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REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF Thursday, February 20, 2025

SUBJECT Salt Spring Island Multi Space Roof Assessment and Repairs

ISSUE

To consider funding options for roof repairs to the Salt Spring Island Multi Space located at 124 Rainbow Road.

BACKGROUND

The operation and management of the Salt Spring Island Middle School was assumed by the Capital Regional District (CRD) in 2022. Now referred to as the Salt Spring Island Multi Space (SIMS) located at 124 Rainbow Road, this community amenity serves as a community centre supporting not for profit groups, sports groups, recreation service providers, special events and the community.

Prior to the CRD assuming responsibility of SIMS several assessments including the Roof Assessment Report were provided for review. Based on the report the total roof area is 12,070 sq. ft. with 6,712 sq. ft. being a styrene-butadiene-styrene (SBS) membrane low sloped area, and 5,358 sq ft. being asphalt shingle steep sloped mansard walls.

A Roof Assessment Report was completed for SIMS in 2020 detailing current roof conditions, options, recommendations, and high-level budgeting. Under the current lease School District 64 (SD64) is responsible for replacing the roof and the CRD is responsible for roof repairs. SD64 has indicated that a roof replacement has not been budgeted for and the CRD should be completing preventative maintenance to prevent the need for a full roof replacement. SD64 has also indicated that they would renew the SIMS lease early and for a longer term should the CRD assume full responsibility of the roof.

The current condition of the roof poses a risk to the CRD in maintaining current service levels and keeping the facility open for community use and during inclement weather. Options to mitigate this risk should be considered.

Report Findings:

The existing low sloped SBS membrane on flat roof area of the gymnasium appears to have been installed in 2002. This type of roof assembly should achieve an average in service life of 30 to 35 years. The membrane roof has approximately eight to 13 more years therefore replacement is not recommended at this time.

The asphalt shingles of the steep sloped mansard walls on the gymnasium roof were installed in the mid 1990's, and currently at approximately 25 years. As the average service life for asphalt shingle roof systems are 20 to 25 years, they are in very poor condition. Replacement of the mansard asphalt shingles is recommended as a number one priority.

Post painted galvanized steel flashings on low parapet walls on the gymnasium are in good condition. Metal flashing on the mansard roof areas, are original and are in fair condition. All of the accessory flashings on the gymnasium such as vents, drains and plumbing should be replaced during the next roof replacement.

SIMS 2023 preventative maintenance included clearing all roof drains and limbing trees that surrounded the building. A quote has also been received for moss removal in 2025 as part of a preventative maintenance plan for areas of the roof that are not recommended for replacement.

ALTERNATIVES

That the Salt Spring Island Local Community Commission:

1. Include the asphalt roofing replacement costs of \$496,155 for the Salt Spring Island Multi Space facility located at 124 Rainbow Road in the 2026 Salt Spring Island Parks and Recreation Capital Plan funded by debt and to be included with the planned pool building envelope rehabilitation project in 2026.
2. Increase annual transfers to capital reserves by \$45,955 beginning in 2026 to fund the future membrane roofing replacement for the Salt Spring Island Multi Space facility located at 124 Rainbow Road.

Alternative 2

Refer the report back to staff for additional information.

IMPLICATIONS

Financial Implications

ROOFING REPLACEMENT BUDGET COSTS		
	2025	2026
Mansard Asphalt Shingle Roofing Replacement		\$227,490
Metal Flashings (vents, drains, plumbing)		\$26,850
Safety Railings and Ladders		\$65,760
Total		\$320,100
Project Management (15%)		\$48,015
Contingency (40%)		\$128,040
Elector Assent (budgeted under pool project)	\$20,000	
Total estimated project costs	\$20,00	\$496,155

Future Roof Replacement	2025	2038 ¹
SBS Membrane Roofing Replacement (not recommended at this time)	\$ 282,000	\$459,350
Annual transfer to reserves		\$45,955

^{1.} Note, Class D cost estimates include 5% annual inflation

Under the current lease agreement, the CRD is responsible for roof maintenance and repairs. Preventative maintenance has been budgeted in the operating budget for in 2025, but the CRD should be budgeting for more substantial repairs once the current five-year lease term is extended to a long-term lease.

The building envelope of the Rainbow Recreation Centre has been compromised and will require borrowing to fund the repairs. An opportunity exists to borrow additional funding, and increase transfers to reserves, to support leasehold improvements at SIMS and other building repairs.

A new loan authorization bylaw would need to be adopted by the CRD Board for borrowing to proceed. The loan otherization bylaw requires that the project be included in the five-year financial plan.

CONCLUSION

SIMS has been under the operation and management of the CRD since July 2022. A Roof Assessment Report was provided to the CRD along with several other condition assessments prior to the CRD assuming the responsibility of the building. SIMS is an aging facility that will require annual repairs of the building to maintain this community asset. Consideration should be given to increase future transfers to reserves and or borrowing to cover additional costs associated with replacement of the asphalt shingles and other leasehold improvements.

RECOMMENDATION

That the Salt Spring Island Local Community Commission:

1. Include the asphalt roofing replacement costs of \$496,155 for the Salt Spring Island Multi Space facility located at 124 Rainbow Road in the 2026 Salt Spring Island Parks and Recreation Capital Plan funded by debt and to be included with the planned pool building envelope rehabilitation project in 2026.
2. Increase annual transfers to capital reserves by \$45,955 beginning in 2026 to fund the future membrane roofing replacement for the Salt Spring Island Multi Space facility located at 124 Rainbow Road.

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