



County Council

Meeting Date: May 28, 2024
Submitted by: Brent Kerwin, Strathmere Lodge Administrator
Subject: Strathmere Lodge Roof Rehabilitation

BACKGROUND:

On October 24, 2023, the Council of the Corporation of the County of Middlesex passed the following resolution:

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.

The Strathmere Lodge roof, constructed in 2006, was showing signs of deterioration to the extent of the presence of wet insulation within the roofing system detected through infrared thermal surveying. The October 24, 2023, direction of Council addressed the immediate concerns.

During 2024 Budget deliberations, the Budget Committee considered options to replace and/or rehabilitate the entirety of the roof prior to further failures, which would result in both additional costs to repair the roof and to replace wet insulation along with disturbances to residents.

Through consultation with, and analysis from, Garland Canada (a roofing industry leader), it was determined that the remainder of the roof at this point could be retrofitted (maintaining existing insulation), providing significant savings to the Lodge versus a full replacement at a future date.

ANALYSIS:

Section 7.2 of By-law No. 7270, the Middlesex County Procurement Policy, authorizes Cooperative Purchasing through Group Purchasing Organizations. Garland Canada was engaged by the County through Kinetic GPO (Group Purchasing Organization), a group purchasing organization supporting public sector entities. Garland Canada have assisted with the 2024 project planning, specifications, and drawings of the roof with the County utilizing Garland roofing materials at pricing under their agreement through Kinetic GPO similar to what was done with the previous roof repair brought to Council in October 2023. To ensure competitive pricing, with the support of County Procurement, Garland Canada facilitated a tender process through Kinetic GPO for the construction aspect of the project, which included six (6) pre-qualified and certified roofing contractors who have vast experience working with Garland roofing materials.

Emphasis was placed on providing little to no disturbance to Lodge residents throughout the project in both the tender requirements and site visit. The project is to commence in September 2024 and is to be completed within one-hundred and twenty (120) days.

Following the retrofit, The Lodge’s roof will be guaranteed to be leak free under a thirty (30) year warranty (as is the recently repaired portion of the roof).


A summary of the bids is attached, along with a letter from the Garland Consultant recommending the submission by Lafleche Roofing (1992) Limited be accepted at a cost of \$1,622,241.00 excluding HST.

FINANCIAL IMPLICATIONS:

The 2024 Budget includes Lodge Capital Item – Roof Rehabilitation Year 1 of \$600,000. Budget Committee provided staff direction to bring forward a one-year Lodge roof rehabilitation program to mitigate disturbance to residents and avoid costs associated with inflation and multi-year operationalization of the capital works. The remainder of the funding for this project will be allocated from the 2023 Budget Surplus.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

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

RECOMMENDATION:

THAT the Strathmere Lodge Roof Rehabilitation Report be received for information;

AND THAT the Strathmere Lodge Administrator be directed to award the Strathmere Lodge Roof Retrofit at the recommendation of Garland Canada Inc. to Lafleche Roofing (1992) Limited in the amount of \$1,622,241.00 before taxes;

AND THAT the Strathmere Lodge 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