

ADMINISTRATIVE REPORT

TO: Shane Bourke, City Manager	DATE: October 10, 2023
FROM: Dan Lemieux, Chief Public & Protective Services Officer	MEETING: Public & Protective Services Committee
REPORT WRITER: Dan Lemieux, Chief Officer	
SUBJECT: Coordinated Care Campus Phase 3 Roof Replacement	

RECOMMENDATIONS

That Committee recommend Council approve \$780,000.00 to replace the roof at the Coordinated Care Campus from the Financial Stabilization Reserve.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

No previous direction.

BACKGROUND

The Building Condition Assessment Report of March 2021 identified the need to replace the roof section above the former hotel rooms within a 2 – 5-year timeframe. The roof over the former hotel rooms is original to the building. There is an opportunity for significant savings if the roof replacement occurs as part of the Phase 3 renovations.

ANALYSIS

Phase 3 renovations of the Coordinated Care Campus are underway, providing an opportunity to replace the roof prior to tenant occupancy. Replacing the roof now allows tenants to move into a fully finished building without future disturbances.

As renovations are currently occurring, this provides an opportunity for contractors to complete the work during the ongoing renovation project and provides for ease of access, if required. Replacing the roof now improves the condition of the Coordinated Care Campus facility and protects the asset from potential future damage.

Relationship to City Council's Areas of Focus / Strategic Priorities

Caring & Inclusive Community: Providing well maintained housing and office facilities supports the community and enhances the Quality of Life.

Environmental Impact

Replacing the roof may lead to increased energy efficiency.

Economic Impact

Replacing the roof now will reduce the cost to replace the roof later due to inflation and potential future damage.

Social Impact

Tenants will have a better quality of life knowing they are in a finished building that does not require additional renovations.

Relevant Statutes / Master Plans / City Documents

Building Condition Assessment Report – Stonebridge Hotel, March 12, 2021.

Risk

The risk of not replacing the roof could lead to future increased costs and the structure could potentially suffer damage from adverse weather events.

Alternatives (Optional)

The replacement of the roof could be delayed until a later date and a future budget year.

STAKEHOLDER ENGAGEMENT

The Project Manager from Corporate Facility Management and SPA Engineering have consulted Administration on the roof replacement at the Coordinated Care Campus.

BUDGET / FINANCIAL IMPLICATIONS

The cost to replace the roof is \$780,000.00. with funding available from the Financial Stabilization Reserve.

SUMMARY / CONCLUSION

The roof at the Coordinated Care Campus is close to its end-of-life and requires replacement. The cost to replace the roof is \$780,000.00. City Administration recommends replacing the roof as part of the Phase 3 renovations.

ATTACHMENTS