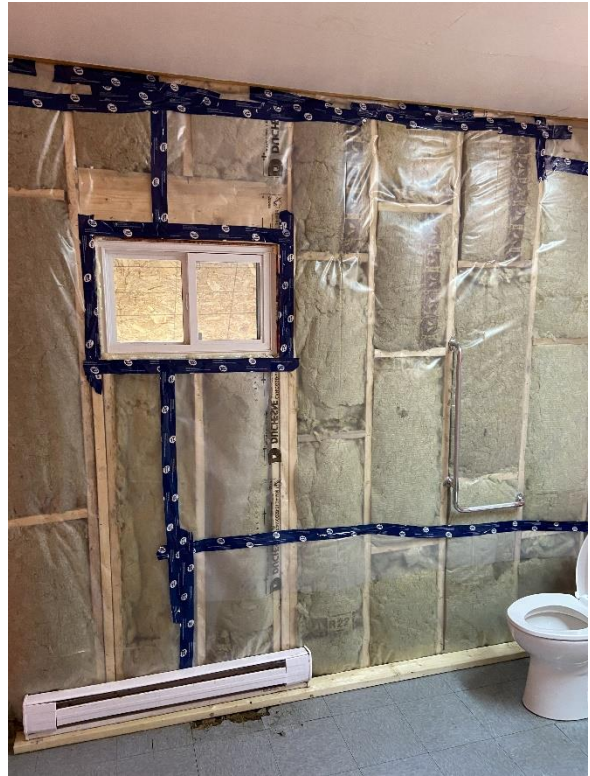
ATTACHMENTS

- Photos

Recreation Centre Before & After









Property Services Building

