



## Council Report

---

**Report Number:** RD2025-003  
**Meeting Date:** April 22, 2025  
**Title:** Eldon Depot Quonset Hut- Request for Additional Funding  
**Description:** Seeking Council Approval for Additional Funding  
**Author and Title:** Thomas Hopper, Manager, Roads Operations

---

### Recommendation(s):

**That** Report RD2025-003, **Eldon Depot Capital Projects- Request for Additional Funding**, be received;

**That** Additional financing of \$238,000.00 be approved to address constructing a new permanent wood framed structure at the Eldon Depot and financed from the Capital Contingency Reserve – uncommitted (1.32248); and

**That** Staff be authorized to proceed with a design and to obtain a Contractor for the supply and install of a new permanent structure at the Eldon Depot, and to issue a Purchase Order to the low bid Contractor to facilitate 2025 construction.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The Eldon Depot is located at 603 Sandringham Rd. in Woodville and is one of nine depots responsible for providing maintenance to the road network within the City of Kawartha Lakes. It services the communities of Kirkfield, Woodville, Lorneville and Bolsover. The Eldon Depot was designated as a satellite depot within the City of Kawartha Lakes Roads Depot Master Plan. The Quonset hut on the property was constructed for the Eldon Township in 1967 and has since been utilized for cold storage and extra vehicle storage in the winter months. In 2023, Council approved the rehabilitation of the roof and the adding of electrical to the Quonset hut on the property. (2024 Approved Budget 991240102-Eldon Roads Operations Quonset hut in the amount of \$130,000).The original project was identified through a visual inspection of the Quonset hut by the Area Manager and Depot Supervisor. The intention was rehabilitation of the building by replacing some of the metal roof sheeting and to install electrical within the structure. In March of 2024, Public Works-Roads contracted R.J. Burnside to complete a structural review of the Quonset hut to determine the scope of work required for the rehabilitation project and ensure that the building was structurally sound. In this report, R.J. Burnside identified a larger scope of work than originally identified and budgeted, including recladding of the entire building and structural repairs to the base of the wall on the east and west side of the building. R.J. Burnside could not guarantee the length of time that the building's lifespan could be extended if the repairs identified were completed.

Furthermore, the original plan for rehabilitation of the building was proposed in 2020, but since then, construction costs have risen significantly, meaning the original budget would be insufficient for either the rehabilitation of the current structure or construction of a new building.

In their report, R.J. Burnside outlined options for reconstruction of a new structure as an alternative, specifically recommending a wood framed structure or fabric sided structure. Subsequent communications with R.J. Burnside have provided costs and considerations in regard to the options provided in their original report.

## **Rationale:**

In the R. J. Burnside report , they suggested two alternative options to rehabbing the Quonset hut. The consultant was asked to evaluate the best alternative for infrastructure at this location with consideration that the Eldon depot is ear marked to remain an operating depot long into the future (per the Depot Master Plan). The representative from R.J. Burnside presented that the best option for reconstruction in

regard to storage space, intended use and future renovation options was building a wood framed structure that had a metal roof and metal siding. Although having a slightly larger initial capital cost, the wood structure has a better long term lifecycle cost than a fabric structure.

**Wood Framed Structure:** This is the preferred option. The timber frame structure with exterior metal cladding outlined in the R. J. Burnside report is expected to cost approximately \$80-\$85 per square foot. The cost of a structure with a similar footprint based on estimates provided by R.J. Burnside would be approximately \$352,500 with an additional 15% contingency included to allow for unanticipated overages. This figure includes demolition, engineering services, geotechnical tests, upgrades to existing infrastructure or other unforeseen costs associated with the construction of the new building. These costs will be the same regardless of the type of structure constructed.

### **Other Alternatives Considered:**

**Fabric Covered Structure:** The fabric covered structure outlined in the R. J. Burnside report estimated that this option was likely to cost \$70-\$75 per Sq. ft. A structure with a similar footprint using the costs provided within the report, it is anticipated that the cost for this option would be approximately \$325,000 with an additional 15% contingency included to allow for unanticipated overages. This figure includes demolition, engineering services, geotechnical tests, upgrades to the existing infrastructure or other unforeseen costs associated with the construction of the new building. These costs will be the same regardless of the type of structure constructed.

In regard to the Quonset hut at the Eldon Depot, alternatives suggested by R.J. Burnside in subsequent communications have been discussed within this report. R.J. Burnside specifically stated that there was no approach where doing nothing was possible.

### **Alignment to Strategic Priorities**

1. Good Government- Public Works Roads has a requirement to ensure that municipal assets are well maintained and managed. The Eldon depot is in PW-Roads long-term plan and investment in the facilities and depot property ensure the depot will meet the needs of equipment storage and material storage.

### **Financial/Operation Impacts:**

The initial project 2024 991240102-Eldon Roads Operations Quonset hut was approved in the capital budget for 2024 with a budget of \$130,000. From the original budget, approximately \$8,000 has been spent on the structural assessment and other services

from R.J. Burnside. With the information provided by R.J. Burnside in their structural assessment as well as subsequent communication regarding the wood framed structure, additional funding of \$238,000 will be required to remove the current structure, upgrade site utilities, design and replace the Quonset hut with a timber-framed structure. The additional funding will be required from the uncommitted portion of the Capital Contingency Reserve (1.32248).

Project Description (Capital Project Number 991240102)	Option	Original Project Budget	Other Committed Funds	Remaining Capital Project Balance	Estimated Cost (Including Engineering Services, Demolition and Infrastructure Upgrades)	Estimated Total Payable (including contingency fund and HST)	Project Balance
Eldon Roads Operation Depot Quonset Hut	Fabric Structure	\$ 130,000	\$ 7,925	\$ 122,075	\$ 281,200	\$ 329,316	\$ (207,241)
Eldon Roads Operation Depot Quonset Hut	Timber Framed	\$ 130,000	\$ 7,924	\$ 122,075	\$ 307,300	\$ 359,882	\$ (237,807)

**Consultations:**

Director, Public Works

City Treasurer

Director, Corporate Services

Manager of Capital Assets

**Attachments:**



240516 Kawartha  
Lakes Quonset Hut f

R.J. Burnside & Associates Limited Inspection Report

**Department Head email: brobinson@kawarthalakes.ca**

**Department Head: Bryan Robinson, Director of Public Works**