

REPORT OF THE ASSISTANT DIRECTOR OF PUBLIC WORKS

Re: Municipal Pool Roof Replacement Agreement

OBJECTIVE

To provide Council with information regarding RFP No. 2024F-01 the Municipal Pool Roof Replacement

RECOMMENDATION

That contract 2024F-01 for the amount of \$337,570.00 be awarded to Bay Roofing and Exteriors Ltd. for the Municipal pool roof replacement; and

That the funds be taken from the Capital Building and Facilities reserve; and

That the appropriate by-law be passed.

BACKGROUND

The Ruben Yli-Juttu Center also known as the Elliot Lake Municipal Pool was built in 1976. During this time period till today, sections of the roof have gone under major roof repairs about every 10 years. Due to sections of water damage and rot discovered during a staff inspection, Municipal Staff engaged an engineering firm to provide the City of Elliot Lake an assessment of the roof and repair details.

The engineering firm was engaged to conduct a full roof assessment which included:

- Review of existing structural documentation
- Site review of the existing condition of the roof decking
- Recommendations on repair details
- Ventilation issues causing ice dams

Prior to the engineering firm conducting the roof assessment, the roofing contractors removed a section of the west roof section, in order for the engineers to be able to view a section of the shingled roof to complete a more thorough review of the sheathing to determine issues.

The engineering firm conducted a walkthrough of the roof area to determine the approximate area of roof decking lumber that has decayed and assess ventilation issues and shingles and what is needed to be replaced. The assessment noted that there was significant decay on sections of the roof as well as improper ventilation.

The decision to replace the entire shingled roof as well as areas of sheathing and change the ventilation, to provide better air circulation were required.

An RFP for the pool roof went out late July on bids and tenders to obtain quotes for the complete roofing project. The process was out for approximately 2 weeks and there was one site visit and one bidder for the project.

ANALYSIS

As stated earlier there was only one bidder that replied to the tender package, Bay Roofing and Exteriors Ltd. After going over the RFP and comparing it to the bidders' submission there were some issues that were to be addressed. There was a requirement to have certain products applied such as BP Signature asphalt shingles and the bidder did not follow this requirement as they went with IKO shingles. As well a hot SBS membrane was to be applied over low sloped roofs and the bidder responded with a mod-bit roof. SBS membrane is a torched on rubberized elastic membrane that have a tested life expectancy of 30 years. The Mod-bit application is what we see on many of the flat or low slope roofs on facilities in Elliot Lake and other areas and has a life expectancy of the same time. After talking to the contractor he assured staff that the products that are being used comply with industry standard and are acceptable for this application.

The references at the time of submission were contacted and a message left for a return call. If calls are returned there will be an update a council.

FINANCIAL IMPACT

The 2024 budgeted amount for the roof replacement was \$185,320.00. The bid amount including taxes and contingency of \$20,000.00 is \$337,570.00. Without taxes and contingency the price is \$273,900.00. The contract was to be done in 2 phases with the first phase \$127,900 not including taxes as well as contingency and the second phase \$146,000 exclusive of taxes and contingency.

SUMMARY

During the process of the review of the tender package and the submission from Bay Roofing and Exteriors Ltd., there were many issues that required a conversation with the bidder. Through discussion as seen in the analysis they were answered. In closing the budgeted amount will cover the first phase of the project and the second phase will be required to be budgeted in the 2025 budget year.

