



Subject: Vale Health and Wellness Centre

To: Council - Public Meeting

From: Public Works Department

Report Number: 2023-06

Meeting Date: January 24, 2023

Recommendation:

That the Public Works Department Report 2023-06 be received; and

That Weatherproofing Technologies Canada be retained to complete the recommended roof repairs at the Vale Health and Wellness Centre; and

That Council approve the total estimated cost of the project of \$1,991,764.18 excluding applicable taxes.

Purpose:

The purpose of this report is to obtain Council's approval and support to retain Weatherproofing Technologies Canada to complete the recommended roof repairs at the VHWC.

Background:

Weatherproofing Technologies Canada (WTC) 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.

WTC was commissioned by the City of Port Colborne to investigate the ongoing roof leaks at the VHWC. Onsite meetings were completed with facility staff and maintenance teams and were shown the areas of water infiltration. City staff provided WTC with building construction drawings and detailed information relating to specific locations, times, and weather conditions that leaks typically occurred.

WTC completed an assessment of the interior air humidity, air temperature and air leakage to ensure that the building air vapor barrier was performing as required. At the time of the inspections it was confirmed that interior air conditions were in good standing and the existing building mechanical systems were operating sufficiently.

Further, WTC engaged Ausenco Engineering Inc. and Larry May Architect Inc. to review the building's architectural/structural drawings and details and to oversee onsite inspections and investigations of the existing roof assembly. WTC also engaged Flynn Canada to provide a qualified roofing technician team to conduct a series of investigations and tests under the direction of the Engineer and Architect. The completed investigations allowed the WTC Team, Ausenco Engineering and Larry May Architect to develop the scope of work and repairs necessary to resolve the ongoing roof leaks.

The proposed work as outlined in the report has been proposed through the Kinetic GPO cooperative purchasing contract. These contracts simplify and expedite facility improvement projects while ensuring budget predictability. This approach adheres to the legal requirements specific to public works projects while offering greater control with a streamlined yet thorough procurement processes.

Discussion:

The investigations and testing completed identified several key issues contributing to the current leaks throughout the building. The three teams came together and reviewed the findings resulting from the investigations and testing and developed the most economical and long-term repair solutions for staff and Council's consideration.

Attached is a copy of the report submitted by WTC (Appendix A) which summarizes the findings of the investigation and testing work completed along with potential options that include scopes of work, repair details, and cost estimates.

The options listed and included in the attached report have been summarized below:

Option #1

This first option primarily includes the removal, repair, and replacement of the leaking gutter which is approximately 155 feet in length, also known as "Gutter A1" in the attached report. This also includes the removal and replacement of 6 drain assemblies which are located along the gutter. Further details relating to the scope of work are also included in the report. The total estimated cost for this option is \$684,014.59 excluding applicable taxes.

Option #2

The second option includes all works included in Option #1 plus the removal and replacement of all remaining gutters including an additional 25 drain assemblies along

with the installation of a fluid applied Solargard Hy-build coating and applicable accessories over the entire facility roof. The total estimated length of all gutters on the roof is 1,218 linear feet.

This option also includes a 12-year Tremco Quality Assurance Warranty which applies to the entire facility roof. The total estimated cost for this option is \$1,991,764.18 excluding applicable taxes.

Option #3

The third option includes a complete new TremplyKee overlay roofing system. The idea of a full overlaid new roofing assembly was discussed in depth by the project teams and was determined not to be an economical solution. A budgetary price of \$5,175,000 excluding applicable taxes was assembled for comparative purposes.

WTC, with expert assistance and based on the review of construction drawings and details along with on-site investigations and testing, is recommending a roof restoration project that involves removal, repair, and replacement of the leaking internal roof valley gutter and drains, along with the installation of a fluid applied coating over the entire existing facility roof to provide a monolithic waterproofing solution (Option #2). As indicated, this option also includes a 12-year Tremco QA Warranty of the entire facility roof.

Internal Consultations:

City facilities and VHWC staff will work 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 construction phases of the project.

Financial Implications:

As noted, option two above is estimated to cost \$1,991,764.18 excluding applicable taxes.

The proposed budget for this project is \$2,100,000. The balance to be funded from the current VHWC budget of \$1,000,000 with the remaining amount from the infrastructure reserve. The estimated infrastructure reserve for the year ended December 31, 2022, will be approximately \$3,500,000 after taking this funding requirement into account.

Public Engagement:

All residents and affected organizations directly impacted due to the construction of the project will be notified in advance. City staff will make efforts to ensure scheduling of the

required works are planned accordingly and with the least disruption to the residents and user groups of the VHWC.

Strategic Plan Alignment:

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

- City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
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Conclusion:

City staff have reviewed the information and reporting provided by WTC and recommend that Council approve Weatherproofing Technologies Canada to be retained and complete the scope of works and details included in Option #2 of the attached report for the total estimated cost of \$1,991,764.18 excluding applicable taxes.

Appendices:

- a. Vale Health and Wellness Centre 2022 Roof Repair Report

Respectfully submitted,

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Report Approval:

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