



Staff Report

Finance and IT Services

Report To: Committee of The Whole
Meeting Date: June 5, 2017
Report Number: FAF.17.17
Subject: Library Flat Roof Replacement Update
Prepared by: Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

A. Recommendations

THAT Council receive Staff Report FAF.17.17 entitled “Library Flat Roof Replacement Update” for information purposes.

B. Overview

This report looks to update Council and the public on the cost of the Library flat roof replacement that was done end of 2016 into 2017.

C. Background

On July 11, 2016 staff brought forward report CSPW.16.106 which outlined the roof repairs that were needed at the L.E. Shore Memorial Library and any potential interior works from the resulting roof failures. This report established a \$300,000 project budget.

On October 3, 2016 staff brought a second report to Council to award the roof replacement contract. In this report it established a \$169,500 budget for the roof replacement component of the project and corresponding funding sources. The remaining \$130,500 of the budget would be available for engineering costs, interior works, and air quality testing. At the time of this report funding sources for the \$130,500 had not been identified.

D. Analysis

The final overall cost for the flat roof replacement and interior works is \$278,822.44, which is \$21,177.56 under-budget. The following chart outlines the costs and the funding:

	Total Cost
Roof Replacement	\$163,644.92
Interior Works	\$52,650.63
Engineering	\$27,992.66
Other Costs (air quality testing, HAVC removal etc.)	\$34,534.23
Total Project Cost	\$278,822.44
Less: Approved Funding (CSPW.16.135)	\$169,500
Remaining Cost to be Financed	\$109,322.44
Less: 2016 Capital Cost Savings ¹	\$49,186.59
Cost to be Unfinanced in this report	\$60,135.85

¹ Roads, By-law, and Fire all had taxation funded capital projects that came in under-budget in 2016.

E. The Blue Mountains' Strategic Plan

Goal #4: Promote a Culture of Organizational and Operational Excellence
Objective #4: To Be a Financially Responsible Organization

F. Environmental Impacts

None.

G. Financial Impact

With the project now complete staff are looking to finance the remaining \$60,135.85. Staff are recommending that this funding come from the Library Asset Management Reserve Fund, which is the only Library reserve fund under the control of Town Council. After funding this project the reserve fund will have a balance of \$44,128.42.

H. In consultation with

Ruth Prince, Director of Finance & IT Services
Shawn Everitt, Director of Community Services
Aaron McMullen, Facility Manager

I. Attached

None.

Respectfully Submitted,

Sam Dinsmore
Deputy Treasurer/Manager of Accounting and Budgets

Ruth Prince
Director of Finance and IT Services

For more information, please contact:
Sam Dinsmore
sdinsmore@thebluemountains.ca
519-599-3131 extension 274