
TO: CITY MANAGER **DATE:** 2007 June 26

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: MATHERS HOUSE REPAIRS

PURPOSE: To secure Gaming Reserve funds to complete emergency repairs at Mathers House Pottery Studio.

RECOMMENDATION:

1. **THAT** Council approve the allocation of \$45,000 from Gaming Reserve funds to complete emergency repairs of the Pottery Studio at Mathers House.

REPORT

In October 2006 it was identified that an emergency repair was required on the Mathers House Pottery Studio at the Shadbolt Centre for the Arts. Dry rot in the floor joists had caused the floor to begin to collapse and the Assistant Chief Building Inspector called for immediate closure of the facility. A City engineering inspection was conducted and a repair plan recommended.

The 2007 Annual Capital plan included \$85,000 for the required repair work, with Physical Plant Maintenance managing the project. McGinn Engineering and Preservation Ltd. is the managing architect working with structural and geotechnical consultants.

In conducting the budgeted repair work, unforeseen items were discovered resulting in additional work required to complete the project. The additional work includes the need to stabilize the foundation with additional underpinning; soil removal to establish a proper concrete floor base; additional asbestos removal; window repairs; additional electrical work to replace old wiring; and related items. These items were not anticipated when the 2007 Annual Capital plan was developed. The additional requirements were found when areas of the building to be repaired were exposed. The Project Manager has worked closely with the architect, contractor and related departments to identify requirements, responsibilities and costs for the additional work.

Delays in completing the project have a negative effect on the Arts Centre programs and revenue. The repair of heritage buildings is often complicated by the discovery of unforeseen items; therefore, the request for additional funding is warranted to complete the work as soon as possible.

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Council has identified heritage projects as eligible recipients of gaming reserve funds. This project has been discussed with the Director Finance and he concurs with the approach. Therefore, it is recommended that \$45,000 in gaming reserve funds be approved to complete the emergency repairs at Mathers House.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

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Copied to: Director Finance
Director Engineering