



PORT COLBORNE

Subject: Library Roof Restoration

To: Council

From: Public Works Department

Report Number: 2024-178

Meeting Date: September 24, 2024

Recommendation:

That Public Works Department Report 2024-178 be received;

That Council approve the proposed Option #1 roof replacement at the Port Colborne Public Library; and

That Council approve a budget of \$550,000 to be funded through the 2025 Capital and Related Budget.

Purpose:

The purpose of this report is to obtain funding to complete the recommended roof replacement at the Port Colborne Public Library.

Background:

Staff retained a subject matter expert, WTI, to investigate recurring roof leaks and evaluate the roof condition at the Public Library. WTI is a division of Tremco Construction Products Group Inc., an international construction products and services company committed and specializing in solving challenging facility problems through renovation, restoration, maintenance, and new construction.

The onsite investigation included information gathered through infrared roof scans and moisture detection as well as visual observations.

Based on the IR Roof Scan and Moisture Detection analysis there are significant areas of the roof where the roofing material is saturated with water, indicating a failure of the roof system. The Public Library roof is approximately 29 years old and reaching the end of its service life.

Discussion:

With the support and expertise of the subject matter expert, three options were developed to find the most economical and long-term solutions for staff's consideration.

Project pricing for each option was provided based on budgetary quotations provided by qualified roofing installers, as well as other works necessary to complete the project, including moving of heating, ventilation, and air conditioning equipment (multiple large units requiring crane removal and reinstallation, ductwork and gas service disconnection and reinstatement), and site works related to the roof's drainage.

Option #1 – Roof Replacement

Removal and replacement of all roofing materials over the entire flat roof. This replacement option comes with a 2-year roofing installer warranty, and a 20-year manufacturer's extended warranty with roof inspections at years 2, 5, 10, and 15. This option has a total cost of \$550,000.

Option #2 – Roof Restoration

Removal of all roofing materials in saturated areas only. The remainder of the roof will have the pea gravel removed to lay an emulsion and then new gravel laid. This restoration option would include a 10-year manufacturer quality assurance warranty. This option has a total cost of \$350,000.

Option #3 – Roof Spot Repair

Removal and replacement of all roofing materials in saturated areas only. All unsaturated areas of the roof would remain in their current condition. There would be no warranty with the completion of this scope of work. This option would have a cost of \$200,000.

Given that the library roof is approximately 29 years of age, Option 1 is recommended as it offers sustainability with the longest service life for the roof as well as the longest warranty period providing protection from additional costs related to the roof into the future.

Internal Consultations:

City Facilities and Public Library staff are working together to ensure the scheduling of the required works and operational requirements of the facility are fully considered to ensure the least amount of disruption during the project.

Financial Implications:

Staff recommend Council proceed with funding Option #1 – Roof Replacement for the estimated cost of \$550,000. Funding is to be provided through the 2025 Capital and Related Project Budget.

Public Engagement:

All residents and affected organizations directly impacted due to the construction project will be notified in advance. City staff will make efforts to ensure scheduling of the required works are planned with the least disruption to the residents and user groups of the Public Library.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Sustainable and Resilient Infrastructure
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Conclusion:

City staff have reviewed the information and reporting provided by WTI and recommend that Council approve the scope of work included in Option #1 for the total estimated cost of \$550,000.

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and the City Treasurer, when relevant. Final review and approval by the Chief Administrative Officer.