

Staff Report

Council Meeting Date: April 28, 2025

Subject: REC-2025-08 Award Flat Rood Projects

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

Attachments: None

Recommendation

Be It Resolved that Council hereby approve Karn's Roofing Limited in the amount of \$124,641.26 inclusive of applicable taxes for the flat roof replacement at the Paisley Community Centre, Paisley Sewage Plant and Chesley Lagoon;

That the Paisley Community Centre Roof be financed through Account 02-4146-4300, the Paisley Sewage Plant be financed through Account 02-3788-4300 and the Chesley Lagoon be financed through Account 02-3751-4300;

That Council approve the overage of these projects and are financed through Paisley Community Centre to be financed through existing Capital Project Accounts where the project is under budget; and

That Council approve the overage of the Paisley Sewage Plant and Chesley Lagoon roof projects to be financed through the Sewer Reserve Account 01-0000-7231.

Background

The 2025 Capital Budget has identified three (3) properties with flat roof sections that require replacement.

The Paisley Community Centre has a flat roof section that is approximately 4,100 square feet and covers the community centre portion of the building.

The Paisley Sewage Plant has two (2) separate buildings that total approximately 921 square feet. The Chesley Lagoon has one (1) building that is approximately 516 square feet.

Analysis

A Request for Quotation was issued for these projects and closed in April 2025. Two (2) quotations were received. The figures below encompass all buildings and reflect the total cost including applicable taxes:

Name	Bid (including taxes)
Karn's Roofing Limited	\$124,641.26
DJ Peat Roofing & Sheet Metal Ltd	\$124,731.66

Staff are recommending that Karn's Roofing Limited complete each of the roof sections. This company has completed other projects similar to these and has experience with the Municipality on previous projects. Karn's Roofing Limited has indicated that each of these projects will take place in July 2025. Each project has a 15-year manufacturer warranty and 15-year workmanship warranty.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

The 2025 Capital Budget identified \$63,230.00 for the Paisley Community Centre roof. The quote is \$75,467.25, and includes the non-refundable portion of HST, which is \$12,237.25 over budget. Council recently approved two (2) recreation projects that were under budget. The difference would be more than sufficient to cover the overage of Paisley Community Centre Flat Roof project. Staff are requesting that the overage for this project be financed by existing Capital project accounts that were under budget. Please refer to spreadsheet below:

	<u>Budget</u>	<u>Quote (1)</u>	<u>Difference</u>
Paisley Community Centre 25-RECC-4146 (02-4146)	\$63,230.00	\$75,467.25	(\$12,237.25)
(1) Quote includes non-refundable portion of HST			
<u>Recreation projects approved under budget April 14, 2025:</u>	<u>Budget</u>	<u>Quote</u>	<u>Difference</u>
25-RECC-4137 (02-4137) Allenford Ball Diamond Lights	\$30,000.00	\$23,278.00	\$6,722.00
24-RECC-0043 (02-4037) Tara Basketball Court Refurbishment	\$25,000.00	\$14,305.80	\$10,694.20
			<u>\$17,416.20</u>

The 2025 Capital Budget identified \$20,000.00 for the two (2) roof sections at the Paisley Sewage Plant. The quote is \$21,715.58, and includes the non-refundable portion of HST, which is \$1,715.58 over budget. Staff are recommending that the overage be financed through the Sewer Reserve Account 01-0000-7231.

The 2025 Capital Budget identified \$7,500.00 for the Chesley Lagoon roof. The quote is \$15,060.48, including the non-refundable portion of HST, which is \$7,560.48 over budget. Staff are recommending that the overage be financed through the Sewer Reserve Account 01-0000-7231.

Approved by: Emily Dance, Chief Administrative Officer