

## **ONEC AGM - Boathouse Director's Report - October 26, 2016**

I want to take this opportunity to recognize and thank the past Boathouse Director, Bruce Akins, for his valuable advice and continuing efforts to address the remaining Boathouse code compliance issues. During Bruce's tenure as Boathouse Director, he and his volunteers did a significant amount of renovation work required to address these compliance issues. It is important to note that, while I was involved in the ongoing efforts to address the compliance issues, my greater focus this year has been to ensure the facility remained clean, safe, fully operational, and as much as possible, accessible by all the ONEC members throughout the 2016 season.

The opening of the Boathouse took place in late April. As in the past, this was accomplished through the efforts a number of volunteers, primarily from ONEC Sailing and Rowing. During the months that followed the opening, the Boathouse facility was, for the most part, fully operational and provided a safe and clean environment from which the various ONEC user groups, including Sailing, Rowing, and Social, as well as Elmwood School, were able to operate.

Throughout the summer, all parts of the Boathouse, particularly the washrooms, were maintained in a generally clean and operational condition. This is generally a challenge given the age and overall condition of the Boathouse. The hotter than usual summer experienced this year and the increased use of the facility, along with the increased volume of waste, including food stuff, deposited in the garbage containers on a daily basis made this task even more challenging. Thanks to Bernie Desrosier for providing staff on a weekly basis to help maintain the Boathouse.

During the past season, there were several incidents that should be mentioned in this report.

During the latter of May and early June, the Boathouse sewage system ceased to function as required, with sewage waste material not flowing properly into the holding tanks. Given the urgency of having a properly functioning system, particularly when the summer camps are running, and to identify and correct the problem, Poirier Waste Pumping Services was engaged to inspect and pressure clean the system. Poirier recommended the installation of proper and code compliant venting to the existing system as a long term solution to the problem. This would likely cost in excess of \$12,000. We were able avoid this large expense this year and keep the system flowing properly for the balance of the season by having Poirier pump out the three holding tanks on a weekly basis during the busier months of the summer. As well, two rental portable toilets were placed on the bike trail near the bridge as a back-up measure in the event the Boathouse system failed again. As an additional benefit, these toilets were well used by the bike trail users. The installation of proper venting for the sewage system will need to be addressed over the longer term.

During the last weekend of May, a privately owned rowing scull was stolen from the east end storage deck area. In part because of this incident, some additional security measures were implemented at the water level of the Boathouse. As well, a locksmith was engaged to inspect and retrofit the coded, front door lock. At the same time, code compliant door locks and door closing devices were installed on the fire rated doors located just inside the main entrance to the Boathouse at the entrance to the ballroom. New locks were also installed on the door to the servery and to the trophy storage room located in the servery area.

During the latter part of May, in advance of Doors Open Ottawa, the large sign located at the top of the steps leading to the parkway was repaired, cleaned, and repainted.

In mid-June, Cundell Plumbing and Heating was engaged to replace the sewage pump-out line that runs under the bridge from the holding tanks to the shore. The old line was in poor condition. The cost to do the work, approximately \$2,000, was considered appropriate given the risk of the pipe failing during one of Poirier's future pump-out procedures and waste contaminating the shoreline and the river.

During October, Minaki Construction was engaged to replace and repair gyproc throughout the Boathouse as part of the work required to render the facility code compliant in terms of fire safety. This work should be completed by the end of October.

Finally, in my capacity as Boathouse Director, along with the ONEC President, I attended a number of meetings with officials from the City of Ottawa's Inspection Services, Fire Safety Services, and Urban Services (Heritage Planning). As well, I participated in several on-site meetings with the NCC's property manager and various engineers engaged by the NCC to evaluate the structural integrity of the building. I also participated in meetings with Elmwood School representatives related to a new understanding we have with them for the 2016-17 year.

In closing, I want to thank all the volunteers, including the Boathouse Committee, who have helped ensure the Boathouse continued to be safe, clean, and operational during the 2016 season. I also want to thank my fellow Board members for their ongoing support and advice during the past year.