



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Recreation Governance Committee
DATE: June 30, 2021 **DIVISION:** 4
FILE: N/A **APPLICATION:** N/A
SUBJECT: Bow Valley Agricultural Society (BVAS) Emergency Funding Request

POLICY DIRECTION:

The emergency funding request was evaluated in accordance with Community Recreation Funding Policy C-317.

EXECUTIVE SUMMARY:

Bow Valley Agricultural Society (BVAS) is requesting emergency funding of \$180,977 for an urgent roof replacement at the Indus Recreation Centre. Currently, the metal decking section of the roof that covers the concession, eating area, and lobby is rusted, full of holes, and has become a safety issue. The society is submitting a provincial application to the Community Facility Enhancement Program (CFEP) for matching funding. The request meets the conditions required in Community Recreation Funding Policy C-317.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Bow Valley Agriculture Society (BVAS) has been serving communities of Indus, Langdon, and the surrounding areas in Division 4 for over 40 years. The Indus Recreation Centre's roof is approximately 27 years old; during repairs after a hail storm in August 2020, it was found that there was severe rust damage that was not caused by the hail storm. As seen in 'Attachment A', the facility had a roof inspector assess the roof and found that the metal decking section was rusted, full of holes, and has become a safety issue. The roof inspector advised that repairs would not totally fix the issue, and that a full roof replacement was required. Although the roof replacement was identified in BVAS lifecycle plan in the next three years, due to urgent safety concerns and to be ready for the ice season, the facility is attempting to secure funding in the amount of \$361,954 to replace the roof. The society has submitted an application to CFEP for matching funding. The Indus Recreation Centre serves approximately 1,773 Rocky View County residents per year through the amenities and programs the facility provides; they hope to have this project completed prior to September 2021 to ensure the facility can operate safely and visitors can continue with programming with no concerns of shut down.

BUDGET IMPLICATIONS:

A total of \$1,170,107.00 of regional public reserve funding is available to be distributed from which the requested amount would be deducted, which would leave \$989,130.00.

Administration Resources

Cheryl Cresine, Recreation, Parks & Community Support



OPTIONS:

Option #1: THAT the Emergency Funding request in the amount of \$180,977.00 from the Regional Public Reserve be approved to fund Indus Recreation Centre's roof replacement.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BB/cc

ATTACHMENTS:

ATTACHMENT 'A': Metal Panel Decking Assessment Report

*Mason & Associates Consulting Ltd.*

Roofing & Waterproofing

A.R.C.A. Approved

Date: March 13, 2021**File #** 2029**Project:**

Metal Panel Decking Assessment Report
Indus Recreation Centre
225155A Range Road 281A
Indus, Alberta

Prepared For:

United Roofing Inc
3195 – 9 Street SE
Calgary, Alberta T2G 3C1

Attention:

Mr. Patrick Genest

1.0 GENERAL**1.1 Purpose of Report:**

At the request Mr. Patrick Genest of United Roofing, we visited the above noted property to perform an assessment of the metal panel decking and provide a condition report.

1.2 Property Description:

The property is a Community Recreation Centre that has several steeped and low slope roof sections. The roof in question is a low slope roof that was constructed to connect two separate buildings and built over 30 years ago.

1.3 Site Review:

The review of the roof was performed on Saturday, March 13th, 2021 by Dave Hutchinson of Mason & Associates.

1.4 Assessment Criteria:

This report is based solely for the purpose of advising of the condition of the metal panel roof decking. The report is based upon a visual inspection and is not intended to comment on the structure or fire safety of the building as may be required by municipal, provincial or federal codes and regulations. It does not reflect any opinion as to the conditions or quality of application at the time of installation. Our opinions are based upon our experience with similar roofing and metal decking systems.

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2.0 EXECUTIVE SUMMARY

The installation date of the roof and decking is unknown, but it appears to be at least 30 years old. The metal roof panels are in poor condition along the east side, Corrosion has caused perforations in several areas and surface rust in many other areas. Due to the extent of the perforations and loss of structural integrity we advised Cindy and David of the Recreation Centre management team that only temporary repairs to seal the roof would be possible at this time.

3.0 OBSERVATIONS

3.1 Metal Roof Panels:

Corrosion causing perforations was evident on several panels along the east side of the roof. The metal was weak and not considered structurally sound. All panels displayed surface rust and signs of previous moisture infiltration.

3.2 Interior insulation:

Insulation has been strapped under the decking. Numerous stains and repair areas were noted. Several holes were also evident with daylight being visible. Moisture has previously saturated the insulation but was found to be dry where checked.

4.0 CONCLUSIONS

As noted above, the installation date of the metal roof panels is unknown, but it appears to be a minimum of 30 years old. Moisture infiltration has caused corrosion that has damaged several of the panels beyond a safe repair. The insulation has held moisture within the roofing system which has accelerated the corrosion process. Possible high humidity conditions in the kitchen below would also increase the corrosive damage to the metal panels from vapour drive through holes in the interior insulation vapour retarder.

This roof section is known to have snow load issues, therefore structural integrity is a prime concern. Only temporary waterproofing / roofing should be considered at this time until decisions can be made regarding metal panel replacement.

5.0 RECOMMENDATIONS

1. Replace all metals panels where corrosion has caused perforations.
2. Remove all other minor surface rust on panels and seal with a rust inhibiting primer.
3. Consideration should be given for a full replacement of the roof decking system and interior insulation.

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6.0 CLOSURE

We trust this information accurately reflects the conditions of the roof and meets your requirements. If you have any questions or if we can be of any further assistance, please do not hesitate to contact the undersigned.

Yours truly,

Mason & Associates Consulting Ltd.

Dave Hutchinson



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March 13, 2021



Photograph # 1: Overall view



Photograph # 2: Overall view

Indus Recreation Centre
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Photograph # 3: Overall view



Photograph # 4: Holes in panel

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Photograph # 5: Overall view



Photograph # 6: Metal is weak, numerous perforations

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Photograph # 7: Holes



Photograph # 8: Corrosion through seams

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Photograph # 9: Damage to panel at NE corner



Photograph # 10:

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Photograph # 11:



Photograph # 12: