



# GARLAND CANADA, INC.

High Performance Roofing And Building Envelope Systems

London and Surrounding – Nick Fedorow and Mike Ische  
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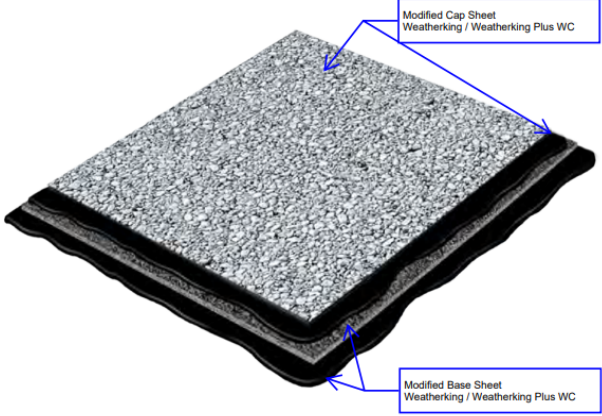
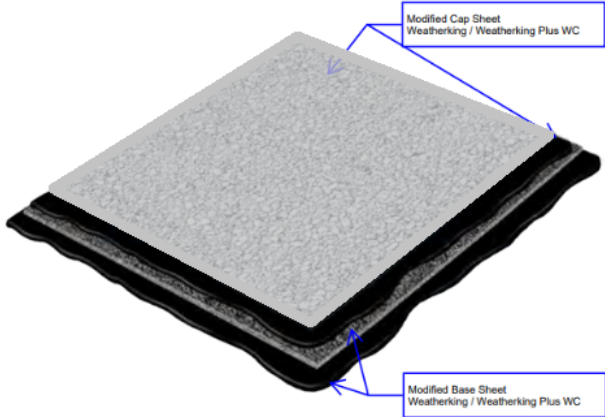
July 17 2023

## 2023 Library Roof Replacement Recommendation

**Overview:** The Strathroy Public Library roof has exceeded its life cycle and has been tendered for replacement. Previous visual and thermographic roof inspections have shown that the roof is a good candidate for retrofit versus full replacement. The benefit to the retrofit is that the insulation layers remain in place as the new roof membrane is installed, making for a much less disruptive roof process.

**Solution:** A low smell, cold applied roof system has been specified to be retrofit overtop the existing insulation layers. No open flames to be present on job site

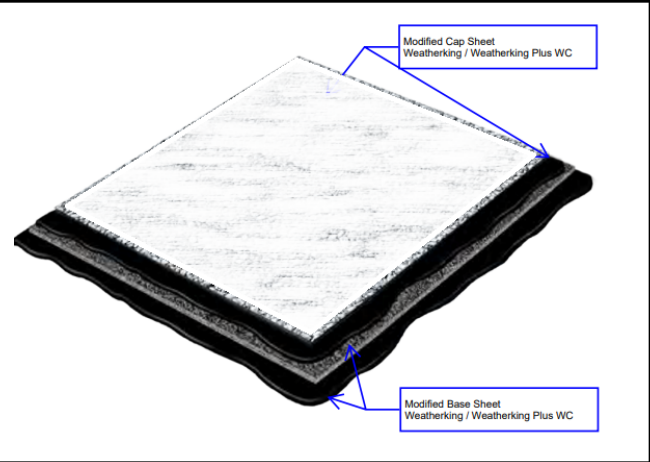
**Budgets:** Three roof options were provided for tender:

<p><b>Mineral Surfaced ModBit 25 Year Warranty</b></p> <p>Budget @ \$425,000</p> <p>Actual @ \$424,800 (Bullock Roofing)</p>	
<p><b>Mineral Surfaced ModBit 30 Year Warranty</b> <b>- Silver Coating</b></p> <p>Budget @ \$475,000</p> <p>Actual @ \$463,700 (Bullock Roofing)</p>	

**Mineral Surfaced ModBit 30 Year Warranty  
- White Coating**

Budget @ \$525,000

Actual @ \$552,400 (Bullock Roofing)



**Results:**

Contractor	ModBit Roof 25yr	Silver ModBit 30yr	White ModBit 30yr
<b>Bullock Roofing</b>	\$424,800	\$463,700	\$552,400
<b>T Hamilton RFG</b>	\$427,970	\$500,350	\$589,570
<b>Atlas Apex RFG</b>	\$493,510	\$539,830	\$614,376
<b>Nedlaw Roofing</b>	\$517,363	\$607,180	\$687,163

**Additional notes:**

- No additional roof costs, no extras
- Solar Grid to be removed by Town prior to roofing start, reset by Town at roof completion
- Electrical disconnects by Others
- Project oversight and on site monitoring by Garland Canada
- Warranty by Garland Canada, full warranty, no dollar limit, non-prorated

**Recommendation:**

Award the roof replacement project to Bullock Roofing. Roof options #1 (25 year warranty mineral surface) and #2 (30 year warranty silver coated surface) both came in under budget. It is recommended to award either of these roof options to Bullock Roofing.

**Capability:** Bullock Roofing is a member of OIRCA and CRCA. Bullock Roofing is an approved installer of the manufacturers roof system and has completed roofing work with the Town in the past.

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