



GARLAND CANADA, INC.

High Performance Roofing And Building Envelope Systems

London and Surrounding – Nick Fedorow fedorow@garlandcanada.com

Bid summary - Round 2 bids Strathmere Lodge

October 3rd 2023

3 + 3 bidders were invited to provide a quote for the cut outs of all saturated roof areas at Strathmere Lodge. The work is recommended to proceed in 2023 to prevent the spread of wet insulation. It is planned to re-use the insulation in 2024 and 2025 as part of a capital roof replacement:

The bid results are below (two high bidders removed):

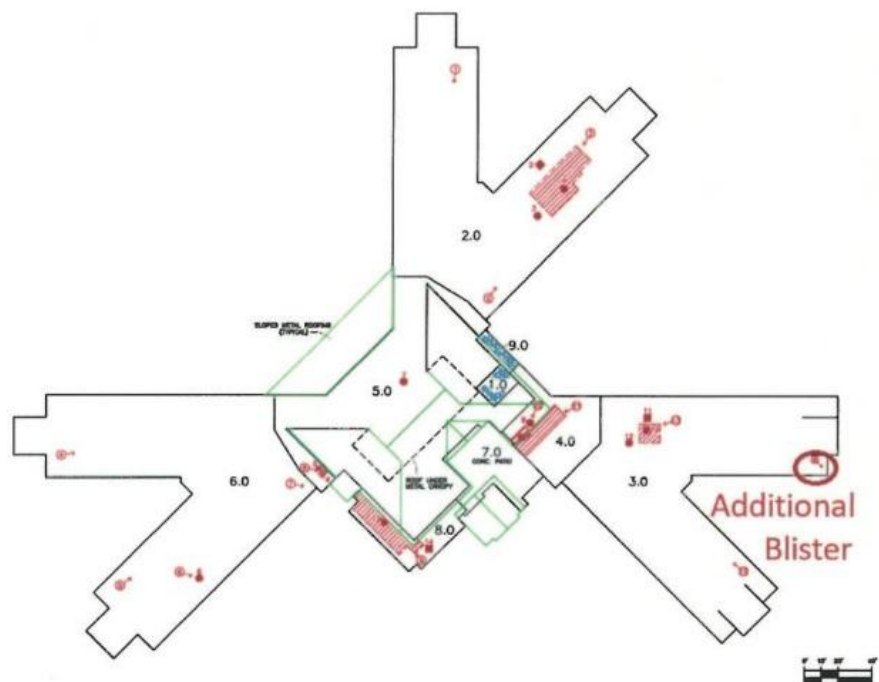
Contractor	Low VOC roof cut out replacements at all wet areas defined by thermal scan	Additional blister repair as required
Brighter Days Roofing (London)	\$84,000	\$2,000
Cordeiro Roofing (Etobicoke)	\$78,900	\$N/C
Bullock Roofing (Sarnia)	\$84,600	\$600
AK Roofing (London)	\$87,000	\$500
BUDGET	\$85,000	N/A

Recommendation is to award project to Cordeiro Roofing. They have presented a price that is under budget and the work can be performed in October prior to colder weather setting in

Project complete by October 31

No deposit required

Nick Fedorow
Garland Canada



Purpose: The purpose of the 2023 roof project is to remove the areas of known saturation in anticipation of capital savings at the time of roof replacement planned for 2024. There is a significant cost savings if the roof insulation remains dry and re-usable. A recent roof inspection report shows that the cause of the roof failures to be age related and the membrane is in such a condition that simply repairing the areas is cost ineffective and will not guarantee that the roof saturation won't grow in size. Replacing the failed areas will ensure that the saturation does not spread over the winter, and the recommended work is considered cost effective because it will tie into and be compatible with the 2024 roof capital project

Analysis: 3 contractors were originally invited to bid the project and all bidder priced the work well over budget. A revised tender was sent to a group of 3 additional and the results were within budget. The additional 3 bidders (Cordeiro, Brighter Days, Bullock) are all able to begin this work in October

Recommendation: Recommend to award the cut out project to Cordeiro Roofing

Project start: Q4 2023

Project duration: 6 working days

Billing: Billing directly by contractor for 100% at project completion. No Deposit required



Photo 1

Overview photo of Flat Mineral Roof. This is a torched in place 2 ply mineral surfaced modified bitumen membrane roof system. It was installed in 2006 and carries a typical life expectancy of 20 years.

Numerous workmanship errors will see this roof fail prematurely. It is recommended to repair and retrofit the roof to attain a long term high quality roof system and leak free warranty

Special Concerns for LTC - All open flames torches have been eliminated from this project in order to mitigate any risk of fire. The adhesive used in the assembly of the proposed roof repairs is a low odor low VOC asphalt based adhesive. There should be very little discomfort to the residents throughout the roof Project. Disposal and set up areas have been discussed with Strathmere Lodge to minimize damage to the property and to maximize the safety to residents, guests and employees.