



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Ben Kester, CET, CRS-s
Position: Interim Director of Public Works
Title / Subject: Sunderland Sand Dome
Date of Meeting: November 10, 2025
Report No: 2025-OP-030

1.0 Issue / Origin

The Sunderland sand dome was reported to be leaking significantly, with visible rot observed from inside the structure. In several areas, daylight could be seen penetrating through the dome, indicating substantial deterioration.

2.0 Background

The Sunderland sand dome is a vital part of the Township of Brock's winter control effort and is essential for service delivery. It houses the winter sand and salt mixture that is utilized for winter operations on our roadway systems.

Upon discovering the rot, the Township engaged an engineer to assess the structural integrity of the dome.

3.0 Analysis

The engineer's report assessed the rot damage and informed Township staff that the dome should not be used in the winter due to concerns with the structural capability of the dome to withstand wind and snow load.

It is Public Work's staff understanding that the components of the repair (wood panels and supports) are proprietary and as such any contractor wishing to bid on the repair will have to secure the material for the company that has the proprietary rights to the design of the materials.

4.0 Related Policies / Procedures

Asset management & Procurement policy

5.0 Financial / Budget Assessment

There are three potential options that staff outline to address this situation:

- Option one would be to repair the dome at an estimated cost of \$230,000 plus HST. The repair estimate includes all necessary work to restore the dome's safety and re-shingle the entire structure. However, staff are concerned that there is a risk that additional rot may be discovered during the repair process, potentially increasing costs, and as such do not generally support this option.
- Option two is to replace the dome with new wood construction at a cost of \$275,000 plus HST. Staff note that this creates a new permanent structure that would be tied to this site for the lifetime of the asset. Staff do not support this option due to costs and the fixed nature of the asset.
- Option three is to build a new fabric dome with a temporary foundation next to the existing sand dome at an estimated cost of \$195,000 plus HST. Municipalities and road authorities are replacing old wooden structures with fabric domes as the expected life cycle is equal to or better than traditional wood structures and less costly. It should be noted that this price does not include the demolition of the old dome or a proper concrete (preferable) or asphalt floor, at the time of writing this report. Staff support this option as the structure utilizes modern technology and materials and is more cost effective through LAS Canoe Procurement Group. Appendix 1 to the report, shows the likes of a fabric dome.

In consultation with the Treasurer, 3 capital projects from 2025 were completed below budget, thus providing the opportunity to fund the Sunderland Sand/Salt Dome project. The capital projects completed under budget were:

Bridge 323: There is \$199,625 left in this budget and the project is complete (funded by public works capital reserves)

Centennial Parking Lot: There is \$25,375 left in this budget and the project is complete (funded by public works capital reserves)

Streetlighting (capital account): there is \$50,500 left in this budget and the project is completed (funded by public works capital reserves)

Combined, the funding available from the above three projects is approximately \$275,500.

Treasury has confirmed with OCIF and CCBF that a sand/salt dome cannot be funded by either one of these programs.

5.1 Asset Management

A core principle of asset management is the prudent use of funds. It is staff's opinion that the Township should not invest more in repairing an aging structure than it would cost to build a new one with a temporary (10–15 year) foundation.

6.0 Climate Change Impacts

N/A

7.0 Communications

N/A

8.0 Conclusion

A weather-protected facility for storing sand and salt is essential for the Township's winter operations. With the Township's ability to procure the new fabric dome through Local Authority Services (LAS), the most cost-effective and practical solution is to construct a new fabric dome with a temporary foundation.

9.0 Recommendation

Be it Resolved that Report No. 2025-OP-030 entitled "Sunderland Sand Dome," be received; and

That Council authorize staff to proceed with the Section 6.5 "Cooperative Purchasing" of the Township's Procurement By-law #3148-2022-FI, in order to purchase a new fabric covered dome with a temporary foundation to replace the old Sunderland sand dome as soon as possible.