

Report HDR-SS-17-15

To: Chair Burley and Members of the Social Services Committee
From: Anne Marie Shaw, Director of Housing
Mike Alguire, Purchasing Manager
Aaron Whitney, Technical Supervisor
Meeting Date: September 24, 2015
Subject: **Capital Project Roof Replacement**
Status: Recommendation adopted as amended per Resolution SSC81-15;
Endorsed by County Council October 6, 2015 per Resolution CC135-15;

Recommendation(s)

WHEREAS the roof at 650 4th Street A East in Owen Sound requires replacement and was not included in the 2015 approved budget;

AND WHEREAS report HDR-SS-10-15 and resolution SSC63-15 was approved at the July 7th 2015 Council session with the estimated roof replacement project cost of \$210,640 being funded from the reserve funding budgeted for a garbage compactor included in the 2015 approved budget in the amount of \$125,000 and the remaining funds required being funded from the Housing reserve;

AND WHEREAS the total tender amount received, excluding HST is \$43,390 over budget;

AND WHEREAS section 10.1 d) of the purchasing policy states a contract between \$100,000 and \$250,000 where the total annual acquisition cost is greater than the Council approved budget by 10% or more is subject to Council approval:

NOW THEREFORE BE IT RESOLVED THAT report HDR-SS-17-15 containing the tender results for RFT-HOU-24-15 be received;

AND THAT RFT-HOU-24 -15 be awarded to Danvel Construction in the amount of \$254,030 excluding HST;

AND THAT the additional funding required to proceed with the roofing replacement be funded from Housing reserve.

Background

In 2011 a roof was put on Twin Pines, a 54 bedroom two storey apartment building located at 650 4th Street A East in Owen Sound. The roof has a number of deficiencies such as no installation of ice and water shield along the eaves and improper ridge venting. These deficiencies have led to a number of problems such as heat escape and lack of air flow. The heat escape has caused ice damming causing damage to the building envelope due to leaks in the ceilings. This March the leaks led to water damage in three apartments and three ceilings being replaced and the displacement of one tenant.

The roof needs to be replaced before this winter to prevent any further damage to the building. The roof is a 23,000 square foot roof. The eaves and downspouts are still in good condition and will be reused. Three recent tenders for steel roofs have resulted in a cost of \$9 per square foot (two bids) and \$8.35 per square foot bid for the successful tenders.

In report HDR-SS-10-15 staff recommended a steel roof as there is a life expectancy of approximately 35 to 40 years and steel reduces the chance of ice damming. A cost of approximately \$210,640 was estimated for the project. Funding in the amount of \$125,000 is available in the existing 2015 approved capital budget and the remaining funds would come out of housing reserve. The tender results are as follows:

#	Name of Bidder	Total Bid (ex. Taxes)
1.	Danval Construction	\$279,000
2.	Heather and Little Limited	\$384,884

Staff was able to negotiate on the price of the steel and ice shield with the contractor to finalize a price of \$254,030 excluding HST. As the tender price is over more than 10% of the estimated cost of the project council approval is required for the \$43,390 in funding to continue with the project.

Financial / Staffing / Legal / Information Technology Considerations

The negotiated amount, including the unrecoverable portion of HST totals \$258,500. \$125,000 from existing approved capital budget and approximately \$133,500 from housing reserve.

Link to Strategic Goals / Priorities

Fiscal Responsibility: Consistent application of the purchasing policy requirements focuses on the commitment to ensure effective and efficient processes, which offer prudent use of public funds

Attachments

none

Respectfully submitted by,

Anne Marie Shaw

Aaron Whitney

Director of Housing

Technical Supervisor