

## Staff Report

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**Report To:** City Council  
**Report From:** Bradey Carbert, Manager of Corporate Services  
**Meeting Date:** September 8, 2025  
**Report Code:** CR-25-119  
**Subject:** Julie McArthur Regional Recreation Centre – Roof Rehabilitation – Project Update #1

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### Recommendations:

THAT in consideration of Staff Report CR-25-119 respecting Julie McArthur Regional Recreation Centre – Roof Rehabilitation – Project Update #1, City Council approves the budget increase for this project from \$920,950 to \$1,270,950 to fund contemplated change orders and contingency allowance requirements related to unknown conditions that arise throughout the remainder of the project.

### Highlights:

- Tender RFT-25-011 for the Julie McArthur Regional Recreation Centre Roof Rehabilitation was approved by Council on May 26, 2025.
- The Construction component of the project commenced the week of July 14, 2025 with an anticipated completion date of October 31, 2025.
- A contingency allowance of \$50,000 was originally included in the Tender to address unknown conditions related to deteriorated insulation.
- Through the construction period, additional unknown conditions have been identified and requires an additional \$350,000 in project funding in order for the project to be completed.

## **Strategic Plan Alignment:**

This report supports the delivery of Core Service.

## **Climate and Environmental Implications:**

This supports the objectives of the City's Corporate Climate Change Adaptation Plan by strengthening the resiliency of City infrastructure or services.

## **Previous Report/Authority:**

[Report CR-25-017 - Award of RFT-25-011 – Julie McArthur Regional Recreation Centre – Roof Rehabilitation](#)

## **Background:**

On May 26, 2025, City Council approved the Award of Tender RFT-25-011 – Julie McArthur Regional Recreation Centre – Roof Rehabilitation to Spinton Roofing Ltd. for \$875,950.08, including the non-refundable allowance of HST. The total project cost, including both engineering and construction, was increased from \$850,000 to \$920,950 to reflect the higher than anticipated construction costs. The additional \$70,000 was recommended by the Director of Corporate Services to be funded from the Canada Community Building Fund reserve at year end.

Section 29 of the Purchasing By-law authorizes the Purchasing Agent (Manager of Corporate Services) to disperse additional funds where any purchase of Goods, Services, Construction or Consulting Services has been authorized under the by-law, provided that the additional funds:

- shall not exceed the greater of \$100,000 or ten per cent (10%) of the original Contract price; and
- are available within the relevant budget and are required to complete necessary works as part of the original Contract.

This report has been drafted to seek Council approval for an increase in the approved budget in order for staff to approve contemplated change orders for \$350,000, including the non-refundable allowance of HST, for additional work associated with repair unknown conditions resulting from deteriorated insulation and wall transitions, and to maintain a contingency allowance in

the event that other unknown conditions arise throughout the remainder of the project.

### **Analysis:**

The construction component of the project commenced the week of July 14, 2025. One of the items that was completed prior to the start of the construction was an infrared roof scan to confirm the location and extent of the existing areas of the roof with wet areas that were identified in a previous roof scan completed in 2017. The Tender included a \$50,000 contingency allowance in anticipation of additional insulation replacement being required due to the ongoing effects of previous leaks, as well as for localized transition wall repairs. The repairs identified from the 2025 scan represent \$40,00 of the overall request for additional funds. There is an additional \$110,000 associated with deteriorated roof materials above the pool deck that were unable to be detected through the infrared scan.

The remaining funds are requested to address construction related defects at transition walls and at the roof access stairwell that have also contributed to ongoing leaks within the facility and within the roof system. These defects were unable to be identified until affected roof materials were removed during construction.

### **Financial Implications:**

Currently, the project is fully funded from the City's Canada Community Building Fund Reserve. The additional requested fundings of \$350,000 are also available within this reserve and will not have an impact on projects that are currently funded in the City's Multi-year Capital Plan.

### **Communication Strategy:**

City staff have been in communication with the YMCA of Owen Sound Grey Bruce throughout the construction component of this project to review the proposed work and timing. The City and YMCA of Owen Sound Grey Bruce will communicate any impacts and additional closures to the public during the construction period.

**Consultation:**

Pretium Engineering Inc.  
YMCA of Owen Sound Grey Bruce Director of Facilities  
Corporate Facility Project Coordinator

**Attachments:**

N/A

**Recommended by:**

Kate Allan, Director of Corporate Services  
Bradey Carbert, Manager of Corporate Services

**Submission approved by:**

Tim Simmonds, City Manager

For more information on this report, please contact Bradey Carbert, Manager of Corporate Services at [bcarbert@owensound.ca](mailto:bcarbert@owensound.ca) or 519-376-4440 ext. 1240.