



Sooke & Electoral Area  
Parks and Recreation  
Commission

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**SUPPLEMENTARY AGENDA**

**CAPITAL REGIONAL DISTRICT  
SOOKE & ELECTORAL AREA PARKS AND RECREATION COMMISSION**

General Meeting, SEAPARC Boardroom  
Thursday, July 20, 2017 at 6pm

6. New Business:
- d) Staff Report: SEAPARC Arena Roof Repair
  - e) Staff Report: SEAPARC Pool Roof



**REPORT TO SOOKE & ELECTORAL AREA PARKS & RECREATION COMMISSION  
MEETING OF THURSDAY, JULY 20, 2017**

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**SUBJECT**     **SEAPARC Arena Roof Repair**

**ISSUE**

To inform the Commission of proposed arena roof repairs and seek approval to amend the 2017 Capital Plan to complete the repairs as presented.

**BACKGROUND**

SEAPARC's arena was constructed in 1977. The prefabricated building has a 29,235 square foot metal roof designed with standing seam metal panels face fastened to steel purlins. The roof had seams patched and corroded areas repaired in 2012.

In 2016, quotes were retained to coat the roof to address water leaks. The project has been included in the 2020 capital budget and approved at a cost of \$175,000.

Over the last winter, the roof's condition continued to deteriorate and requires more immediate repair and maintenance. Leaks are most evident during heavy rain events when water penetrates building connections between the arena and pool facilities and drips onto the ice.

A roofing consultant was retained and investigated these leaking areas. The consultant found the roof is still in serviceable condition and with proper repair and maintenance should have a total expected lifespan of 20 years.

The report recommends that SEAPARC:

- Correct panel corrosion at the gutter support brackets
- Replace under wood blocking on structures resting on roof
- Replace worn and cracked elastomeric coating
- Replace fasteners that penetrate metal alloy panels
- Balance and control the air pressure in the arena facility

The report indicates that once the above items are complete, SEAPARC's arena roof should see an additional 10 years of service life. Extending the service life of the arena roof is a valuable investment for this type of asset. The age and design of the arena facility will create significant challenges should the roof require replacement in its entirety.

**ALTERNATIVES**

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

1. That SEAPARC amend its 2017-2021 Capital Expenditure Plan by reducing the cost of the Roof Repair Project 2020-1 from \$175,000 to \$97,600 and by moving the project from 2020 to 2017.
2. That the report be referred back to staff for further review.

**FINANCIAL IMPLICATIONS**

The estimate to complete the 2017 arena roof repair project has been provided by the roofing consultant and estimated to be \$97,600. Budget implications involve amending SEAPARC's capital plan by moving the 2020 \$175,000 roof coating project to 2017 and reducing the expenditure to \$97,600. Current capital funding levels are sufficient to fund this project in 2017. By moving the project forward and completing regular maintenance and repair, SEAPARC will reduce the risk of large repair costs in the future.

**CONCLUSION**

The SEAPARC arena roof requires repairs and maintenance to remain serviceable. The risk and consequences of water damage due to roof failure are significant. Amending the capital plan and moving roof repair and maintenance work forward from 2020 to 2017 will ensure the arena roof is functional and will extend its service life.

**RECOMMENDATION**

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

That SEAPARC amend its 2017-2021 Capital Expenditure Plan by reducing the cost of the Roof Repair Project 2020-1 from \$175,000 to \$97,600 and by moving the project from 2020 to 2017.

Submitted by:	Steve Knoke, BA, Manager, SEAPARC Leisure Complex
Concurrence:	Larisa Hutcheson, PEng, General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

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**REPORT TO SOOKE & ELECTORAL AREA PARKS & RECREATION COMMISSION  
MEETING OF THURSDAY, JULY 20, 2017**

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**SUBJECT**     **SEAPARC Pool Roof**

**ISSUE**

To inform the Commission of possible pool roof building envelope failure and seek approval to amend 2017 capital plan.

**BACKGROUND**

SEAPARC's pool was constructed in 1999 and uses a salt water system to disinfect the water. The leisure pool roof is a conventional insulated asphalt & gravel roof system with a normal service life of 20-25 years.

Major evidence of roof failure is apparent during rain events when water enters the leisure pool between the roof drains and the metal deck, dripping into the pool's natatorium.

In 2016, budget estimates were retained for the pool roof replacement and presented in the 2017 capital budget for \$138,000.

Prior to the roof replacement tender, core cuts were conducted to determine roofing composition, roofing consultant retained, identified potential building envelope failure of the following:

- Warm moist pool air penetrating through breeches in the vapor retarder and wall junctions
- Wet insulation saturates the underside of the roofing membrane
- Possible corrosion to the metal decking

The identification of potential building envelope failure may change the scope of the leisure pool roof replacement project.

SEAPARC has secured a structural building envelope consultant to investigate further to provide the following within the next few days:

1. Report on investigation and observations
2. Recommendations for remediation
3. Cost estimate

Once data is received from the structural consultant, staff can proceed with confidence that outstanding issues with the roof are being addressed and SEAPARC will benefit with a longer service life from a new roof.

**ALTERNATIVES**

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

1. That the 2017 SEAPARC Capital Plan be amended to include the addition of \$138,000 for the Pool Roof project building envelope repairs, funded from Capital Reserve.
2. That the report be referred back to staff for further review.

**FINANCIAL IMPLICATIONS**

Budget implications are currently not available. It is anticipated that the envelope repair estimate will be available once the structural report is complete. This estimate will be provided at the July 20, 2017 SEAPARC Commission meeting.

**CONCLUSION**

The identification of a potential building envelope failure has changed the scope of the leisure roof replacement project. This change may have budget implications that will increase project related costs.

**RECOMMENDATION**

That the Sooke & Electoral Area Parks and Recreation Commission recommend to the Capital Regional District Board:

That the 2017 SEAPARC Capital Plan be amended to include the addition of \$138,000 for the Pool Roof project building envelope repairs, funded from Capital Reserve.

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