

GOULBOURN RECREATION COMPLEX REMEDIATION PROJECT
PROJET DE REMÉDIATION DU COMPLEXE RÉCRÉATIF GOULBOURN

COMMITTEE RECOMMENDATION

That Council approve the allocation of \$4 million from the City-Wide Reserve to fund the increased remediation works of the Goulbourn Recreation Complex.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve l'attribution de 4 M\$ à partir du Fonds de réserve général en vue de financer les nouveaux travaux de remédiation du Complexe récréatif Goulbourn.

DOCUMENTATION / DOCUMENTATION

1. Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated May 27, 2014 (ACS2014-PAI-INF-0006)
Nancy Schepers, Directrice municipale adjointe, Urbanisme et Infrastructure, rapport daté du 27 mai 2014 (ACS2014-PAI-INF-0006)
2. Extract of Draft Minutes 44, 3 June 2014
Extrait de l'ébauche du procès-verbal 44 du 3 juin 2014

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique**

**and Council
et au Conseil**

**May 27, 2014
27 mai 2014**

**Submitted by
Soumis par:**

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Ward: Stittsville (6)

File Number: ACS2014-PAI-INF-0006

SUBJECT: GOULBOURN RECREATION COMPLEX REMEDIATION PROJECT

**OBJET: PROJET DE REMÉDIATION DU COMPLEXE RÉCRÉATIF
GOULBOURN**

REPORT RECOMMENDATIONS

**That the Finance and Economic Development Committee recommend Council
approve the allocation of \$4 million from the City-Wide Reserve to fund the
increased remediation works of the Goulbourn Recreation Complex.**

RECOMMANDATIONS DU RAPPORT

Que le Comité des finances et du développement économique recommande au Conseil d'approuver l'attribution de 4 M\$ à partir du Fonds de réserve général en vue de financer les nouveaux travaux de remédiation du Complexe récréatif Goulbourn.

BACKGROUND

The Goulbourn Recreation Complex (GRC) includes a pool, two arena pads, a gymnasium, fitness studio and community meeting rooms (including the Councillor's ward office). The GRC was constructed in three phases; the first by the former Township of Goulbourn in 2000 and the second and third phases by the City of Ottawa in 2008 and 2010, respectively. The initial phase of construction of the pool and single pad arena was initiated and undertaken by the former Township of Goulbourn as a priority capital project just prior to amalgamation.

Based on investigations following acquisition and amalgamation there were indications that the initial inspection and commissioning requirements may not have been fully addressed. In 2004, observed deterioration to the stone veneer at the pool exterior wall resulted in the identification of renewal needs and a further investigation led to a detailed program of remediation work that started in 2005. The City initiated legal action against the original contractor and the architect of record in 2005 resulting in additional work by the contractor (at no cost to the City) and some compensation awarded in 2007.

In 2008, the second phase of the construction program for the GRC added an additional 22,000 square feet to the complex in the form of a community centre comprising of a gymnasium, fitness studio and some community meeting rooms. In 2010, the third construction phase added approximately 35,000 square feet to the complex through the addition of a second arena pad to the complex. Both the second and third expansion phases of this building were managed by Infrastructure Services Department (ISD) alongside Parks, Recreation and Culture. No issues have been reported or discovered with these two expansions.

As part of its regular inspection process, ISD initiated a Structural Adequacy Review of the GRC in July 2010. The inspection identified evidence of corrosion in the structural steel components of both the pool and the arena. There was no immediacy suggested for execution of remedial work at the time. In 2012, Public Works Building Operations staff raised concerns with the building including leakage from the “lantern” – an elevated roof structure surrounded by windows – above the pool. A detailed review of the pool building envelope was completed and identified concerns with venting/air circulation, moisture and an overall lack of air-tightness in the building envelope.

A detailed thermographic infrared imagery wall survey by the IRC Building Sciences Group was also initiated to identify areas where heat loss and thermal bridging were most pronounced. A detailed review of the mechanical (HVAC) system that services the indoor pool enclosure was also undertaken. The review concluded that the condensation issues within the building are due to defects in the building envelope and that these defects should be rectified before undertaking any changes to the HVAC system.

These observations were used to define the scope of a renewal project. This project was approved through the 2013 budget process as part of the 2013 Parks, Recreation and Culture Life Cycle Renewal program. Remediation work started during a scheduled pool shutdown between August 26 and October 6, 2013. While undertaking the work, mould was discovered throughout the ceiling which led to an increased scope of work and a revised completion of December 2013. The target for completion was subsequently extended to June 2014 because of additional mould discovered in the walls surrounding the pool.

As the remediation progressed, and with the benefit of the removal of all interior finishes within the pool, significant rust to the building envelope steel structure in the ceiling and walls was revealed. Further investigations including a steel composition analysis, confirmed the structural steel was deteriorated and in February 2014 it was announced that the pool would remain closed until further notice.

DISCUSSION

Discovery of rust in columns of the pool building envelope is a serious compromise to the structural integrity of the wall system. Alternative solutions to replacement of the steel structure were explored but none were viable. Access to the columns for

replacement requires demolition of the building perimeter walls. The larger interior round structural steel columns that support the roof do not have corrosion issues.

The detailed investigations also included a review of the structural adequacy for all components of the structural design, including the high roof 'lantern' area where some of the initial problems had been observed. A computer simulation of the snow loading due to drifting indicated that the steel trusses at this area had not been designed to take into account the additional snow loading on the structure. With ongoing corrosion of the steel wall thicknesses, it was confirmed the steel trusses require to be augmented to address snow loading, or alternatively the lantern shape must be removed to eliminate the possibility of snow drifting. The work required is also anticipated to necessitate the removal of the pool's slide as it currently exists.

The building envelope surrounding the pool needs to be redesigned. This new design will provide a more durable, simplistic building envelope solution that provides for economical construction suited to the environmental complexities of an indoor pool environment. In addition, other renewal works originally targeted for September 2014 implementation have been added to the work plan to ensure completion through the extended closure.

As part of the final design, the design solution will be reviewed by staff as well as an independent building envelope specialist. To ensure the design intent is achieved during the construction phase, the City will retain the building envelope specialist to confirm the effectiveness of the building envelope. These specific tests will be in addition to the standard architectural oversight provided by both the consultant and the City.

All possible work associated with the original roof, envelope remediation project and mould abatement is complete. Mechanical work also incorporated into the scope of work including the de-humidifier is complete and ready to be commissioned. Work has stopped at the site pending approval of the new work being proposed and associated budget.

The proposed scope of new work to address the rust issues includes:

- new steel columns on the warm side of the wall complete with epoxy paint finish and raised off pool deck in order to avoid water from deck;

- reinforcing of foundation bases for the round steel columns supporting the roof;
- new thermally broken triple glazed “curtain wall” system;
- removal of the upper lantern and replacement with new steel decking and roofing;
- replacement of rusting doors and frames;
- new interior mechanical air distribution system; and
- new interior finishes.

The total preliminary estimated cost of the new scope of work is \$4 million, including construction, professional services, testing, permits and fees. Staff is requesting Committee approval of this scope of work and the additional \$4 million required to complete the GRC project. With funding approval by the end of June, the tender could proceed and a contract awarded. The pool would be anticipated to re-open to the public by late spring 2015.

Other parts of the original building constructed in 2000 (lobby, arena, administration spaces) are being inspected to determine if similar design and construction issues are present. However, at present, issues are not expected to be as significant as those in the pool area. If repairs works are required to these parts of the centre, it is expected that funding for them will be accommodated as part of the regular capital budgeting process.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION

ISD has consulted with Parks, Recreation and Culture and the Ward Councillor throughout this process.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor’s comments are as follows:

I would like to thank the staff both in Parks, Rec Culture and the ISD departments for keeping me and my office posted on the information related to this project. I would also like to take this opportunity to thank the residents for their patience and understanding with the delays on this project as this has been a major inconvenience for Stittsville and the surrounding communities. I request a report from legal to come back to committee with information on any legal action taken and any penalties levied with the initial parties involved. I would also like to ensure that the renovated facility would meet the new Accessibility for Ontarians with Disabilities Act (AODA) guidelines for when the Act comes into play.

LEGAL IMPLICATIONS

There are no legal impediments associated with the adoption of the recommendations contained in this Report. Legal Services, in consultation with the Infrastructure Services Department, will review the legal options available to recover any or all of the City's costs to remediate the Goulbourn Recreation Centre, from any party that is legally liable for these.

RISK MANAGEMENT IMPLICATIONS

There are risk implications. These risks have been identified and explained in the report, and are being managed by the appropriate staff.

FINANCIAL IMPLICATIONS

Funds are available within the City-Wide Reserve.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

There are no negative environmental implications associated with receiving this report. The proposed design solution will result in an overall building performance improvement, including improved air quality/indoor environment, improved energy performance and reduced greenhouse gas emissions.

TECHNOLOGY IMPLICATIONS

There are no technological implications associated with receiving this report.

TERM OF COUNCIL PRIORITIES

This report reflects the following Term of Council Priority:

Healthy and Caring Communities: Help all residents enjoy a high quality of life and contribute to community well-being through healthy, safe, secure, accessible and inclusive places. (HC2 - Improve parks, recreation, arts and heritage - Provide accessible, inclusive and quality parks, recreation services and urban spaces for leisure, arts and heritage that respond to demographic trends in population and activity.)

DISPOSITION

Infrastructure Services will finalize the design documents. Upon Council approval of the funding, the project will proceed to tender and a contract awarded for the completion of the work.