



**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BONSOR RECREATION COMPLEX – LEISURE POOL REPAIRS**

**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2010 September 30, received and adopted the *attached* report on the Bonsor Recreation Complex – Leisure Pool repairs and final project costs.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor C. Jordan  
Member

Copied to: City Manager  
Director Engineering  
Director Planning and Building  
Director Parks, Recr. & Cult. Services  
Director Finance  
Chief Building Inspector

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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2010 September 15

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

**SUBJECT:** BONSOR RECREATION COMPLEX – LEISURE POOL REPAIRS

**PURPOSE:** To provide a wrap-up report on the Bonsor Recreation Complex – Leisure Pool repairs and final project costs.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

**1.0 BACKGROUND**

In 2009 August, it was discovered that the main structural elements supporting the roof over the leisure pool area of the Bonsor Recreation Complex had experienced significant damage due to the failure of the building envelope which allowed water to penetrate into the structure.

Upon completion of the building envelope investigation, the consulting firm of Bruce Carscadden Architect was retained to prepare detailed drawings and specifications required for the structural and envelope repairs to the leisure pool area. In 2009 December, tender documents were issued to pre-qualified general contractors and on 2010 February 01, a construction contract was awarded to Pro-Can Construction Ltd.

Work commenced in 2010 March with the selective demolition of the affected roof, walls and structural elements. During the demolition phase, other building elements were identified that were in need of repair which could not be confirmed during the initial investigation. With the structure fully exposed, it provided the opportunity to undertake the repairs which included the replacement of roof curbs, wall cladding, glazing, flashings and limited replacement of some mechanical and electrical fixtures.

These items were in addition to the original scope of work and were covered through the use of the construction contingency funds which is reflected in the “Change Order Additions” in the Financial Summary of the report.

To: Finance and Civic Development Committee  
 From: Major Civic Building Project Coordination Committee  
 Re: Bonsor Recreation Complex – Leisure Pool  
 2010 Sept 15..... Page 2

The leisure pool repairs and renovations were completed in August and on 2010 August 24, the leisure portion of the pool was re-opened to the public. The general contractor is currently completing the balance of minor deficiencies which should be fully addressed by the end of September.

**2.0 FINANCIAL SUMMARY**

The following is a summary of the project expenditures.

Original contract value	\$ 442,100	
Change Order additions	33,780	
Change Order deductions	<u>(-9,261)</u>	
<b>Final Contract Value</b>	<b>\$ 466,619</b>	<b>\$ 466,619</b>
Consulting Services / Testing and Related Project Costs	\$ 140,208	
City Forces	<u>7,000</u>	
<b>Total Project Costs:</b>	<b>\$ 613,827</b>	<b>\$ 613,827</b>
<b>APPROVED PROJECT BUDGET:</b>	<b>\$ 666,665</b>	<b><u>\$ 666,665</u></b>
<b>PROJECT SURPLUS:</b>		<b>\$ 52,838</b>


*NOTE: the above amounts exclude taxes (GST/HST) and are subject to minor adjustments.*

**3.0 CONCLUSION**

The structural and envelope repairs along with the replacement of the old glazing system have made significant improvements to the daylight views and to the envelope performance of the leisure pool area. The leisure pool and sauna area of the Bonsor Recreation Complex was re-opened to the public on August 24, 2010 and the project has been completed with the approved budget. Staff will monitor the performance of the repairs and renovations and address any warranty matters with the contractor.

  
 Lambert Che, Chair, Major Civic Building  
 Project Coordination Committee

  
 Basil Luksun, Director Planning & Building

  
 Dave Ellenwood, Director Parks, Recreation  
 & Cultural Services