



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	March 23, 2023
Subject / Report No:	EDTC-CW-08-23
Title:	Grey Roots Roof Replacement – Section 5 (Phase 1)
Prepared by:	Savanna Myers, Director of Economic Development, Tourism & Culture
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	None
Status:	Recommendation adopted by Committee as presented per Resolution CW50-23; Endorsed by County Council April 13, 2023, per Resolution CC29-23.

Recommendation

1. **That report EDTC-CW-08-23 containing the tender results for RFT-EDTC-01-23 regarding removal and replacement of a section of the Grey Roots roof be received; and**
2. **That DJ Peat Roofing and Sheet Metal Ltd. be awarded the tender for a total amount of \$293,652.40 excluding HST; and**
3. **That the budget overage be funded from any surplus realized in the 2023 Grey Roots Budget, or if no surplus is realized that the funds be transferred from the Grey Roots General reserve.**

Executive Summary

In 2022, Garland Canada had recommended some roof repairs in sections four and five of the Grey Roots building based on leaks found during a thermal scan. The repairs done in 2022 were to prevent damage to existing insulation and structural materials to help reduce the roof replacement costs that were scheduled to occur in 2023 and 2024. Tender RFT-EDTC-01-23 was released earlier this year for the removal and replacement of Section 5 of the Grey Roots Roof being the first phase of the roof replacement project. The lowest bid for the project was DJ Peat Roofing and Sheet Metal Ltd. for a total amount of \$293,652.40 excluding HST which totals to \$298,820.68 net HST recovery.

In preparation for the 2023 budget, re-estimations were sought. Estimated total cost for this phase of the roof replacement was \$250,000. The lowest bid is therefore \$48,820.68 over budget. This section of roof is above administration and archives storage and was advanced to

phase one based on the rapid deterioration. As such, it is recommended that the tender be awarded to DJ Peat Roofing and Sheet Metal Ltd. for a total amount of \$293,652.40 excluding HST with the budget overage being funded from any surplus realized in the 2023 Grey Roots Budget, or if no surplus realized the overage can be funded from the Grey Roots General Reserve.

Background and Discussion

Garland Canada performed a thermal imaging scan on the Grey Roots roof surface in 2021 to determine if any leaks existed in the original roofing system or the recently replaced sections of roofing systems. The scan determined that there were areas of the original roof surface in sections four and five that had started to leak. Garland recommended that temporary roof repairs be completed in 2022 to prevent damage to existing insulation and structural materials to help reduce the roof replacement costs for those roof sections which were scheduled to occur in 2023 and 2024. The roof repairs were completed in 2022 following approval from Council as per [EDTC-CW-07-22](#), coming significantly under budget at \$7,296.56 + HST.

Based on the rapid deterioration of section 5, the size of section 5 and the budget re-estimations in the fall of 2022, it was recommended that the phases be divided and re-ordered to the following:

1. 2023 complete one half of section 5 (most deterioration above Administration and Archives Storage) with a budget of \$250,000
2. 2024 complete second half of section 5 (above Physical Collections Storage) with a budget of \$250,000
3. 2025 complete section 4 (above Grey Gallery) with a budget of \$220,000

Tender EDTC-01-23 was released earlier this year. The tender was for the removal and replacement of half of Section 5 of the Grey Roots roof which represents the first phase of the roof replacement project. Phase 2 is scheduled to occur in 2024 and Phase 3 in 2025. The lowest bid for the project was DJ Peat Roofing and Sheet Metal Ltd. for a total amount of \$293,652.40 excluding HST which totals to \$298,820.68 net HST recovery. The 2023 Budget estimated a total cost for this phase of the roof replacement to be \$250,000 and therefore the lowest bid is \$48,820.68 over budget.

RFT-EDTC-01-23 Tender Results

#	Name of Bidder	Bid Amount – (excl. taxes)
1.	Sinclair Industrial Roofing Inc	\$357,290.18
2.	Crawford Roofing Corporation	\$414,450.00
3.	Atlas-Apex Roofing Inc.	\$446,276.00
4.	T Hamilton & Son Roofing Inc	\$347,750.00
5.	DJ Peat Roofing and Sheet Metal LTD	\$293,652.40

Legal and Legislated Requirements

There are no legal or legislated requirements with this report.

Financial and Resource Implications

Project Funding

Item	Excluding HST	Net HST
Approved 2023 Budget	\$245,676.10	\$250,000.00
Tender Award Amount	\$293,652.40	\$298,820.68
Difference to Budget	(\$47,976.30)	(\$48,820.68)

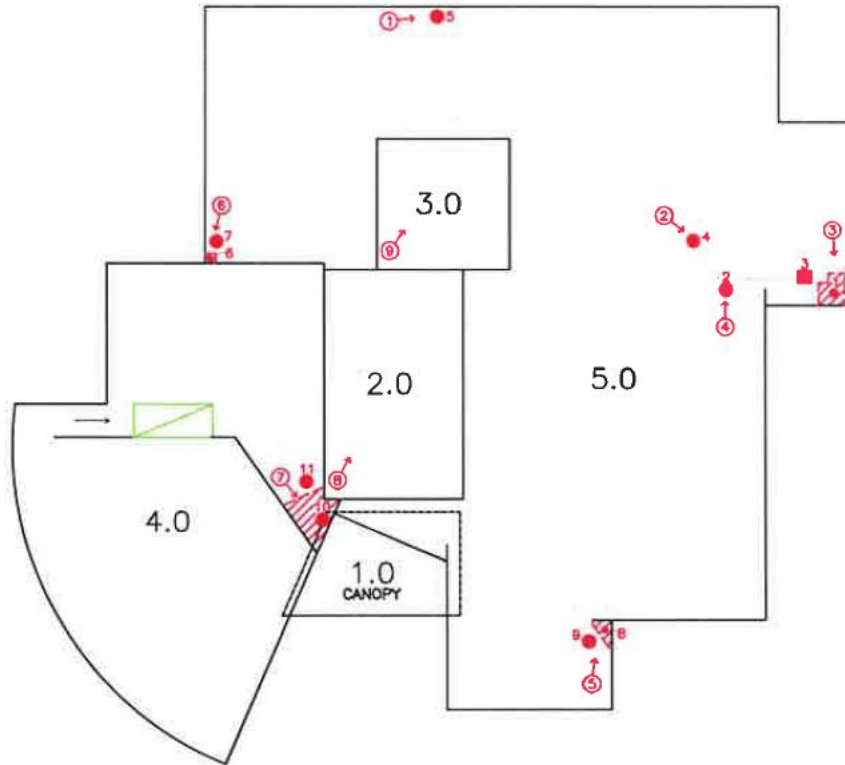
Staff recommend funding the budget overage of \$48,820.68 net HST for the roof replacement section either from any surplus realized in the 2023 Grey Roots budget, or if no surplus realized, then funding the overage from Grey Roots General Reserve. The current Grey Roots General Reserve has sufficient funds to pay for this overage, however future planned capital projects over the next few years may push the reserve balance into a negative position. This will be investigated in further detail as part of the next 10-year capital budget update. The 2023 projected year-end balance for the Grey Roots General Reserve, including the \$48,820.68 overage for roof replacement, would be estimated at \$429,199.05.

Relevant Consultation

- Internal – CAO, Deputy CAO, Grey Roots Manager, Project Manager – Housing, Financial Analyst, Purchasing
- External - Garland Canada Inc. Roof Asset Management Program

Appendices and Attachments

Roof Sections Diagram:



[Roof Asset Management Program Report](#)
[EDTC-CW-07-22 Grey Roots Roof Repairs](#)