

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: January 29, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Blake McIntosh, Acting Director Civic Operations

SUBJECT: PG Playhouse Building Envelope Failure Update

ATTACHMENT(S): None

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated January 29, 2021, from the Acting Director of Civic Operations, titled “PG Playhouse Building Envelope Failure Update.”

PURPOSE:

This report is to provide Council with an update on the current condition of the PG Playhouse building envelope.

STRATEGIC PRIORITIES:

This supports Council’s priority for City Government and Infrastructure by maintaining fiscal sustainability and balance service levels with affordability of City Services, facilities, and operations.

BACKGROUND:

The Prince George Playhouse was constructed in the early seventies. In 1996, a major renovation took place to expand the footprint of the facility. This expansion included additional seating and the construction of a fly tower to support theatrical stage props, rigging and safety systems. The expanded building exterior was finished with a standard acrylic stucco treatment widely used at the time.

On December 4th, 2020, the Facility Maintenance Division informed Administration that a portion of the stucco cladding on the PG Playhouse fell off onto the lower roof and nearby ground. Initially, the site was barricaded off and made safe while a local contractor was employed to perform a preliminary inspection and complete interim repairs. That work was started in December but by early January 2021 it became apparent that the existing envelope condition, specifically, rot was very extensive and beyond minimal repair. It was then determined the best course of action was to protect the west façade of the PG Playhouse from the elements through heating and hoarding methodology and procure a building envelope specialist. The building envelope specialist will provide a current condition assessment of the entire building exterior. The inspection will include a type of testing, typically called pull testing or adhesion testing. It is used to measure the adhesion of the cladding material to the existing plywood substrate. Moisture penetration that cannot escape, will typically cause the rot issues and weaken the bond between the exterior panel and substrate. Modern cladding systems are designed to the “Rain Screen Principle” which allow moisture to escape. The photos below reflect the stucco façade failure experienced in December 2020:







FINANCIAL CONSIDERATIONS:

At the conclusion of the envelope condition assessment, the building envelope specialist will assist in predicting future performance expectations of the existing stucco cladding and provide repair/renewal strategies for the building envelope, including a high-level cost estimate.

SUMMARY AND CONCLUSION:

The building envelope specialist has been secured and has indicated the condition assessment will commence in early February 2021, weather dependent. An inspection report will follow and Administration will update Council on the results of the condition assessment, both interim and long term repair strategies and associated cost estimates for repairs and renewal. Currently, the west façade of the PG Playhouse is protected from the elements through heating and hoarding methodology.

RESPECTFULLY SUBMITTED:

Blake McIntosh, Acting Director Civic Operations

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: [2021/02/08]