



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Sean McGhee, Director of Public Works
DATE: 13/08/2018
SUBJECT: Police Services Building Roof Repair
ATTACHMENTS:

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report of the Director of Public Works, dated August 13th, 2018 regarding the procurement of services for the repair of the Police Services Building Roof for information;

AND FURTHER THAT the services of True Trough Ltd be secured for the repair of the south facing roof system of the Wingham Police Services Building in the amount of \$11,250.00 plus applicable taxes.

EXECUTIVE SUMMARY

At the November 20th, 2017 Regular Meeting of Council, the following Resolution was passed:

Resolution M546/17

Moved by: T. Seip

Seconded by: Y. Ritsema-Teeninga

THAT the Council of the Township of North Huron hereby approves using the emergency general facility funds of \$20,000 to repair or replace the south side shingled roof of the Wingham Police Station immediately;

AND FURTHER THAT due to the urgency of the repair, staff will use the negotiated method to select a competent and available vendor to execute the work.

CARRIED

Due in part to the uncertainty surrounding policing of the Wingham ward and the future of the police services facility, work on the roof was postponed.

During a heavy rain event on August 1st, there was significant infiltration of rain water into the detachment in various areas of the south facing roof.

An inspection by municipal employees was conducted to determine the source of the leakage. Based on the extent of infiltration, it was evident that the repair should be completed as soon as possible to minimize any further water damage within the facility. No immediate health and safety concerns were noted at the time of the inspection.

One quote had been previously acquired for the repair. Two other quotes for the work were secured with pricing and availability as follows:

- Smith-Peat, \$19,452.00 plus applicable tax. This quote was for a high-quality repair including removal of existing shingles, ice and water shield membrane, 26 gauge pre-painted steel, and all associated appurtenances. Work would commence mid to late September.
- West Coast Renovations, \$24,335.00 plus applicable taxes. Quote includes installation of high quality deck armour and strapping placed over existing shingles with matching roof steel and all associated flashing and venting. The repair includes the replacement of cast iron vents with 3" ABS hardware. The work would be completed in stages, with the deck armour and strapping placed shortly after order to seal the structure, with steel placed later in the season.
- True Trough Ltd, \$11,250.00 plus taxes. This repair involves application of strapping and lighter 28 gauge colour matched steel over top of the existing shingled roof. The quote includes installation of a vented ridge cap and flashing. The work can be started within two weeks of awarding of contract.

The funds for this project were incorporated into the 2018 Capital Budget.

DISCUSSION

The recommended supplier is suggesting a less extensive repair than the work quoted by the other firms which accounts for the lower price. This quote includes a standard 2-year parts and labour warranty plus standard manufacturer's warranty on the steel.

FINANCIAL IMPACT

This is a fully funded Capital Project with \$26,000 available to complete the work. The recommended approach is approximately \$14,552 under budget as presented.

FUTURE CONSIDERATIONS

None at this time

RELATIONSHIP TO STRATEGIC PLAN

This project relates to **Goal No. 4** of the Strategic Plan in that the administration is fiscally responsible and strives for operational excellence,



Sean McGhee, Director of Public Works



Dwayne Evans, CAO