



Subject: Lock 8 Pavilion – Condition Assessment

To: Council

From: Public Works Department

Report Number: 2023-96

Meeting Date: May 23, 2023

Recommendation:

That Public Works Department Report 2023-96 be received;

That the Manager of Road and Park Operations be directed to demolish and remove the Lock 8 Pavilion for safety reasons; and

That the total estimated cost of \$15,000 excluding applicable taxes for the demolition project be approved.

Purpose:

The purpose of this report is to obtain Council's approval and support regarding the demolition of the Lock 8 Pavilion, located at Lock 8 Gateway Park due to structural concerns.

Staff intend to include a new pavilion structure in a forthcoming conceptual design of Lock 8 Park and a subsequent grant application to the Region's Public Realm Investment Program.

Background:

In 1986, the City constructed the Lock 8 Pavilion, located at Lock 8 Gateway Park in Port Colborne. Mary and Fred Bueitner bequeathed to the City of Port Colborne, which funded the majority of the construction cost for the pavilion. At the bequest of the Bueitners, the funds were used to provide a feature that could be used by "the children of Port Colborne," to whom the current structure is dedicated. Many of the beams used in this structure came from the old Welland Canal walls, near Lock 1 and it has been confirmed that the Lock 8 Pavilion is not on the heritage registry.

In March of 2023, Public Works staff raised concerns over the condition of the Lock 8 Pavilion. Staff consulted with a facility assessment project manager from McIntosh Perry, who was able to provide a limited visual review and assessment as outlined in Appendix A. Based on this initial assessment, the consultant found the pavilion to be in fair condition. However, this limited assessment resulted in an unknown degree of deterioration for many of the wood column bases. Due to unknown conditions of the wood members, McIntosh Perry recommended that the pavilion should not be used in its current state.

Based on this recommendation, Public Works staff placed fencing around the structure to deter use by the public and informed Recreation and Events staff of the assessment. Staff then acquired the services of a structural engineer from McIntosh Perry to conduct a thorough assessment of the structure's wood columns and bearing areas. This second assessment found that all wood columns had experienced a significant amount of rot. These columns are the main support for this structure thus, without repair or replacement, it is unsafe to continue using the pavilion.

Discussion:

The investigations completed by McIntosh Perry identified several key issues contributing to the current condition of the structure. McIntosh Perry developed the most economical and long-term repair solutions for staff and Council's consideration.

The assessment report submitted by McIntosh Perry (Appendix A) summarizes the findings of the investigation completed. Based on this report and further discussions with McIntosh Perry's structural engineer, the following potential options concerning scopes of work, repair details, and cost estimates are provided.

The options discussed have been summarized below:

Option #1

This first option includes the demolition and removal of the structure for safety reasons.

The total estimated cost for this option is \$15,000 excluding applicable taxes.

Option #2

The second option includes the replacement of the wooden pillars to support the structure, the replacement and repair of some of the trusses, and repairs to the masonry work and concrete pad.

The total estimated cost for this option is \$70,000 excluding applicable taxes.

Option #3

The third option includes the complete demolition of the structure, followed by the immediate replacement with a new structure of similar proportions.

The total estimated cost for this option is \$150,000, excluding applicable taxes.

Staff recommend Option #1, the complete demolition of the structure to mitigate the current safety concerns as soon as possible. City staff are currently working with the Region to complete a conceptual design of Lock 8 Park in order to prepare an application for the Region's Public Realm Investment Program (PRIP) in 2024.

The conceptual design will incorporate streetscaping along the Region's Mellanby Avenue, a new location for the playground when replacement is required, and a new parking area. A new pavilion or shade structure(s) will be incorporated into the design as a replacement for the demolished existing structure.

The design of the replacement structure, or structures, would take into consideration public opinion to create a recreational space that suits the needs of residents. This would meet the City's strategic goal to build new infrastructure, renew existing infrastructure, and upgrade facilities and public spaces for residents and future growth.

Internal Consultations:

Staff consulted with Museum and Culture staff to determine that the Lock 8 Pavilion is not on the heritage registry.

Staff consulted with Recreation staff, who then informed members of the public who had booked the Lock 8 Pavilion for events of the current condition and offered alternative solutions for their events.

Recreation staff removed Lock 8 Pavilion as a rentable facility on the City's website.

Financial Implications:

The cost of removing the Lock 8 Pavilion will be funded through the Parks Operating Budget.

If Council chooses to move forward with Option #2 or Option #3, the City's Infrastructure Reserve could be a source of funding.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar of the strategic plan:

- City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
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Conclusion:

The condition of the Lock 8 Pavilion requires timely action to mitigate safety concerns regarding the integrity of the structure. The demolition of the pavilion provides the most immediate and economical solution to these safety concerns. The phased approach will provide the City with the ability to engage the public on the design of the new structure, and ensure the new structure fits into the Lock 8 Park conceptual design.

Appendices:

- a. 2023-96 Appendix A, Lock 8 Gateway Park Pavilion – March 21 Report

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.