

Council Report

Report Number: BP2021-001

Meeting Date: March 23, 2021

Title: City Hall Bell Cupola

Description: There are unexpected issues with the Bell Cupola at City Hall and the condition is worsening. It is recommended to address this by allocating funds from the Contingency Reserve for Capital Project #953210107 (City Hall Bell Cupola).

Author and Title: Jörg Petersen, Manager, Building and Property Division

Recommendations:

That Report BP2021-001, City Hall Bell Cupola be received; and

That Council approve the creation of project #953210107 - City Hall Bell Cupola and the project be funded by the Capital Contingency Reserve (1.32248) as an emergency project to a maximum amount of \$35,000.00 with any unused funds at the completion of the project being declared surplus and returned to the Capital Contingency Reserve (1.32248).

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Capital Project #9532101 is a budget line dealing with Building and Property Facilities and contains several “sub-projects” and works.

Late last Fall issues related to the condition of the City Hall Bell Cupola were noticed. An assessment was subsequently done and it was determined that water entering the structure has caused damage to the cladding. It is delaminating and at risk of falling off.

To avoid continuing damage to the asset and to avoid potential safety risks associated with possible falling debris it is recommended that this work receive immediate attention and funds be accessed through the Capital Contingency Reserve to create Project #953210107.

Rationale:

The damage assessment for the Bell Cupola at City Hall indicates that if not addressed the asset/structure is likely to suffer greater damage and require more repair involving greater cost. The assessment also indicated that there was risk that pieces of cladding might break away and cause damage to other building elements, possibly presenting a liability and hazard to vehicles and people on the ground.

Staff believe repair to the Bell Cupola is a priority for asset management and health and safety and that the repairs can be completed with a financial allocation from the City's Capital Contingency Reserve to a maximum amount of \$35,000.00.

Other Alternatives Considered:

The following options were considered for addressing the City Hall Bell Cupola concern:

1. Risk manage the Bell Cupola issues through 2021 and request funds for a new project to do the work in 2022. As the need is immediate, the delay of the repairs is not recommended.
2. Identify the issues with the Bell Cupola as an urgent/unplanned project and seek new in-year funds to do the work with required funding, to a maximum of \$35,000.00, accessed from the Capital Contingency Reserve.
3. The funds available within approved Capital Project #953200101 be reallocated to fund the required City Hall Bell Cupola repairs. However, this would mean that other projects within the Capital Project #953200101 would not be completed.

It is believed that Option #2 is the most appropriate approach to dealing with the City Hall Bell Cupola issues and is therefore recommended.

Alignment to Strategic Priorities

The recommendations in this report align with the following strategic priority within 2020-2023 Kawartha Lakes Strategic Plan:

Good Government – ensuring maintenance and management of municipal assets to increase efficiency and preventative maintenance as per the City's Asset Management Plan.

Financial/Operation Impacts:

The projected cost of the emergency City Hall Bell Cupola repairs is \$31,430.25. The current funding available in the uncommitted portion of the Capital Contingency Reserve is \$3,123,245. This would leave a balance of \$3,088,245 in the Capital Contingency Reserve. Any surplus funds from the \$35,000.00 would be returned as surplus to the Capital Contingency Reserve.

Consultations:

Corporate Services Department, Finance Division

Attachments:

N/A

Department Head e-mail: cshanks@kawarthalakes.ca

Department Head: Craig Shanks, Director Community Services