



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Pat Newson, Director of Recreation and Facilities
DATE: 20/11/2017
SUBJECT: Police Station Roof
ATTACHMENTS: Quote from Smith Peat Roofing

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby approves using the emergency general facility funds of \$20,000 to replace the south side shingled roof of the Wingham Police Station with 26 gauge pre-painted steel roof;

AND FURTHER THAT due to the urgency of the repair, Council awards the contract to Smith Peat Roofing and Sheet Metal based on the quotation received June 29, 2017, pursuant to section 2.7, Emergency Purchases, of the North Huron Procurement Policy.

EXECUTIVE SUMMARY

During two recent heavy rainfalls, the Wingham Police Station has encountered significant roof leaks. Staff intended to wait to do the repairs after the March 2018 decision of Council, as to the direction of the Wingham Police Services, and also to budget for the repairs in the 2018 budget. Unfortunately due to the excessive leaking it is recommended that the repairs take place immediately.

DISCUSSION

The Wingham Police Station roof on the north side is a steel roof. On the south side it is asphalt shingles. The south side shingles are older and no longer water tight, and this part of the roof is leaking and requires replacement. In June 2017 staff requested quotes from Smith-Peat Roofing to plan for a roof replacement. The estimated budget to replace with 26 gage prepainted steel is \$18,526 plus tax. In light of the pending reports and decisions of Council as to the future of the Wingham Police Services, staff elected to hold off on the roof replacement and budget for the work later in 2018.

On November 16, 2017 the rainfall caused the leaks to build up in the suspended ceiling and caused the ceiling tiles to crumble and fall to the floor resulting in a health and safety risk. Further investigations indicate significant leaks in two other locations in the building.

For these reasons, it is not best practices for building safety to hold off on the roof replacement.

Timing is critical as it is already November. With the quotation available from Smith Peat Roofing and Sheet Metal Ltd., it is recommended that staff proceed with immediately awarding this company the contract, and that the work begin immediately. The Township of North Huron has used Smith-Peat Roofing on several projects with success and are satisfied with their workmanship and competitive pricing on other projects.

FINANCIAL IMPACT

Each year the Township budgets \$20,000 in a general facilities fund to be used for emergency repairs that cannot be predicted at the time the budget is created. It is recommended that the funds in this account be utilized to perform the work.

The quote received is \$18,526.00. The remaining \$1,474 will be used as contingency, and to repair the ceiling tiles and any insulation that is damaged from the leaking.

FUTURE CONSIDERATIONS

None

RELATIONSHIP TO STRATEGIC PLAN

Our community is healthy and safe.



Pat Newson, Director of Recreation and
Facilities



Dwayne Evans, CAO