

NO: R189

COUNCIL DATE: **July 25, 2016**

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 11, 2016**

FROM: General Manager, Planning and Development **FILE: 0800-20 (Newton Rec**
General Manager, Finance and Technology **Centre Expansion)**
General Manager, Parks, Recreation and Culture

SUBJECT: Newton Recreation Centre Expansion and Wave Pool Roof Replacement
Construction – Additional Expenditure Authority

RECOMMENDATION

The Planning and Development Department, the Finance and Technology Department, and the Parks, Recreation and Culture Department recommend that Council:

1. Receive this report as information; and
2. Authorize an additional \$1,500,000.00 of expenditure authority to a maximum of \$7,955,000.00, excluding GST, for the Heather Builders Co. Ltd contract related to construction of the Expansion to the Newton Recreation Centre and Wave Pool Roof Replacement.

BACKGROUND

On February 1, 2016, Council authorized the award of contract for the construction of the Newton Recreation Centre Expansion and Wave Pool Replacement (Corporate Report No. R029: 2016) to Heather Builders Co. Ltd (“Heatherbrae”) in the amount of \$6,054,216.00, excluding GST, and Council authorized an expenditure authority for \$6,455,000.00 excluding GST.

The project started on February 18, 2016 and is scheduled for completion by the end of February 2017.

DISCUSSION

The construction of the new addition to the facility has been proceeding at a good pace while the work associated with the roof replacement of the wave pool has exposed unforeseen structural deterioration of some existing roof supports. The cost to remediate the issues discovered are projected to exceed the current expenditure authority for the project. The existing facility is more than 30 years old, and its building envelope design does not meet current building standards.

In addition, the slide tower that will require replacement in the short term is proposed to be replaced before safety concerns arise due to some corrosion. It is a good opportunity to advance this maintenance requirement while the pool is currently closed to the public.

In an effort to ensure the facility remains safe for the public and to improve energy performance which will reduce condensation, major repairs are being proposed to address the structural steel remediation that supports the Wave Pool roof system, perimeter walls, and slide tower, and to improve the building envelope systems that will help prevent further issues.

Funding

The additional expenditure authority for the contract with Heatherbrae exceeds the previously approved project budget by \$1,500,000.00. This project is currently funded through 'Internal Borrowing'. The total approved budget for this project is \$8,000,000.00. This contract increase will now increase the total Project Budget to \$9,500,000.00 excluding GST.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize an additional \$1,500,000.00 of expenditure authority to a maximum of \$7,955,000.00, excluding GST, for the Heather Builders Co. Ltd contract related to construction of the Expansion to the Newton Recreation Centre and Wave Pool Roof Replacement.

Original signed by
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Original signed by
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