



CITY OF WILLIAMS LAKE COUNCIL REPORT

DATE OF REPORT: April 17, 2024
DATE & TYPE OF MEETING: April 24, 2024 Joint Committee Meeting
AUTHOR: Stacey Miranda, Director of Community Services
SUBJECT: CAPITAL PROJECT BUDGET ADJUSTMENT FOR ARENA DRESSING ROOM RETILING PROJECT
FILE: 2280-20-01; CC 7900-10

Recommendation

That the Central Cariboo Joint Committee authorize deferral of the proposed Lap Pool Retiling / Regrouting project budgeted at \$65,000 in 2024 to a future year and reallocate \$50,000 toward completing the Arena Dressing Room Retiling project this year.

Purpose

To share information on the pitting of the grout between the tiles in the West Fraser Aquatic Centre basins and the Twin Ice Arenas dressing rooms humidity eroding issues.

Discussion

Background

The two pools in the natatorium have pitting in the grouting between the tiles. When the pools were constructed, there may have been some compromised materials, or wrong materials utilized. Over time, grout will wear, especially in high traffic areas. In the pool basins some rebar has worn close to the pool bottom, and rust is detected to have come through the grouting. After an inspection, it has been determined we are able to wait three to five years before addressing the regrouting of the pool basins. The Capital Plans for the Cariboo Memorial Recreation Complex will be adjusted during the next budget cycle regarding the new information based on the inspection of the grout in the pool basins. Repair to the current rusting areas can be achieved during the annual maintenance shutdown with currently budgeted amounts. This gives the regrouting project in the natatorium the ability to move into 2027 / 2028 for consideration.

Analysis

The new information regarding the grouting in the pool basins led to an inspection of the showers in the arena dressing rooms. During this inspection it has been noted that the shower stalls require immediate work. After the inspection, the following has been determined:

- Waterproofing of cinderblocks must be redone as soon as possible, the repair and maintenance will continue to increase.
- If not addressed this could lead to mold issues in the porous cinderblocks.
- Paint and tile removal to treat the cinderblock is the best course of action.
- Followed by waterproofing, sealing, painting, and retiling.

This will add life to the shower stalls, avoid the mid-season maintenance removing the peeling paint and repairing tiles. Currently, the situation creates operational maintenance twice per year in each dressing room shower stall area. The remedial actions described above will alleviate those twice per season tasks. Wear and tear, especially in humid environments is expected. The repair and upgrade of the waterproofing of the cinderblocks in the shower stalls will add length of life to the dressing rooms. This project is a regular course of action in arena dressing rooms. Over time, wear and tear in humid environments erode the barriers and preventative work done in previous years. The Community Services Department currently has been able to source one quote.

Options

1. **Defer the Lap Pool Retiling/Regrouting project to a future year in order to reallocate \$50,000 of those funds already budgeted for completion of the Arena Dressing Room Retiling in 2024.**
2. Leave the capital budget as approved and consider the Arena Dressing Room Retiling project in 2025.
3. Add \$50,000 to the 2024 capital plan to accommodate completion of both projects in 2024.

Financial Considerations (Cost and Resource Allocation)

☒ Yes – This is a higher priority capital project and can be completed for less than the currently budgeted amount.

☐ N/A

Legislative Considerations (Applicable Policies and/or Bylaws)

☐ Yes

☒ N/A

This project aligns with the following Focus Areas of Council's Strategic Plan:

☐ Collaboration and Partnerships

☐ Indigenous Relations

☒ Livability / Positive Atmosphere

☐ Housing

☒ Infrastructure

☐ Organizational Effectiveness

OR

☐ *Core Service (not identified in Focus Areas, but necessary local government function)

This report has been prepared in consultation with:

- Brandy Links, Facility Maintenance Coordinator

Approved for Agenda by:

Chief Administrative Officer

Respectfully submitted,

Stacey Miranda
Director of Community Services

ATTACHMENTS:

Attachment A – 2024 – 2028 Capital Plan