

COMMUNICATION 134061

Received from: Ross Rankin, Property and Project Manager
Addressed to: Committee of the Whole
Date: June 6, 2023
Topic: Carleton Place Pool Roof Replacement

SUMMARY

The 2023 Recreation Capital Budget includes \$455,000 for the replacement of roof areas C, E, G, I and J of the Carleton Place Pool. Staff is recommending approval from Council to increase the Capital spending for this project over and above the budgeted amount to include the purchase and installation of two (2) access ladders and to allow for the increase of the tapered rigid Insulation from 0 to 2%.

BACKGROUND

The Capital budget identified \$455,000 for the replacement of pool roof areas C, E, G, I and J. During the tender site meeting, the Consultant and contractors identified that the access ladders were not to Building Code and required replacing.

The Tender documents specified three (3) pricing options based on 0%, 1% and 2% tapered rigid insulation. 0% for an engineered sloped roof and 2% for a flat roof. The increase in roof slope is to eliminate ponding on the roofs. Ponding shortens the life expectancy of the roof.

COMMENT

Seven (7) contractors were invited to bid and provide the three (3) types of pricing. At tender closing, six (6) of the seven (7) firms submitted bids. Simluc Contractors Ltd. was the low bidder for all types.

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| Type 1 | \$429,347.00 + HST |
| Type 2 | \$465,004.00 + HST |
| Type 3 | \$471,374.00 + HST |

A physical inspection by the Consultant from the underside of the roof deck from inside the pool indicates that it is a flat roof. Once the roofing material is removed and the roof deck is inspected, a final decision on the slope % will be determined. As a result, as a 2% roof is the most expensive option, if another option is selected once the roof is removed, the cost to the Town will be less.

The request is coming forward at this time to lock in the contractor for a September 5, 2023 project start date.

FINANCIAL IMPLICATIONS

The cost to install Type 3 2% tapered rigid insulation will result in the project being \$16,374.00 plus HST over budget and the Consultant has recommended that we allocate an additional \$20,000.00 to the budget in order for staff to address any change orders which may arise during the project.

The cost of the access ladders is included in the tender amount.

It should be noted that the Town receives a 100% input tax credit for HST on the pool building which means that we essentially pay the HST but then get it back.

The funding to complete this project could be taken from the Town's overall surplus at year end and if not, from Pool Reserves.

STAFF RECOMMENDATION

THAT Council awards the replacement of roof areas at the Carleton Place Pool to Simluc Contractors Ltd. in the amount of \$471,374.00 plus HST; and

THAT the budget deviation of up to \$36,374.00 be taken from the Town's overall surplus at year end and if not, from Pool Reserves.