

City of North Bay Report to Council

Report No: CORP-2021-107

Date: September 24, 2021

Originator: Margaret Karpenko

Business Unit:

Department:

Corporate Services

Financial Services Department

Subject: Funding Request for Capitol Centre

Closed Session: yes ☐ no ☒

Recommendation

That City Council approve the funding request by the Capitol Centre Board of Directors for an amount of up to \$158,700 for the emergency repairs to the West Wall Parapet and South Wall Siding; and that Council authorizes the transfer of funds to the Capitol Centre from the Completed General Capital Projects Reserve (99537).

Background

The Capitol Centre is a municipal asset which is vital to the cultural health of the community and surrounding area.

During the winter of 2021, Capitol Centre operations identified a wall showing lateral movement outward at the top. A structural engineer was brought in to assess the situation. Emergency work was undertaken by the Capitol Centre to make the building safe and weathertight.

A structural engineer was engaged to determine the repairs required to return the Capitol Centre to its pre-damaged state. A bid package was assembled and the Capitol Centre received bids from two contractors to complete the work. The Capitol Centre plans to award the contract to the lowest bidder.

The intended scope of work has been reviewed by a structural engineer contracted by the Capitol Centre and city staff who agree that the repairs included will return the Capitol Centre to its pre-damaged state.

Financial/Legal Implications

The 2021 capital allocation of \$151,000 has been committed to other projects which are underway and cannot be delayed. The projects committed to include but are not limited to the replacement of the fire escape handrails to ensure code compliance, waterproofing and parging at ground level, and repair of previously water damaged plaster and acoustic treatments to the balcony. These undertakings are required to maintain the facility in a good state of repair and to address potential safety hazards.

As the request is unplanned it is recommended that the west wall parapet and south wall siding repairs in the amount of up to \$158,700 (includes a 15% contingency) be funded from the Completed General Capital Reserve (99537). As of the time of writing the report the reserve is forecasted to have a balance of \$2.5 million.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

Maintain infrastructure across the city in a good state of repair.

Promote and encourage arts and culture as a cornerstone of a dynamic community.

Options Analysis

Option 1: That City council approve the funding request by the Capitol Centre Board of directors for an amount of up to \$158,700 for the emergency repairs to the West Wall Parapet and South Wall siding; and that council authorizes the transfer of funds to the Capitol Centre from the Completed General Capital Projects Reserve (99537).

Option 2: Do not provide funding. The facility is currently in a compromised state that will deteriorate leading to more expensive future repairs and/or loss of facility function should this work be delayed.

This option is not recommended.

Recommended Option

That City Council approve the funding request by the Capitol Centre Board of Directors in the amount of up to \$158,700 for the emergency repairs to the West Wall Parapet and South Wall Siding; and that Council authorizes the transfer of funds to the Capitol Centre from the Completed General Capital Projects Reserve (99537)

Respectfully submitted,

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

I concur with this report and recommendation

Name David Jackowski, P.Eng.

Title: Manager, Corporate Facilities

Name John Severino, P.Eng., MBA

Title: City Engineer – Infrastructure and Operations

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Margaret Karpenko, CPA, CMA

Chief Financial Officer /Treasurer