

Jericho Sailing Centre Association
Operations Committee Meeting DRAFT Minutes
May 6, 2019

Present: Lou Parsons, Chair; Steve Irwin, Andrew Silversides, Mike Cotter, General Manager.

Regrets: Chris Stairs

1.) Building Condition Assessment

The committee reviewed the March 21, 2019 Building Condition Assessment prepared by IRC Building Sciences Group. The report was commissioned by the JSCA as required by the Vancouver Board of Parks and Recreation in our 2015 renewal agreement.

The report determined the general condition of the Jericho Sailing Centre building and provided prioritized recommendations for repair and/or general maintenance over a period of 10+ years. The Operations Committee focussed on items prioritized for 2019 which can be addressed under our current budget as well as items for 2020 which can be included in the Operations budget planning for next year. Some items, along with items beyond 2020 are referred to the JSCA Planning Committee for consideration and inclusion in our long term Capital Plan. (Several of these items were already part of the long term Capital Plan approved in 2017.)

Priority 1 Recommendations Underway

- Remove a portion of the fixed guardrail on the rooftop deck and replace with a (locking) gate in order to gain safe access to roof areas. This work is currently being scheduled.
- Install combustion and ventilation air to the boiler room. This work is currently being scheduled.
- Fence Maintenance. Scheduled for repair.

Priority Items Under Review

- The report makes recommendations for: an Engineered Step and Platform Assembly \$5K; Engineered Fixed Ladder to access roof section \$4K; Roof area Annual Anchor Certification \$7.5K. We will review with the Park Board to see if these items are a standard requirement which should apply to us. When we discussed these items with WorkSafe BC we learned that they exceed their standard. WorkSafe BC recommended a roof access log and fall protection plan which we have implemented.

- Replace 4 exhaust fans \$10K. Two are redundant and the other two are functioning well. We will address these during the roof replacement.
- Skylight replacement and Engineered skylight guardrail \$48K. This item referred to the Planning Committee for further consideration.
- The report rates as Priority 1 several Site Component items, most of which are included in our Capital Plan under Compound Enhancement: Pavement & Curbs \$150K; Drainage Rehabilitation \$86K; and Lighting \$2K. These items referred to the Planning Committee.
- All items referring to building exterior sealing and painting are included in our Capital Plan for 2020.

Other Maintenance Items Noted in the Report

- Building algae removed & roof debris removal in progress.
- Repair of patio railing sections in progress.
- Sprinkler Room roof has be re-painted.
- Carbon monoxide detector installation in progress.
- Rust removal and painting of steel column bases and seismic supports in progress.
- Broken window repair ongoing.
- Downspouts being re-secured.

Under the terms of our Park Board agreement we have to update the Building Condition Assessment report in 2021 and again in 2024.

2.) Adjournment