

Report HDR-CW-05-17

To: Warden Barfoot and Members of Grey County Council
From: Anne Marie Shaw, Director of Housing
Meeting Date: May 11, 2017
Subject: **Administration Building Roof Replacement**
Status: Recommendation adopted by Committee as presented per Resolution CW-92-17; Endorsed by County Council May 25, 2017 per Resolution CC25-17;

Recommendation

- 1. That Report HDR-CW-05-17 be received and that the replacement of the existing Administration Building Roof and Bricking be awarded to Pollard Roofing for \$645,862.73, excluding taxes; and**
- 2. That the estimated budget shortfall of \$220,091.41, for this work be funded from the One-Time Funding Reserve, in addition to the \$470,000 in funding approved in the 2017 budget.**

Background

In the spring of 2016, Garland Canada Inc. was hired to assess the condition of the County's Administration Building roof as there were a number of leaks during the winter months. Garland performed a visual inspection and later performed an infrared thermographic roof inspection that identified a large majority of the roof had wet insulation under the roofing material due to water penetration. The report received from Garland recommended the roof be replaced and the damaged brick work on the walls of the barrel roofs be repaired. The current roof on the Administration Building was applied in 2006 and there is no warranty remaining

The existing roof is not part of the scope of work for the Administration Build and Renovation Project. Garland identified risks with delaying the replacement work until 2018 when the Build project is complete. A presentation from Garland was brought to the Grey County Building Task Force. The Task Force discussions led to a request for Garland to prepare a specification for the roof replacement and a request for a quote on the roof replacement through Devlan Construction Ltd. There will be a 5% mark up for the project to be supervised by Devlan.

On February 23, 2017 the quote from Nedlaw, a subcontractor for Devlan, was presented to the Building Task Force.

Nedlaw Roofing

Replacement of the roof	\$542,300
Brick Wall Repairs	<u>\$88,600</u>
Total	\$630,900

This price does not include the mechanical, electrical or gas disconnections and reconnections estimated to be minimum \$50,000 or the 5% markup for Devlan Construction for project oversight.

A concern of the existing roof is the removal of the existing roof materials. The current roof has a layer of insulation (which is wet) under a layer of concrete. The removal of this material is costly in terms of labour and disposal. Garland estimates the removal would cost \$80-100,000.

Garland recommended to the Building Task Force that the County go out for tender and ask if Devlan would remain the general contractor. A tender was issued in March 2017, at this time the disconnections and reconnections were added to the tender and a separate price was added for replacement of the skylights.

Results of the Tender

Quote Summary Existing Roof Replacement Administration Building (excludes taxes)				
Contractor	Roof Replacement	Wall (Brick) Repair	Skylights	Total Work
Sinclair Roofing	\$660,085.00	\$16,420.00	\$5,500.00	\$682,005.00
DJ Peat Roofing	\$681,000.00	\$47,200.00	\$4,200.00	\$732,400.00
Crawford Roofing	\$799,500.00	\$24,950.00	\$14,950.00	\$839,400.00
LaFleche Roofing	\$930,564.00	\$12,300.00	\$6,000.00	\$948,864.00
Pollard Roofing	\$611,851.73	\$34,011.00	\$25,998.00	\$671,860.00
Nedlaw Roofing	\$672,800.00	\$45,800.00	\$4,400.00	\$723,000.00

On April 27th, 2017 the results of the tender were presented to the Building Task Force and the Task Force recommended the tender for the roof and brick work be awarded to Pollard Roofing and the skylight replacement be added to the 2018 budget to be completed at a future date. The skylights are not leaking but are at the end of their life cycle.

Pollard Roofing

Replacement of Roof (Including all disconnections and reconnections)	\$611,851.73
Brick Wall Repairs	<u>\$ 34,011.00</u>
Total	\$645,862.73

5% markup for Devlan Construction for project oversight to be added

Warranty and Preventative Maintenance

The hot applied roof has a 35 year life cycle and a 25 year warranty from Garland for labour and materials. The roof will be put on an annual preventative maintenance schedule to prevent future issues and identify concerns.

Financial/Staffing/Legal/Information Technology Considerations

The tendered cost for the roof replacement, disconnections and reconnections, brick wall repair total \$645,862.73. An additional 5% or \$32,293.14 for Devlan Construction to provide project oversight is required, for a total project cost of \$678,155.87, exclusive of taxes.

Including taxes, an estimated budget shortfall of \$220,091.40 for this work is anticipated. This shortfall is being recommended to be funded from the One-Time Funding Reserve, in addition to the \$470,000 in funding approved in the 2017 budget.

Project to be managed by Devlan Construction to avoid County becoming the general contractor.

Link to Strategic Goals/Priorities

Deliver excellence in governance and service delivery. Responsible asset and fiscal management.

Attachments

none

Respectfully submitted by,

HDR-CW-05-17

May 11, 2017

Anne Marie Shaw
Director of Housing