



SUBJECT: Waterfront Centre roof replacement

TO: Committee of the Whole

FROM: Parks & Recreation Department

Report Number: PR-08-19

Wards Affected: 2

File Numbers: 925-19

Date to Committee: July 8, 2019

Date to Council: July 15, 2019

Recommendation:

Authorize the Mayor and City Clerk to enter into Phase II of the agreement for the roof replacement at the Waterfront Centre between the City of Burlington and Spencer's at the Waterfront Inc., to the satisfaction of the Director of Parks and Recreation, City Solicitor, Director of Finance and the Executive Director of Capital Works subject to 2020 Capital Budget approval.

Purpose:

- A Healthy and Greener City
 - Environmental and Energy Leadership
 - An Engaging City
 - Good Governance
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Background and Discussion:

Through report PR-10-17 dated October 30, 2017, council approved recommendation to;

Authorize the Mayor and City Clerk to enter into an agreement to the satisfaction of the Director of Parks and Recreation, City Solicitor, Director of Finance and the Executive Director of Capital Works with Spencer's Restaurant for the roof and roof top equipment replacement at the Waterfront Centre.

The Letter of Agreement for the Alteration to the Waterfront Centre between the City of Burlington and Spencer's at the Waterfront Inc., dated February 12, 2018, identified a Phase I and a Phase II of the roof replacement.

The agreement was created to identify two Phases:

- Phase I for the Observatory roof and HVAC equipment replacement (successfully completed in April 2018), and
- Phase II is to complete the roof and HVAC equipment replacement above the restaurant (to be completed in 2020 with the cost of the project to be determined by December 31, 2019).

Strategy/process

Parks and Recreation along with Capital Works staff have worked closely to determine scope of work and costs for the roof replacement above the restaurant. In order to mitigate operational impacts for both the outdoor amenities and the restaurant, we are entering into Phase II of the agreement with construction work scheduled for March 16 – April 8, 2020. The work will begin after the outdoor ice rink is closed for the season and will require the restaurant to be closed for approximately 3 weeks.

Through discussions with Spencer's, staff are recommending the replacement of the roof and all of the roof top equipment at the same time. This will ensure that warranties are not voided by the installation of equipment which could penetrate the new roof once installed.

Similar to the 2018 Observatory roof replacement, Spencer's will take lead on this project with the City providing building specifications and requirements. The recommendation of this report allows for a formal agreement to be in place for this project. It is advantageous for Spencer's to lead this project due to the heavy coordination efforts needed between the construction and the services provided at the Waterfront Centre.

Financial Matters:

Through the capital budget process in 2018, \$480,000 was approved for the roof and equipment replacement of both the observatory and the restaurant. Once quotes were received for the project it was determined that an additional \$408,000 is required (total project \$888,000). It was identified by the roof assessment reports lead by Capital Works that the Waterfront Centre roof renewal was more extensive than originally projected. The additional funds required to complete the restaurant roof replacement will be submitted through the capital budget process in 2019 for the 2020 budget. The

capital renewal for the Waterfront Centre is funded from the Waterfront Reserve Fund and does not impact the general tax-base.

Conclusion:

Staff are looking for permission to enter into an agreement for Phase II with Spencer's at the Waterfront for the replacement of the restaurant roof and roof top equipment. Spencer's will take lead on the project including procurement and upfront financing. Allowing Spencer's to take lead on this project is staff's recommendation to ensure the best possible coordination of construction, at the earliest possible time.

Respectfully submitted,

Rebecca Holmes

Planner – Recreation Services

905-335-7600 ext 7531

Notifications:

Aaron Ciancone, Pearle Hospitality

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.