



# Committee Report

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## Report HDR-SS-10-15

**To:** Chair Burley and Members of the Social Services Committee  
**From:** Anne Marie Shaw, Director of Housing  
Aaron Whitney, Technical Supervisor  
**Meeting Date:** June 13, 2015  
**Subject:** **Capital Project Roof Replacement**  
**Status:** Recommendation adopted as presented per Resolution SSC63-15;  
Endorsed by County Council July 7, 2015 per Resolution CC97-15;

### Recommendation(s)

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

**AND WHEREAS** the expenditure for a garbage compactor at 305 14<sup>th</sup> Street West in Owen Sound was included in the 2015 approved budget with funding in the amount of \$125,000 being transferred from reserve that is now deemed to be not required;

**NOW THEREFORE BE IT RESOLVED THAT** HDR-SS-10-15 regarding the roof replacement at Twin Pines be received;

**AND THAT** the capital expenditure for a garbage compactor at 350 14<sup>th</sup> Street West in Owen Sound not proceed in 2015;

**AND THAT** the Grey County Housing Department be authorized to procure for the replacement of the roof at Twin Pines for the installation of a new steel roof at Twin Pines as per option #2

**AND FURTHER THAT** the estimated roof replacement project cost of \$210,640 be 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 be funded from the 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.

Housing and Purchasing Staff have attempted contact with contractor through email and numerous phone calls with no result. Staff will work with Purchasing to ensure this vendor is not a successful bidder on other Grey County tenders.

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.

There are two options for replacing the roof.

**Option #1** is to replace with an asphalt roof with a cost of approximately \$5 a square foot for a total of \$117,024 including HST portion and funded out of the existing budget with a life expectancy of about 15 years.

**Option #2** would be a steel roof with a cost of approximately \$9 per square foot for a total of \$210,640 including HST portion with a life expectancy of approximately 35 to 40 years. \$125,000 is available in the existing budget and approximately \$85,640 would come out of housing reserve. Prices are subject to tendering process and bid amounts.

Staff is recommending Option #2 as the steel roof would have a better life expectancy and less maintenance costs. A steel roof reduces the chances of ice damming and steel roofs also clear faster resulting in less snow on the roof.

The garbage compactor at 350 14th Street West Owen Sound is not being replaced. Last year the compactor was taken out and was due to be replaced this year. A new custodian at this building has developed a system to remove garbage that is working well and would prefer not to use the compactor due to the extra cleaning involved. The new system seems to create less mess, smell and saves the custodian time.

Eliminating the need for the garbage compactor has freed up funding in the amount of \$125,000 to go towards the roof replacement at 650 4th Street A East in Owen Sound.

## Financial / Staffing / Legal / Information Technology Considerations

\$125,000 from existing approved capital budget and approximately \$85,640 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