

MANAGEMENT REPORT

Date: May 27, 2025
To: Mayor and Council
From: Mark Hackett, Manager of Community Facilities
Report Number: COU25-061
Attachments: None

Title: Dufferin Lions Arena Metal Roof Coating – Tender Award

Objective: To provide Council with information and to award the Tender for the metal roof coating at Dufferin Lions Arena.

Background: At the February 10, 2025, Council Meeting, Council approved the 2025 budget and the capital expenditure of \$250,000 for coating the metal arena roof at Dufferin Lions Arena.

The completed building condition assessment in 2020 identified the metal roof to be in fair condition with signs of corrosion noted. The building condition assessment recommended coating the metal roof in an elastomeric acrylic coating to prolong the roof service life.

Analysis: With the oversight of the Community Services Department, Garland/DBS Canada Inc. issued the tender (at no cost to the City) for the coating of the metal roofing system using the Kinetic GPO cooperative public sector purchasing program.

For the Tender for the elastomeric coating of the metal roofing system, four submissions were received:

- Riverside Roofing Inc. - \$237,902 plus HST.
- Pollard Enterprises - \$284,873 plus HST.
- BML Roofing Systems Inc. - \$336,188 plus HST.
- Flynn Canada Ltd. - \$422,162 plus HST.

The lowest cost submission received is from Riverside Roofing Inc. in the amount of \$237,902 plus HST, for a total submission cost of \$268,829.26. The City is entitled to a 100% HST rebate for expenses that relate to facilities that have taxable revenues, meaning that the total submission cost is under the approved budget for the project.

Garland/DBS Canada Inc. has experience working with Riverside Roofing Inc. on previous projects with the same scope of work and has expressed positive feedback regarding their performance.

Staff recommend that the Tender for the coating of the metal roofing system be awarded to Riverside Roofing Inc.

Financial Implications:

Financial impact to current year operating budget:

The cost savings compared to the approved budget will remain in the reserve fund R-R11-FACI for future capital expenditure requirements. There are no anticipated impacts to the operating budget.

Financial impact on future year operating budget:

Annual roofing repairs and maintenance will be included in future operating budgets and are expected to be significantly reduced over a 10-to-15-year forecast following the acrylic coating of the metal roofing system.

Link to asset management plan and strategy:

The acrylic coating is expected to maintain protection and performance of the metal roofing system and extend the lifespan by 10 to 20 years. Future transfers to reserve funds will need to reflect planned replacements over the period and at the end of useful life for the acrylic coating, 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 lifespan of the metal roofing system by 10 to 20 years, and shield the metal from environmental damage (rain, wind, pollution). White acrylic coatings reflect a significant portion of the sun's ray, reducing roof surface temperature, and can keep the building cooler without overworking the refrigeration system for the ice surface.

Alignment with One Planet Principles:

Health and Happiness

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

Material and Products

Using materials from sustainable sources and promoting products which help people reduce consumption.

Zero Carbon Energy

Making buildings and manufacturing energy efficient and supplying all energy with renewables.

Staff Recommendation: THAT the Tender for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, be awarded to Riverside Roofing Inc. at a total cost of \$268,829.26, including HST;

THAT Facilities Capital Reserve Fund R-R11-FACI 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 scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

Prepared by:	Mark Hackett, Manager of Community Facilities
Recommended by:	Tim Wolfe, Director of Community Services
	Adam Betteridge, Interim Chief Administrative Officer