



Committee of the Whole

Meeting Date: October 24, 2023
Submitted by: Brent Kerwin, Strathmere Lodge Administrator
Subject: Strathmere Lodge Roof Repairs

BACKGROUND:

Strathmere Lodge was re-built in 2006. Due to the age of the facility a number of items are coming due for major repair or replacement. The Lodge's roof is showing signs of wear and tear and immediate repairs are required in advance of the replacement of the roofing system.

Some of the Lodge's roofing has failed such that the presence of wet insulation within the roofing system has been detected through infrared thermal surveying.

Options are now being considered to restore or retrofit The Lodge's roof prior to full failure. To minimize costs of roof restoration/retrofit, it would be important to take an initial immediate step now to remove the wet insulation that has already been detected and replace the associated failed roofing giving rise to this wet insulation, thereby preventing further insulation damage. Protection of the insulation allows for a wider range of options to be considered for the rehabilitation of the roofing system.

ANALYSIS:

Given the urgency to minimize further roof insulation damage, and the finite period in which to use applicable and available Ministry of Long Term Care funding (see "Financial Implications" below), a bid process was carried out using the expertise and assistance of Garland Canada, Inc., as opposed to the County issuing a Request for Tender to expedite the process.

Due to the immediate need to complete the repairs as noted above, this recommendation is being made in line with section 11.1 of the Middlesex County Procurement Policy requiring County Council's approval prior to entering into a contract for these services without the County itself facilitating a public procurement process.

A summary of the bids is attached, along with a letter from the Garland Consultant recommending the submission by Cordeiro Roofing be accepted.


FINANCIAL IMPLICATIONS:

The cost of this initial roof repair is eligible to be funded through the Ministry of Long Term Care's "Comprehensive Minor Capital Equipment" funding. This funding is currently available until March 31, 2024. The Ministry has made no commitment to extend this funding beyond March 31, 2024.

Beyond the initial roof repair being proposed, options are now being considered to restore or retrofit all Lodge roofing. Preliminary estimates are as high as \$1.8M.

ALIGNMENT WITH STRATEGIC FOCUS:

This project is aimed at minimizing the cost of a full Lodge roof restoration/retrofit, while ensuring Lodge residents have a sound physical structure in which to live in. Therefore, this project aligns with Council's Strategic Focus of "Connecting Through Infrastructure".

Strategic Focus	Goals	Objectives
Connecting Through Infrastructure 	Ensure communities are built on a sustainable foundation that is connected and thriving	<ul style="list-style-type: none">Commit to a sound asset management strategy to maintain and fund critical infrastructure

RECOMMENDATION:

THAT the Strathmere Lodge Administrator be directed to utilize section 11.1 of the Middlesex County Procurement Policy to award the Strathmere Lodge Roof Repairs at the recommendation of Garland Canada Inc. to Cordeiro Roofing in the amount of \$78,900.00 before taxes;

AND THAT the Administrator be authorized to execute, on behalf of the County of Middlesex, all agreements and other documents necessary to implement this award on confirmation that such agreements and other documents be in a form satisfactory to the County Solicitor.

Attachment.