

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 13, 2021

TO: Mayor and Council

FROM: Jim Gordon, P.Eng., Director, Engineering & Municipal Operations

SUBJECT: Contract Award – Centennial Arena Roofing and Cladding Renewals

RECOMMENDATIONS

THAT Council:

1. Approve the award of the Centennial Arena Roofing and Cladding Renewals project to Transwest Roofing Ltd. in the amount of \$1,138,145 (excluding GST) subject to Council approval of a Financial Plan Amendment reallocating funding from 2021 and 2023 to bring the 2022 project budget to \$1,285,000.
 2. Approve the Mayor and the Director of Corporate Administration to sign the Contract with Transwest Roofing Ltd. to initiate the project.
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EXECUTIVE SUMMARY

The purpose of this report is to obtain Council approval to award the Centennial Arena Roofing and Cladding Renewals project to Transwest Roofing Ltd.

INTRODUCTION/BACKGROUND

The Centennial Arena was constructed in 1966, approximately 55 years ago. Additions to the original structure have been made over the years. Repairs as a result of roof leaks have taken place every year for the past three (3) years. Refer to the table below for recent leak history.

Table 1: Recent Arena leak History

Date	Description	Approximate Cost
December 12, 2019	Roof leak into Whalers office. Restoration work.	\$23,000
December 17, 2019	Roof leak into hockey storage room. Restoration work.	\$14,000
January 31, 2020	Roof leak into lobby. Restoration work.	\$ 1,000
February 5, 2020	Flashing installed to prevent pooling at front entrance.	\$ 1,000
September 24, 2021	Roof leak at hot water tank exhaust. Repaired by roof consultant's contractor.	Included in this project consulting fees

Replacing the roofing will reduce the maintenance and related water damage costs to the building interior. The proposed roof is to have a 10 year Roofing Guarantee and is expected to last approximately 25+ years.

Staff recommend that replacement of the roofing is a necessary investment for 2022 to maintain the building and to provide future uninterrupted and continued use of the building.

The cladding on the exterior walls will also be replaced to prevent leaks and to provide an updated appearance similar as the Center for Active Living located next to it. The work is not scheduled to start until March 2022, as the roof top units are required for maintaining the ice in the arena. This gives the proponents four months to secure materials as the current market has supply chain and pricing uncertainties.

The City will be procuring a separate contractor to lift the roof top units off the roof prior to the reroofing. This is specialized work that the City can coordinate to reduce the total cost of this project.

Council Policy #301 “Procurement Policy” requires Council approval for contracts with values exceeding \$250,000. The value of this work requires Council approval to proceed.

The City posted a Request for Proposals (WR21-029 RFP for Centennial Arena Roofing and Cladding Renewal) on BC Bid and the City of White Rock’s website on September 9, 2021. The Tender closed at 2:00 p.m. on October 14, 2021. The City received three proposals and the results are summarized below.

Table 1 – Bid Summary

Contractor	Base Price	Optional Roof	Total
Transwest Roofing Ltd.	\$1,078,145	\$60,000	\$1,138,145
Marine Roofing (1996) Ltd.	\$1,236,554	\$46,404	\$1,282,958
Flynn Canada Ltd.	\$1,419,870	\$80,070	\$1,499,940

City staff followed-up with separate conference calls to Transwest Roofing and Marine Roofing to confirm aspects of their proposals and to answer questions from staff and the project consultant, Morrison Hershfield Limited. Reference checks were made and were good for the two lowest proposals. An evaluation was performed on all proposals by two (2) City staff and the project consultant. The results of the evaluation is Transwest Roofing’s Proposal provides best value to the City.

The RFP requested an optional price to replace the arena shop roof shown on the right. The additional cost for Transwest Roofing Ltd. to do this work is \$60,000. Staff recommend that this roof be renewed at the same time as the main roof as it will need to be replaced soon and there will be cost savings to include in the current work.



Existing Arena Shop Roof

FINANCIAL IMPLICATIONS

The total projected cost is shown in the table below:

ITEM	COST
Design and consulting	\$ 50,000
Roof Top Unit Lift	\$15,000
Optional - Shop Roof	\$60,000
Transwest base price	\$1,078,145
Contingency 10%	\$121,855
Total Project Cost	\$1,325,000

Funds of \$1.491M are available for this work in the Financial Plan spread over the three years from 2021 to 2023; \$365K in 2021, \$678K in 2022 and \$448K in 2023. The budget now requires \$40K in 2021 and \$1.285M in 2022. In order to award the contract, more funding is required in 2022 which prompts a Financial Plan amendment. This project is projected to be completed for \$1.325M, which is \$166K below the current total three year budget.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Engineering staff have been working with the White Rock Amateur Radio Club to work around their antennas on the arena roof. The antennas will be removed prior to the construction and reattached at the completion of the work.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering Staff have been working with Recreational and Culture Department staff (as operators of the facility) to mitigate impacts to the operations, coordinate staging and building access. The proposed construction window has been developed with consideration of the arena ice operations. Recreation and Culture Department staff will be informed of the contractor's schedule prior to project commencement.

Staff will work with the Communications Department to share this information with the public.

CLIMATE CHANGE IMPLICATIONS

A renewed roof should lead to energy savings.

ALIGNMENT WITH STRATEGIC PRIORITIES

Aligns with New Strategic Priorities:

1. Our Infrastructure - Provide safe, reliable and sustainable infrastructure for the community while minimizing impacts on the environment.
2. Our Community – Manage the delivery of services efficiently and effectively

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Not approve the project; however, the roof will continue to leak and the building will be susceptible to further water damage and may result in more extensive future repairs. In addition, the serviceability of the arena building will be affected. Users will be inconvenienced and potentially put at risk by leaks.

CONCLUSION

The City posted a Request for Proposals on BC Bid for Centennial Arena Roofing and Cladding Renewals. Three (3) proposals were received and based on best value for the City, staff

recommend awarding the contract to Transwest Roofing Ltd, for \$1,138,145 (excluding GST) and seek Council's approval for the Mayor and Director of Corporate Administration to sign the contract with Transwest Roofing Ltd. to initiate the project. A Financial Plan Amendment will be needed to adjust funding from 2021 and 2023 to 2022.

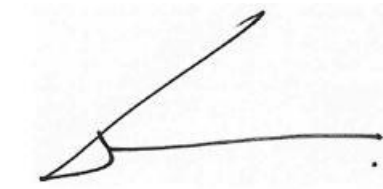
Respectfully submitted,

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Jim Gordon, P.Eng.,
Director of Engineering & Municipal Operations

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', written over a light blue grid background.

Guillermo Ferrero
Chief Administrative Officer