

Memorandum

Date: May 4, 2023
Submitted by: Engineering and Operations Department – Project Delivery Services Division
Subject: Works Yard Building Envelope Replacement – Additional Details

The City of Port Moody Public Works Yard at 3250 Murray Street is approximately 40 years old, completed circa 1980s, and contains multiple buildings. For the purposes of this memo, the buildings are grouped as:

- Main Office
- Lunch Room
- Vehicle Workshop
- Auxiliary Building #1 (Vehicle Storage Shed)
- Auxiliary Building #2 (Exterior Storage Shed)

A condition assessment of the building envelope for these buildings was completed in July 2020. The assessment found that the walls are in fair-to-good condition but that the roof assemblies at the complex have exceeded their expected service life and most roof areas are in poor condition. Evidence of past and active failures in the roof systems (leaks) was observed.

At that time, the replacement of the roofing on all buildings was recommended within a year. The work was put on hold in 2022 as the project received extremely high bids at the time, at the height of inflationary and challenging supply chain environment. Recent budgetary quotes suggest that the market is falling closer to the allocated budgets and, as such, staff recommend proceeding with priority work, as some of the rehabilitation cannot be deferred further.

In the coming months, staff will start working on the strategy for the Works Yard/3016 Murray St, which is part of Council's recently released Corporate Project Plan. Due to the uncertainty of the Works Yard location in the future, staff are proposing a minimum level of work at several buildings to keep the building envelope in serviceable condition for the next decade.

The capital budgets are as follows:

Project Number	Capital Funding Approved	Capital Funding Request	Total Funding
FC20309	\$200,000		\$200,000
FC22218	\$255,000		\$255,000
FC23218		\$246,000	\$246,000
Total	\$455,000	\$246,000	\$701,000

If Council approves the 2023 capital budget, staff will proceed with the work based on risk priority approach and budget available, as shown:

Priority of Building Envelope Work	Estimated Cost	Priority	Funding
Main Office Building – Roof	\$160,000	Required	existing approved
Main Office Building – Fascia board	\$15,000	Required	existing approved
Vehicle Workshop – Roof	\$120,000	Required	existing approved
Main Office Building – Plank siding	\$50,000	Required	existing approved
Vehicle Storage Shed - Roof	\$125,000	Required	FC23218
Vehicle Storage Shed – Wall cladding	\$50,000	Required	FC23218
Main Office Building – Paint/masonry maintenance	\$35,000	As budget allows	FC23218
Exterior Storage Shed - Roof	\$95,000	Defer	
Lunch Room*	\$0	Defer	
Design, inspection & internal City costs**	\$70,000	Required	existing approved
*basic re-roofing work was done approximately 7 years ago			
**approximately \$34k has been expended for assessment and design costs			