

ITEM 9  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING 88/02/29

RE: BONSOR RECREATION CENTRE CONSTRUCTION PROJECT

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Chairman, Major Civic Building Project Co-Ordination Committee be adopted.

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**TO: MUNICIPAL MANAGER** 1988 FEBRUARY 23  
**FROM: CHAIRMAN,**  
**MAJOR CIVIC BUILDING PROJECT CO-ORDINATION COMMITTEE**  
**SUBJECT: BONSOR RECREATION CENTRE CONSTRUCTION PROJECT**

RECOMMENDATION:

THAT this report be received for the information of Council.

B A C K G R O U N D

At its regular meeting of 1988 February 08, Council requested a report outlining the method proposed by the architect to deal with colour variations and formwork irregularities in the cast-in-place concrete on this project.

Since that time, members of both the Parks and Recreation Commission and of the Municipal Council have personally toured the project and were made aware of the procedures which were intended to be utilized in dealing with those variations and irregularities. This report, then, is intended to confirm the information imparted during the tour and to meet Council's direction to report to Council on the subject.

R E P O R T

The original specification prepared by the architect called for a light sandblast treatment to both the interior and exterior cast-in-place concrete to expose the fine aggregate in the concrete mix and to bring out the brown matrix of the coloured concrete.

In spite of extensive experimentation, the contractor has found it impossible to achieve an acceptable uniform colour and appearance of the concrete in those areas where patching or filling of the formed surfaces was found to be necessary. As a consequence, the architect has now approved the application of a single component architectural coating which will closely match the warm brown colour and texture of the intended sandblasted concrete.

The architect has specified the application in two coats of a premium-grade polyvinyl, acrylate-based coating which lasts 3 to 5 times longer than paint. The product is named 'WALTUF' and is manufactured by Ply Cap Western Sales Ltd. of Burnaby. It is self-priming and formulated for optimum performance on exterior concrete or masonry surfaces and provides a waterproof surface with sufficient permeability to allow moisture vapour to escape from the substrata without causing blistering.

The coating has been used extensively on high-rise cast-in-place concrete buildings since 1961 and is virtually maintenance free. There are many examples in the west end of Vancouver which appear to be in good condition after 20 years of exposure. The coating is to be used in lieu of sand blasting and waterproofing at no additional cost to the project.

Prior to coating, the concrete will be patched where necessary, scraped clean and sack-rubbed with the snap-tie holes filled to provide an acceptable final finish.

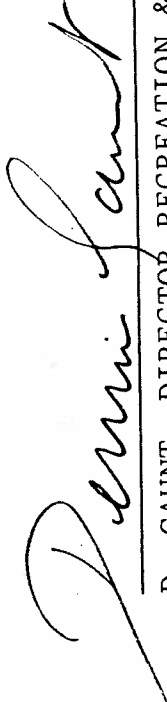
The product will be used on all exposed interior and exterior cast-in-place concrete apart from the circular columns in the entry area which it is thought by the architect will be more attractive and durable if cleaned and sealed with a clear sealer.

Concern has also been expressed about the misalignment of the vertical concrete wall along a portion of the west elevation of the building facing Bonsor Street. The problem which has occurred due to slipped or offset concrete formwork at a recessed horizontal rustication feature will be masked through the application to the face of the wall of a continuous horizontal pressure-treated cedar plank. This solution is not only useful in its masking capabilities but is also aesthetically compatible with both the treated cedar lattice work called for along the west elevation to screen the mechanical openings and the treated cedar used in the main entry. The architect is convinced that this action will provide the best possible solution and maintain the aesthetics of the facility. The members of the Project Co-ordination Committee are in full accord with the architects recommendation.

This is for the information of Council.

  
 E.E. OLSON, CHAIRMAN  
 PROJECT CO-ORDINATION COMMITTEE

  
 A.L. PARR, DIRECTOR PLANNING &  
 BUILDING INSPECTION

  
 D. GAUNT, DIRECTOR RECREATION &  
 CULTURAL SERVICES

EEO:dp  
 Attach.  
 cc: Carlberg Jackson Partners  
 301 - 6th Street  
 New Westminster, B.C.

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