

The Corporation of the Town of Deep River
REPORT
2025-PW-008

Council Meeting Date: May 21st, 2025
Council Meeting Time: 6:00 PM
Council Meeting Place: Council Chambers

Subject: 2025 Roof Projects
Author: Dave McCarthy, Director of Operations

RECOMMENDATION(S):

BE IT RESOLVED THAT report number 2025-PW-008 “**2025 Roof Projects**” be received, and

THAT Council award a contract to Garland Canada Inc in the amount of \$394,807.43 (including non-rebate portion of HST) for the 2025 Roof Projects,

THAT Council approves over budget amount of \$14,807.43 to be allocated from the 2025 Capital Contingency to complete the 2025 Roof Projects, and

THAT staff be directed to present a By-Law to enter into an agreement with Garland Canada Inc. for the 2025 Roof Projects.

BACKGROUND:

As part of the 2025 capital budget, Council approved the following 2025 Roof Projects: Town Hall Roof and the Water Treatment Plant Roof. These projects were identified following a thermal scan and roof analysis completed by Garland Canada Inc. (Garland) in 2024 which is part of our Asset Management Program. The scan confirmed that both roofs had reached the end of their useful lives and were exhibiting significant deficiencies requiring repairs and replacement.

Following budget approval, staff continued to work with Garland to finalize design specifications and conduct a tender process. Garland managed the tender and received submissions from four approved contractors. Upon review, Irvcon Limited was identified as the lowest bidder for both roof replacement projects. Irvcon will carry out the work under the technical oversight of Garland.

ANALYSIS & RATIONALE:

Garland has historically been utilized by the Town to assess our roof systems and manage/consult on both our procurement for roofing contractors and provide project management oversight. Their specialized expertise will help to ensure that the project is successful. Having Garland conduct a competitive tender process and award their project to a selected bidder is consistent with the Town's procurement process.

The roof replacement at Town Hall will address the section above the administrative offices, which has reached the end of its service life and is exhibiting signs of significant deterioration. The Water Treatment Plant roof has experienced significant leaks and widespread deficiencies. A full replacement is required to protect critical infrastructure and maintain reliable operations.

Awarding the contract now will allow the Town to proceed with both roof replacements in 2025, mitigating further risk, preventing operational disruptions, and protecting critical municipal infrastructure from additional deterioration.

OTHER ALTERNATIVES CONSIDERED:

Consideration was given to running a procurement process independently however this has not been recommended as we do not have the specialized expertise in house for this type of work.

FINANCIAL CONSIDERATIONS:

Tender Results: conducted by Garland which include Garland cost for design, tender and project management.

| Contractor | Town Hall Roof Project | Water Treatment Plant Roof Project | Total |
|------------------------|-------------------------------|---|------------------|
| Irvcon Ltd | \$158,302 | \$229,677 | \$387,979 |
| J.G. Fitzgerald & Sons | \$189,488 | \$238,906 | \$428,394 |
| Flynn Canada Ltd | \$190,306 | \$243,288 | \$433,594 |
| Simluc Contractors Ltd | \$209,311 | \$314,202 | \$523,513 |

Note the above pricing excludes HST.

The approved estimated budget for the Town Hall Roof Project and Water Treatment Plant Roof Project was \$180,000 and \$200,000 respectively, for a total project cost of \$380,000.

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| Total Project Cost (Including non-rebate portion of HST) | \$394,807.43 |
| Approved Project Budget | \$380,000.00 |
| Contingency Expenditure Request | \$14,807.43 |

| | |
|---|--------------|
| 2025 Approved Contingency Budget | \$100,000.00 |
| To Date Contingency Expenditures | \$0.00 |
| Therefore, Remaining Balance of 2025 Contingency Budget | \$85,192.57 |

STRATEGIC AREAS OF FOCUS:

Fit for Purpose Infrastructure

- Focus on improvements to infrastructure
- Integrate asset management plans into operations and budgeting

CONSULTATIONS:

None.

ATTACHMENTS:

Attachment 1 – Proposed Agreement with Garland Canada Inc. & The Town of Deep River