

MANAGEMENT REPORT

Date: October 28, 2024
To: Mayor and Council
From: Mark Hackett, Manager of Community Facilities
Report Number: COU24-124
Attachments: Roofing Material and Services Proposal

Title: Boathouse Roof Membrane & Railing Replacement – Tender Award

Objective: To provide Council with information and to award the Tender for the replacement of the membrane roofing system, and railing system at the Boathouse.

Background: At the February 26, 2024, Council Meeting, Council approved the 2024 budget and the capital expenditure of \$260,000 for the replacement of the membrane roofing system, and the railing system at the Boathouse.

The completed building condition assessment in 2020 identified the precast concrete roof deck to be in good condition but noted issues with the membrane waterproofing with signs of water leakage from above. The building condition assessment recommended replacement of the waterproofing membrane in 2023.

Water leaking from the top deck level into the bottom level of the Boathouse has been an ongoing issue for several years. Annual maintenance and repairs are completed as required for waterproofing. These annual repairs will be ongoing until the replacement project is completed. In 2023, there was a significant water leak that caused damage to the contents in the leased space of the tenant. This issue resulted in a claim against the City to cover the expenses of the contents that required replacement. The claim was below the City's deductible, so was funded from the applicable budget line for claims.

The building condition assessment in 2020 identified that the handrails and guardrails are in poor condition with corrosion noted throughout and recommended replacement in 2023 to align with the membrane waterproofing project.

As the membrane roofing system, and the railing system are currently past their useful life, replacement is required to extend the life of the asset.

Analysis: With the oversight of the Community Services Department, Garland/DBS Canada Inc. issued the tender (at no cost to the City) for the replacement of the

membrane roofing system, and the railing system using the Kinetic GPO cooperative public sector purchasing program.

Kinetic GPO is a group purchasing organization for public sector entities, much like that of LAS's Canoe program. It does offer different features and besides price savings and following broader public sector procurement processes, including contract management and supplier education. It functions with membership fees from suppliers.

For the replacement of the membrane roofing system and waterproofing, three submissions were received:

- Grand Valley Roofing & Coatings Inc. - \$93,803 plus HST.
- Pollard Enterprises Ltd. - \$148,172 plus HST.
- Riverside Roofing Inc. - \$155,973 plus HST.

For the replacement of the railing system, two submissions were received:

- Kee Safety Ltd. - \$114,817 plus HST.
- Big Lakes - \$133,800 plus HST.

For the replacement of the interlocking pavers, two submissions were received:

- A Touch of Dutch Landscaping and Garden Services Ltd. - \$24,323 plus HST.
- Ross Yantzi's Pavestone Plus Limited - \$39,995 plus HST.

The lowest cost submission received for the membrane roofing system and waterproofing is from Grand Valley Roofing & Coatings Inc. in the amount of \$93,803 plus HST, the lowest cost submission received for the railing system is from Kee Safety Ltd. In the amount of \$114,817 plus HST, and the lowest cost submission received for the interlocking pavers is from A Touch of Dutch Landscaping and Garden Services Ltd. in the amount of \$24,323 plus HST. The total submission cost for the project is \$232,943 plus HST.

Garland/DBS Canada Inc. has experience working with both Grand Valley Roofing & Coatings Inc., and Kee Safety Ltd. on previous projects and has expressed positive feedback regarding their performances.

A Touch of Dutch Landscaping and Garden Services Ltd. has been contracted for other city projects and maintenance in the past with no issues noted.

Staff recommend that the scope of work for the membrane roofing system and waterproofing be awarded to the lowest bid, Grand Valley Roofing & Coatings Inc., that the scope of work for the railing system be awarded to the lowest bid, Kee Safety Ltd., and that the scope of work for the interlocking pavers be awarded to the lowest bid, A Touch of Dutch Landscaping and Garden Services Ltd.

Financial Implications:

Financial impact to current year operating budget:

There are no anticipated impacts to the operating budget.

Financial impact on future year operating budget:

Annual repairs and maintenance to the roofing membrane system, railing system, and interlocking pavers will be included in future operating budgets and are expected to be significantly reduced over a 15-to-20-year forecast period following the replacements of the systems.

Link to asset management plan and strategy:

The roofing membrane system is expected to have a lifespan of 30 to 40 years, the railing system is expected to have a lifespan of 20 to 30 years, and the interlocking paver system is expected to have a lifespan of 15 to 20 years. Future transfers to reserve funds will need to reflect planned replacements over the period and at the end of the useful life for all systems, like all assets included in the asset management plan.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as this project will extend the life of the asset and reduce the risk of failure that would result in the asset not being able to be utilized.

Alignment with One Planet Principles:

Health and Happiness

Encouraging active, social, meaningful lives to promote good health and wellbeing.

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT the Tender for the supply and installation of a new roofing system and waterproofing for the Boathouse, be awarded to Grand Valley Roofing & Coatings Inc. at a total cost of \$105,997.39, including HST;

THAT the Tender for the supply and installation of a new railing system for the Boathouse, be awarded to Kee Safety Ltd. at a total cost of \$129,743.21, including HST;

THAT the Tender for the supply and installation of a new interlocking paver system for the Boathouse, be awarded to A Touch of Dutch Landscaping and Garden Services Ltd. at a total cost of \$27,484.99, including HST;

THAT Recreation Capital Reserve Fund R-R11-RECR be used to provide the funding required;

AND THAT if additional work is required, subject to approval by the Director of Community Services, an additional contingency be authorized to fund any potential issues that are not within the approved Tender scope of work from Recreation Capital Reserve Fund R-R11-RECR.

Prepared by: Mark Hackett, Manager of Community Facilities

Recommended by: Tim Wolfe, Director of Community Services
Joan Thomson, Chief Administrative Officer