

BOARD REPORT

TO: Chair and Directors

File No: 0810 20 10

SUBJECT: Golden and District Recreation Centre Roof Replacement – Contract Award

DESCRIPTION: Report from Ryan Nitchie, Team Leader, Community Services, dated April 15, 2019. Golden and District Recreation Centre Roof Replacement – Contract Award.

RECOMMENDATION: THAT: the Board empower the authorized signatories to enter into an agreement with Laing Roofing Vernon Ltd. for the replacement of the roof at the Golden and District Recreation Centre located at 1410 9th Street South in Golden, BC for a total cost not to exceed \$800,000 plus applicable taxes.

SHORT SUMMARY:

In 2016, the CSRD engaged with IRC Building Sciences Group (IRC), a roofing engineer and consulting firm, to conduct a Condition Analysis Assessment Report for the roofing structures at the Golden and District Recreation Centre (Golden Arena). The report concluded that the roofing system was in fair condition, however, the roof has achieved its life expectancy of 20-25 years. In February 2019, the CSRD issued a tender for the budgeted replacement of the roof of the Golden Arena. The tender included roof replacement and a new protective roof membrane assembly system.

VOTING: Unweighted LGA Part 14 Weighted Stakeholder
Corporate (Unweighted) Corporate (*Weighted*)

BACKGROUND:

The Golden Arena was constructed in 1988 with additions to the building in 1991 and 2004. In 2016, the CSRD engaged with IRC to conduct a condition assessment of the various roof structures on the facility. The report concluded that although the roof was considered to be in fair condition, it has achieved its average life expectancy of 20-25 years.

IRC has provided the CSRD with a recommended preferred proponent and including value added options for considerations. IRC has recommended Laing Roofing Vernon Ltd. (Laing) as the preferred low bidder. Laing also provided value added price quotes for the installation of an upgraded Siplast roofing membrane system and an extended warranty increase to 20 years for an additional cost of approximately \$20,000.00. IRC has indicated that this upgrade represents significant additional value to the CSRD.

Laing is a well-respected and reputable roofing company that specializes in larger commercial roofing projects having most recently completed projects such as the Penticton Regional Hospital, Kal Tire Place North in Vernon and the Interior Health Surgical Centre in Kelowna, among many other projects. Laing has provided a timeline for construction commencing the first week of May 2019 and estimated for completion mid-July 2019.

POLICY:

In accordance with CSRD Policy No. F-32 "Procurement of Goods & Services", Board authorization is required for any tender or request for proposals to be awarded in excess of \$500,000.

FINANCIAL:

The following table outlines the submitted tenders for this project, excluding taxes:

Bidder	Base Price	Upgrade to SiPlast Membrane	Upgrade Warranty to 20 years	Total Cost
Kelowna Roofing Ltd.	\$772,300	\$75,000	\$11,850	\$859,150
Western Roofing Ltd.	\$891,600	\$41,000	\$4,500	\$937,100
Cascade Roofing & Exteriors	\$848,484	N/A	\$4,920	\$853,404
Flynn Canada Ltd.	\$765,817	N/A	\$553	\$766,370
Laing Roofing Vernon Ltd.	\$721,660	\$15,500	\$4,060	\$741,220

The project will be funded from the Golden and District Recreation Centre budget as approved by the Board at the March 21, 2019 regular Board meeting. Capital reserve funds in combination with short term internal borrowing will be used to finance the project. The 2019 Five Year Financial Plan for the Golden and District Recreation Centre has \$1,200,000 allocated for the roofing project as estimated by IRC in their Opinion of Probable Cost (OPC). The tender results represent a significant cost savings compared to the OPC.

The recommendation of a total expenditure of no greater than \$800,000 plus applicable taxes provides the opportunity to accept value added upgrades per Laing's bid submission and also provide a contingency amount to account for any unforeseen deficiencies or scope changes that may be encountered during the project.

COMMUNICATIONS:

The decision of the Board will be relayed to the preferred proponent.

DESIRED OUTCOMES:

The Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

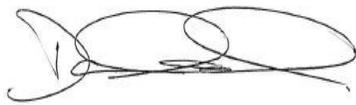
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. IRC Building Sciences Group, *Roof Condition Assessment Report*, June 23, 2016
2. IRC Building Sciences Group, *Pre-Design Authorization Report*, September 19, 2018

Report Approval Details

Document Title:	Golden Arena Roof Replacement contract award 2019.docx
Attachments:	
Final Approval Date:	Apr 16, 2019

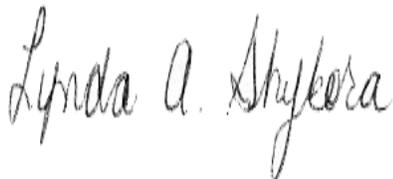
This report and all of its attachments were approved and signed as outlined below:



Darcy Mooney - Apr 16, 2019 - 12:03 PM



Jodi Pierce - Apr 16, 2019 - 12:09 PM



Lynda Shykora - Apr 16, 2019 - 12:27 PM



Charles Hamilton - Apr 16, 2019 - 1:40 PM