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Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From:	David Tompkins
Position:	Manager of Facilities, Parks and Recreation
Title / Subject:	Cannington Arena Roof Investigation
Date of Report:	June 7, 2021
Date of Meeting:	June 7, 2021
Report No:	2021-PRF-04

1.0 Issue / Origin

The Rick MacLeish Memorial Arena has a roof leak that results in water dripping onto the ice surface directly over the blue line closest to the lobby. The Township has been aware of this situation for a couple of years and engineering reports have been commissioned and received that speak to the complexity of the issue. The leaking roof is of concern but is not the only matter that needs to be addressed. The reports also make mention of a potential problem with Carpenter ants that may have created a colony in the wooden rafters of the Arena which our engineer advises may be causing structure issues with the building.

2.0 Background

On June 7, 2021 staff were summoned to the Rick MacLeish Memorial Arena to investigate castings from Carpenter Ants that appeared on the arena floor in the previous 1 – 5 days. The roof over the arena floor at the Rick MacLeish Memorial Arena is leaking directly onto the ice surface. Tatham Engineering was contacted in the spring of 2020 and met with staff July 14, 2020 for a visual review of the building from the inside. Tatham engineering did a preliminary inspection and a definitive conclusion was not attained regarding the structural integrity of the building due to damage from the carpenter ants. It was concluded that the roof be repaired from one of the two options being presented.

3.0 Analysis

Engineering reports No. 2020-CO-17 and No. 2020-CO-47 recommended that an intrusive analysis be undertaken to determine the damage that may have been caused from insect damage. Tatham Engineers were contacted on June 3, 2021 as a follow-up and to gather more background information. Tatham Engineering advised that an intrusive

investigation should be the prudent course of action before any major renovations take place. The cost of this investigation is estimated to be between \$5000 and \$7000 for the investigation and \$3500 for the engineer to bring back the findings. Further costs will be associated with the preparation of a tender for the recommended course of action should there be an issue and this additional cost would be added to the work required for the roof tender when the time comes. Staff will report back at stages to ensure the necessary approvals are in place as the work progresses.

4.0 Related Policies / Procedures

The procurement bylaw will be followed as work progresses.

5.0 Financial / Budget Assessment

Funds for this work will come from the Cannington Arena Roof project account which has \$500,000 in for repairs.

6.0 Communications

Staff will report back to Council on each phase of this project.

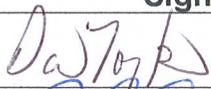
7.0 Conclusion

Danval Construction should come in and perform the necessary exploration in the rafters and determine the extent of infestation before any repairs take place and that a report will come back to Council on the findings.

8.0 Recommendation

That Council approve the expense range of \$9000 to \$11,000 (engineering and contractor fee) to hire someone to do the necessary investigative work on the Cannington Arena roof rafters under the advice of Tatham engineering.

That staff report back to Council on the findings with further recommendations to come based on the outcome.

Title	Name	Signature	Date
Manager Facilities, Parks and Recreation	David Tompkins		June 8, 2021
Director of Public Works	Paul Lagrandeur		June 8/21
Chief Administrative Officer	Ingrid Svelnis		June 8/2021