



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Wayne Ward
Position: Director Parks, Recreation and Facilities
Title / Subject: Public Building Repairs
Date of Report: April 3, 2025
Date of Meeting: April 14, 2025
Report No: 2025-PRF-007

1.0 Issue / Origin

This report addresses the damage experienced to various Township buildings due to winter ice and snow buildup.

2.0 Background

Due to the substantial ice and snow buildup experienced this winter, many buildings and properties, including Township properties, have incurred damage which includes such things as leaks and exterior damages to eavestroughs, fascia and soffits.

The properties of Beaverton Thorah Health Centre, Beaverton Town Hall, Foster Hewitt Memorial Community Centre, Beaverton Public Library, Cannington Curling Club, Manilla Hall, Municipal Administration Building, Beaverton Garage (Franklin), Dench Animal Shelter and Sunderland Fire Station have all been affected by leaks or damage.

3.0 Analysis

The repair and maintenance budgets for 2025 did not include the possibility of any damages occurring due to snow and ice.

These additional costs for repairs may exceed the budgeted amounts for some of these buildings and as such it is prudent to submit a report prior to this being noted in the 2025 quarterly and year-end reports.

While investigating some of the ice dams and leaks it was found that further investigation after the melt of all snow and ice will be required at Foster Hewitt Memorial Community

Centre along with the Beaverton Public Library. The costs for necessary repairs are not included in the cost estimates below as they are unknown at the time of this report.

4.0 Related Policies / Procedures

N/A

5.0 Financial / Budget Assessment

The repair/maintenance budgets for some properties will be exceeded due to this unforeseen damage and may affect the overall operation budgets for these buildings at year end.

Building	Repairs	Budget	Difference
Beaverton Thorah Health Centre	\$4,985 snow and ice dam removal	\$10,000	\$5,015 remaining for year not including any previously paid invoices.
Beaverton Town Hall	\$550 kitchen roof leak, \$4,065 fascia, soffit, eaves repairs	\$17,500	\$12,885 remaining for year not including any previously paid invoices
Cannington Curling Club	\$1,548 ice dam removal and replacement of damaged eaves	\$2,000	\$452 remaining for year not including any previously paid invoices
Manilla Hall	\$10,116 ice/snow removal and replacement of all eavestroughs damaged by ice.	\$5,000	\$5,116 deficit not including any previously paid invoices
Beaverton Garage (Franklin)	\$3,231 damaged fascia/soffit/eavestrough	\$3,050	\$181 deficit not including any previously paid invoices
Sunderland Fire Station	\$1,400 eaves and ice guard repairs/replacement	\$30,000 Public Buildings	\$1,400 deficit to come from Public Buildings operation budget
Dench Animal Shelter	\$395 soffit repairs	\$30,000 Public Buildings	
Municipal Administration Building	\$575 leak repair	\$13,000	
Foster Hewitt Memorial Community Centre	\$550 ice dam removal	\$26,900	
Beaverton Public Library	\$450 leak investigation. Cost for actual repairs not yet known. \$4,620	\$30,000 Public buildings	

	for repairs/replacement of eaves		
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There is currently \$1,489,999 in the Public Building Capital Reserve fund. The total of the unexpected repairs is \$32,485.00 approximately. These quotes may be different due to any impacts of tariffs or inflation in costs since being received.

It is staffs' recommendation that additional funds of \$45,000 be approved to be withdrawn from the Public Buildings Reserve to address the repairs outlined above. At the present time, additional repairs may be required to the Foster Hewitt Memorial Community Centre and the Beaverton Public Library and providing funding of \$45,000 provides staff with flexibility to complete these repairs (if required) without having to come back to Council with another report.

Should the repairs exceed the \$45,000 requested, staff will come back to Council with a further report. If the entire funds are not required, staff will reallocate any remaining surplus back to the reserve.

5.1 Asset Management

Repairs to these assets will ensure they are maintained in good condition.

6.0 Climate Change Impacts

Repairs to these buildings will ensure proper drainage from roofs and proper ventilation of roof structures. These repairs will reduce improper drainage around the foundation of the building and will maintain the soil structure and growth around the buildings where applicable. Roof repairs including fascia/soffit and eavestroughs ensure adequate airflow and do not disturb the thermal layering of roofs reducing decay of the roof structure which in turn reduces the need to re-shingle roofs before end of life which reduces landfill of shingles and roofing components.

7.0 Communications

This report is being published on a public agenda

8.0 Conclusion

Additional funding from reserves to cover these unforeseen costs are being requested to ensure all repairs are completed and to reduce budget overruns.

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2025-PRF-007, and

That the Director of Finance be directed to transfer the costs as outlined for unforeseen repairs from the Public Buildings Reserve with an upset limit of \$45,000, and

That all works be conducted as soon as possible.