



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: March 25, 2024

Subject: Chesley Community Centre Roof Replacement

Report from: Carly Steinhoff, Park, Facilities and Recreation Manager

Appendices: None

Recommendation

Be It Resolved that Council hereby,

1. Accepts the proposal from Clarence H. Graham Design & Construction Ltd. in the amount of \$674,383.00 inclusive of applicable taxes for the Chesley Community Centre roof replacement;
2. That the Chesley Community Centre Roof Replacement be financed through Account 02-5015-4300; and
3. That \$119,248.30 be transferred from Reserve #7254 Rec Arena/Community Centres to fund the municipal portion of the overage of this project.

Report Summary

To outline the proposals received from RFP 01-2024-01 Chesley Community Centre Roof Replacement.

Background

A 2019 Roof Condition Assessment Report identified the Chesley Community Centre Arena and Curling Club roof to be replaced as it had reached the end of its lifespan. The Chesley Curling Club had also identified many issues with leaking over the curling club ice surface and has expressed concerns with the condition of the roof.

A grant was secured through the Investing in Canada Infrastructure Fund (ICIP) – Community, Culture and Recreation Stream in 2021 in the amount of \$274,081.00, which outlined that funds would be received in 2024.

Analysis

A Request for Proposal was issued for this project and closed in February 2024. Three (3) proposals were received. All figures below include applicable taxes:

Name	Bid (including taxes)
Clarence H. Graham Design & Construction Ltd.	\$ 674,383.00
Allen-Hastings Limited	\$ 748,296.17
Tectra Group Inc.	\$ 3,302,425.00

Staff are recommending that Clarence H. Graham Design & Construction complete this project. This company has experience with this type of project and has completed other roof systems that are similar to what has been proposed. Should Council accept the recommendation within this report, construction will begin in the spring of 2024 and be completed before winter 2024. The contractor has confirmed that regular facility functions can occur while construction is taking place.

The steel roof is approximately 35,383 square feet, roughly two thirds spanning the arena surface and one third covering the curling club ice surface. The expected lifespan of the new roof is estimated to be 50 years.

The Municipality has a long-standing agreement with the Chesley Curling Club that states all capital costs of projects affecting the Club's operations shall be split with the Municipality (34.3% - Club and 65.7% - Municipality) respectively. Staff have been in contact with members of the Chesley Curling Club Board, and it has been understood that the Club agrees to follow the terms of the agreement to finance this project.

The Curling Club has indicated that it has the ability to finance a portion of their share of this project in 2024 but will require the assistance of the Municipality in the form of an interest free loan for the remaining balance. The Chesley Curling Club will delegate to Council on March 25, 204 regarding this request. The Club is seeking a \$50,000.00 interest free loan to be paid over a five (5) year term in equal installments.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

The total cost of this project, after the recoverable tax rebate, is \$607,303.68. Applying the ICIP grant of \$274,081.00 will see the final total to be \$333,222.68. Following the agreement with the Chesley Curling Club, this will have the Club fund \$114,295.38 **(\$50,000 will be from a municipal interest free loan)** of this project and the Municipality to finance the remaining balance of \$218,927.30.

This project has been identified in the 2024 Capital Budget with a Municipal contribution of \$99,679.00. An additional \$119,248.30 is required to complete this project. Staff are requesting to utilize Reserve Funds for the overage. Should Council approve this recommendation, funds will be transferred from Reserve 01-0000-72534 Rec Arena/Community Centres.

Approved by: Sylvia Kirkwood, Chief Administrative Officer