

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BONSOR LEISURE POOL  
ENVELOPE REPAIRS**

**RECOMMENDATIONS:**

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$700,000 (inclusive of GST @ 5%) to finance repairs to the leisure pool structure at the Bonsor Recreation Complex, as outlined in this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2009 November 26, received and adopted the *attached* report seeking Council approval for a Capital Reserves Expenditure Bylaw to finance repairs to the leisure pool area of the Bonsor Recreation Complex.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor C. Jordan  
Member

Copied to:	City Manager Deputy City Manager Director Engineering Director Planning & Building Director Parks, Recr. & Cult. Services Director Finance Assistant Director Parks, Recr. & Cult. Services Purchasing Manager City Solicitor Chief Building Inspector
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2009 NOVEMBER 17

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** **BONSOR LEISURE POOL  
ENVELOPE REPAIRS**

**PURPOSE:** To obtain Council approval for a Capital Reserves Expenditure Bylaw to finance repairs to the leisure pool area of the Bonsor Recreation complex.

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**RECOMMENDATIONS:**

1. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$700,000 (*inclusive of GST @ 5%*) to finance repairs to the leisure pool structure at the Bonsor Recreation Complex, as outlined in this report.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission.

**REPORT****1.0 BACKGROUND**

The Bonsor Pool and Recreation Complex, located at 6550 Bonsor Avenue, provides a range of recreational amenities for the community. The main pool building was constructed in 1972. In 1986, the leisure pool and recreation complex were added to the existing facility. It was recently discovered that the main structural beams supporting the leisure pool roof were badly damaged due to water ingress. As a safety measure, the beams have been temporarily shored up under the direction of a professional structural engineer to ensure there is no risk to the patrons and staff. The structural engineering firm, Genivar, was further retained with an Envelope Consultant to undertake additional investigation into the condition of the surrounding structure. The structural investigation is complete and a final report with the building assessment has been received which identifies the affected areas that will need remediation.

The proposed scope of work requires the replacement of the water damaged glulam beams and surrounding parapet walls and roof area. As part of the envelope repairs, the lower roof will also receive a new roofing membrane as the existing membrane is well past its useful life.

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 From: Major Civic Building Projects Coordination Committee  
 Re: Bonsor Leisure Pool – Envelope Repairs  
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The repairs will provide an opportunity to improve the insulation and seismically upgrade the structure in the leisure pool area.

Following the completion of the initial building assessment of the leisure pool, staff requested Capital Contingency funds and retained Bruce Carscadden Architect Inc. to undertake the detailed design and preparation of tender documents for the repairs to the leisure pool structure and building envelope.

## 2.0 CURRENT STATUS

The consultants have completed the schematic and detailed design phases and are approximately 80% complete with respect to the tender documents. It is anticipated that the consultant will have a complete set of tender documents ready to issue by early December and subject to the timing for receiving all approvals and permits, work could commence early in 2010.

The repairs and upgrades are estimated to take approximately 15 weeks to complete and will have little or no impact on the operation of the main pool area.

## 3.0 FINANCIAL SUMMARY

Based on the cost estimate received from the Quantity Surveyor and related project costs, the total estimated cost of the repairs are as follows:

• Estimated Construction Costs	-	\$475,000
• Consulting ( <i>Tender Documents &amp; Contract Administration</i> )	-	\$120,000
• Permits / Disbursements	-	\$ 10,000
• City Forces	-	\$ 10,000
• Testing	-	<u>\$ 5,000</u>
		<b>\$620,000</b>
• Project Contingency	-	<u>\$ 45,000</u>
		<b><i>Sub Total</i></b>
		<b><i>GST @ 5%</i></b>
		<b><i>\$ 33,250</i></b>
• <b>Total Project Costs</b>	-	<b><u>\$698,250</u></b>
<b>Funding Requested</b>	-	<b><u>\$700,000</u></b>

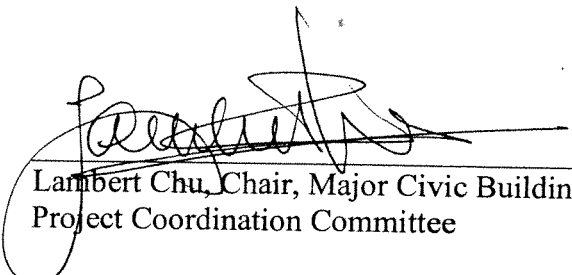
A sufficient allocation to undertake this work has been included for consideration in the Provisional 2010 – 2014 Capital Program submission.

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#### 4.0 CONCLUSION

It is recommended that Council bring down a Capital Reserve Expenditure Bylaw in the amount of \$700,000 (including GST @ 5%) to finance the repairs to the leisure pool area at the Bonsor Recreation complex, as outlined in this report. A sufficient allocation for this expenditure is identified in the Provisional 2010 – 2014 Capital Program submission.

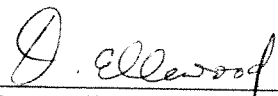
Subject to receiving funding approval, it is anticipated the project will be issued for tender in early December. The results of the tender and a recommendation for the award of a contract will be the subject of a future report to Council.



Lambert Chu, Chair, Major Civic Building  
Project Coordination Committee



Basil Luksun, Director Planning & Building,



Dave Ellenwood, Director Parks, Recreation  
& Cultural Services

JC/RP:ap

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- cc: City Manager
- Deputy City Manager
- Director Finance
- Assistant Director Parks, Recreation & Cultural Services
- Purchasing Manager
- City Solicitor
- City Clerk
- Chief Building Inspector