



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: 18/07/2016
SUBJECT: NHWCC Roof Repairs
ATTACHMENTS: Smith Peat Quote, Site visit report Allan Avis Architects

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby authorize the Director of Recreation and Facilities to hire Smith-Peat Roofing and Sheet Metal Ltd, to perform repairs on the roof of the North Huron Westcast Community Complex for the contract price of \$11,495, using the negotiated method.

EXECUTIVE SUMMARY

The Director of Recreation and Facilities provides periodic updates to Council on various projects included in the budget.

DISCUSSION

The North Huron Westcast Community Complex underwent roof repairs in 2010. The vendor used at that time was Smith-Peat Roofing and Sheet Metal Ltd. Additional work is required to expand on those specific repairs over the metal roof, and in order to have continuity in the repairs, staff recommend using the same vendor for these repairs.

Allan Avis Architects have reviewed the roof and provided a site visit and report in December 2015. One of the conclusions was to extend the bottom of the 2-ply roofing to align with a Z-girt, and the rotten framing and sheathing be removed. The summary of their site visit report is attached.

Smith-Peat has reviewed the repair work required and provided a quote which is also attached. The work performed by Smith-Peat in 2010 was of excellent quality and not a contributing factor to the repairs required now.

FINANCIAL IMPACT

There is \$82,000 in the 2016 budget, allocated to address the roof leaks at the NHWCC. The request is to spend \$11,495 of the budgeted amount for this repair.

FUTURE CONSIDERATIONS

Staff continue to work with the consultants to review the sources of the different roof leaks. This prescribed solution is to address the leaks in the north corridor.

RELATIONSHIP TO STRATEGIC PLAN

Our administration is fiscally responsible and strives for operational excellence.

