



Staff Report

Report To: Council Meeting
From: Lee Gosnell, Manager of Operations & Community Services
Date: 2024-03-14
Subject: West Lorne Library Roof Replacement

Recommendation:

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services; and

That West Elgin Council hereby grants pre-budget approval for the quoted amount of \$17,180.00 plus applicable taxes from Elgin Roofing of Aylmer for replacement of the TPO Flat Roof above the West Lorne Library.

Purpose:

To accept the quote from Elgin Roofing of Aylmer ON for replacement of the West Lorne Library flat roof.

Background:

Over the last 18 months, staff have been dealing with a persistent water leak above the West Lorne library. Multiple contractors were brought in to address the situation, but no obvious causes were identified. While some minor adjustments/improvements were made, the leak would always return, albeit sometimes many weeks/months later.

After assessment by three reputable roofing companies, it was mutually agreed that future attempts to locate a cause would be impractical. The membrane used on a flat roof has an approx. lifespan of 15 – 20 years, which puts the library roof well within the window for replacement. Although water damage in the library has been minimal to date, the last few events would indicate the leak is getting worse and should be addressed ASAP.

Three quotes were obtained for this project and are listed below (before applicable taxes) –

1. Elgin Roofing	\$17,180.00
2. Davidoff Roofing	\$31,055.00
3. Flynn Roofing	\$39,964.00

Staff have reviewed all three quotes provided and followed up with Elgin Roofing regarding details of their 5-year workmanship warranty, insurance and WSIB. Upon confirmation that replacement can start ASAP (weather permitting), West Elgin staff recommend the award of this project to Elgin Roofing of Aylmer.

Financial Implications:

The above noted roofing costs are included in the draft 2024 West Elgin Operating Budget.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input checked="" type="checkbox"/> To improve West Elgin’s infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,

Lee Gosnell
 Manager of Operations and Community Services

Report Approval Details

Document Title:	West Lorne Library Roof Replacement - 2024-13-Operations Community Services.docx
Attachments:	
Final Approval Date:	Mar 12, 2024

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

Terri Towstiuć