

Staff Report

Original signed by: City Manager Johnson

Report Date: June 10, 2022
Meeting Date: June 14, 2022 – Joint Advisory Committee
To: City Manager
From: Director of Community Services
Subject: Soccer Complex

PURPOSE

The purpose of this report is to advise the Committee of a potential emergency expenditure regarding a roof leak at the soccer complex.

SUMMARY

- A roof leak on the west side of the soccer complex was discovered in mid May 2022. Damage to the built-in gutter system due to ice damming has resulted in a gutter system that is not sufficiently waterproofed and is permitting water to enter the building wall structure.
- A similar leak had been discovered in a different section on the same side of the building in 2019 which was repaired through a property insurance claim.
- A roofing inspector was hired this year to identify the reason for the failures and to recommend options to prevent further leaks of this nature.
- The estimated cost to repair the gutter system around the entire building to prevent leaks of this nature is \$220,000. This work could be phased if required.
- If left unaddressed these leaks have the potential to cause serious damage to the building infrastructure and present a health and safety risk to the public.
- The estimated cost to repair the damage from the current leak and to provide a short term repair of the gutter system to temporarily prevent further leaks at this location is \$37,000.
- Staff have been in contact with the building insurance provider to determine whether or not the repair of the damage can be covered by an insurance claim.
- If the damage cannot be repaired through an insurance claim, it will be necessary at minimum to undertake the short term repairs to the gutter at that location and to repair the damage caused by the leak as an emergency expenditure.
- In accordance with the North Cariboo Recreation and Parks Unanticipated Expenditure Policy staff have reviewed the capital budget for North Cariboo Recreation and Parks to see if any of the projects planned for 2022 can be deferred in order to absorb the cost of some or all of this work if necessary.
- As we are well into the year, most of the capital projects approved for 2022 are either already in progress, complete, are being funded through grants, leaving few options for projects to be deferred.



- Staff have identified one project, the installation of exhaust fans for \$7,500 in Arena 2 that can be deferred to a future year if necessary.

NCRP POLICY:

North Cariboo Recreation and Parks Unanticipated Expenditure Policy

FINANCIAL IMPLICATIONS

- It is not known at this time whether or not the damage caused by the leak and the short term repair will be covered by an insurance claim. If it is not covered by an insurance claim it will be necessary to undertake emergency repairs to prevent damage to the building and to ensure it is safe for the public to use. One capital project can be deferred if necessary to offset a portion of the estimated \$37,000 cost to repair the damage and repair the gutter system at this location.
- Long term repairs to the building, estimated to cost \$220,000, will need to be incorporated into the five year financial plan.

RECOMMENDATION

This report is provided for information only at this time.