

Meeting Date: August 8, 2023
Department: Community Services
Report No.: CS-2023-19
Submitted by: Robert Lilbourne, Director of Community Services
Approved by: Bill Dakin, Director of Financial Services & IT/Treasurer & Acting CAO

SUBJECT: Strathroy Library Roof Replacement

RECOMMENDATION: THAT: Report CS-2023-19 titled Strathroy Library Replacement be received for information; and further
THAT: Council approves the awarding of the tender to Bullock Roofing Inc. for a value of \$424,800.00 plus HST.

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STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

***Local Infrastructure** - Households and business in Strathroy-Caradoc are supported by reliable, financially responsible and well-maintained infrastructure networks.*

BACKGROUND:

As part of the 2023 Capital Budget program, the replacement of the roof at the Strathroy Library has been listed as a priority due to its current condition and age. As soon as Council approved the Capital Budget Program, Staff went to a tender in hopes of being able to complete this project prior to the end of 2023.

COMMENTS:

The current roof has exceeded its life expectancy of 15 years and is in need of immediate replacement before areas of the roof membrane start to fail. If the membrane fails, there is the risk of interior damage to library assets and museum artifacts.

The Municipality advertised the tender on the Bids and Tenders page of the Municipal Website. At the time of closing, we received four bids. The bids ranged from a low of \$424,800.00 to a high of \$517,363.00 plus HST.

The project consultant Garland Canada INC. independently reviewed all bids. The consultant has recommended Bullock Roofing Inc. (see attached letter). The staff concurs with the recommendation.

CONSULTATION:

Bill Dakin, Director of Finance and Acting CAO

Darren Dowding, Supervisor of Parks and Recreational Facilities

Garland Canada INC – Consultants.

FINANCIAL IMPLICATIONS:

Staff are concerned that the cost associated with this project is at the upper limit of the Council-approved budget of \$425,000.00.

Staff are requesting additional funds in the amount of 10% or \$42,480.00 to cover HST and any extras that may appear. These additional funds would be utilized from the Asset Management Reserve Fund and would only be utilized if required.

ATTACHMENTS:

2023 Library Roof Replacement Recommendation Letter