
HALDIMAND COUNTY

Report PW-RO-03-2018 Walpole Salt Storage Facility Roof Replacement For Consideration by Council in Committee on August 28, 2018



OBJECTIVE:

To obtain Council approval to proceed with scheduling the replacement of the Walpole Salt Storage Facility Roof, which is identified in the 10 Year Tax Capital Budget in the year 2021.

RECOMMENDATIONS:

1. THAT Report PW-RO-03-2018 Walpole Salt Storage Facility Roof Replacement be received;
2. AND THAT the 2018 Tax Capital Budget and forecast amendment to the Walpole Salt Dome Fabric Replacement Project, as outlined in Report PW-RO-03-2018 be approved.

Prepared by: Wray Oakes, Manager of Roads Operations

Respectfully submitted: Philip Mete, P. Eng., General Manager of Public Works

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

In 2018 the Walpole Salt Storage Facility poly roofing fabric experienced extreme wind damage in the spring, resulting in upwards of 80 percent of the roofing material being destroyed. This unexpected failure comes premature to the planned roof replacement for this facility in 2021 as identified in the 2018 Tax Capital Budget, Project C.322.0045. Staff is presenting this report with the intent to seek Council's approval to accelerate the planned 2021 Capital project, to 2018. Within the policy responsibilities under the County's Salt Management Plan, staff recommend the roof be replaced prior to the 2018 fall and winter season.

BACKGROUND:

Given that the Salt Storage Facility roof has unexpectedly failed, staff are requesting a revision to the 2018 Tax Capital Budget, to accelerate and increase the 2021 Capital project.C.322.0045 which will allow the completion of work as necessary in 2018. The failed roof section consists of approximately 80 percent of the roof, which is estimated at a replacement cost of approximately \$45,500. The remaining warranty on the damaged section of the roof is estimated at a value of 30 percent or \$13,650 which leaves a remaining cost of \$31,850 to be covered by the County. Knowing that the roof was damaged by extreme winds, the Corporate Services Department has confirmed that the County's insurance reserve will fund the replacement cost for the damaged section of roof for costs above warranty. However, after consulting with staff and the roof supplier, it has been recommended that the remaining 20 percent of the roof should also be replaced at the same time as the damaged section. Staff have identified that to replace the remaining portion of the roof (20 percent) they would require an additional amount of approximately \$18,500, bringing the total value of work to be completed to approximately \$64,000. With the damage that has been sustained, it is being recommended that the

entire covering be replaced when the work commences, as the integrity of the remaining sections has been compromised.

ANALYSIS:

Under the requirements of the County's Salt Management Plan, the Salt Storage Facility must be maintained in a responsible state of repair that meets the requirements of salt containment and managing the environmental impacts of salt water run off. Operational impacts of delaying or deferring the roof replacement at this time, are not viewed as a viable option.

FINANCIAL/LEGAL IMPLICATIONS:

Staff have estimated that the total budget required to complete the roof replacement for the accelerated project would be \$64,000. Since the planned work is in process and the final warranty and insurance amounts are still to be determined, the actual amount required from CRR General will be reduced from what is being proposed, when the final funding is determined. It is anticipated that the amount to be covered through Warranty would be \$13,650, as well as approximately \$31,850 would be covered through insurance, leaving a balance of \$18,500 to be funded by CRR General.

	Current Approved Budget	Proposed Revised Budget
Expenditure:		
Walpole – Salt Dome Fabric Replacement - C.322.0045	\$50,000	\$64,000
Total Expenditures	\$50,000	\$64,000
Financing:		
CRR General	\$50,000	\$64,000
Total Financing	\$50,000	\$64,000

STAKEHOLDER IMPACTS:

The Corporation of Haldimand County, the Ministry of the Environment, the Ministry of Natural Resources and the public at large.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

ATTACHMENTS:

None