

Municipality of Chatham-Kent
Infrastructure and Engineering Services
Drainage Asset and Waste Management

To: Mayor and Members of Council
From: Wes Lozon, Supervisor, Building Maintenance (Municipal)
Date: September 27, 2022
Subject: T22-283 - Courthouse Roof Replacement

Recommendation

1. It is recommended that the replacement of roof sections at the Chatham Courthouse be awarded to the low bidder, Bullock & Sons Roofing at a cost of \$338,999.99 (including HST).

Background

Two sections of roof at the Chatham Courthouse located at 435 Grand Ave West, Chatham are beyond their serviceable lifecycle and require replacement.

ROA Studio Inc was hired to provide specifications and drawings in order to tender the replacement of the roof sections.

The tender was posted on the bids and tenders page of the municipal website on July 27, 2022 and closed on August 24, 2022.

Comments

The existing roofing to be replaced is a ballasted EPDM type membrane, which has provided a serviceable life of approximately 20 years. Ballasted EPDM roofing is no longer accepted as best practice for commercial flat roofing installations.

The materials specified for installation are a fully adhered TPO type membrane, which will be expected to provide a serviceable lifecycle of approximately 30+ years.

While replacing the roofing membrane, the underlying insulation will be upgraded as well, improving both heat loss during winter months, and solar gain during summer months.

Three bids were received shown below:

Bidder	Stipulated Bid Price (including HST)
Bullock & Sons Roofing	\$338,988.87
Rauth Roofing	\$360,357.00
Stybek Roofing Ltd.	\$433,710.95

It is therefore recommended that the contract for the replacement of roof sections at the Chatham Courthouse be awarded to the low bidder, Bullock & Sons Roofing at a cost of \$338,999.99 (including HST).

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

- ☐ Economic Prosperity:
Chatham-Kent is an innovative and thriving community with a diversified economy
- ☒ A Healthy and Safe Community:
Chatham-Kent is a healthy and safe community with sustainable population growth
- ☐ People and Culture:
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- ☒ Environmental Sustainability:
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

- ☐ Financial Sustainability:
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- ☐ Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- ☐ Has the potential to support all areas of strategic focus & critical success factors
- ☒ Neutral issues (does not support negatively or positively)

Consultation

ROA Studio Inc. provided consultation on material specifications and project drawings for this tender.

Financial Implications

The total project cost of \$338,999.99 (including HST) will be funded through the courthouse lease agreement at no cost to the Municipality.

Prepared by: Wes Lozon, Supervisor, Building Maintenance

Reviewed by: Tom Skodak, P.Eng., Manager, Asset Management

Reviewed by: Brigan Barlow, Acting Director, Drainage, Asset and Waste Management

Reviewed by: Chris Thibert, P.Eng., Acting General Manager, Infrastructure and Engineering Services

Consulted and confirmed the content of the consultation section of the report by:

Doug Brown- ROA Studio Inc.