



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Johanna Amaya-Carvajal, Facilities Capital Projects Supervisor

DATE: May 16, 2019

REPORT NO.: RP-2019-0020

RE: Tender Award for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project

RECOMMENDATION:

THAT Report No. RP-2019-0020 dated May 16, 2019, regarding the Award of Proposal T-061-19 for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project be received;

AND FURTHER THAT Eileen Roofing Inc. 1825 Wilson Ave, North York ON M9M 1A2 be awarded the Contract No. T-061-19 Bundled Roof (4) & Cooling Tower (1) Replacement Project for a total amount of \$1,350,982.80;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the necessary contract documents for this project.

BACKGROUND:

As part of the 2018 Capital Budget deliberation Council approved Budget Committee recommendations related to four (4) Town facility roof repairs (Town Hall, Mold-Masters SportsPlex, Norval Community Centre and Robert C. Austin Centre – Central Yard Public Works Garage) and the Town Hall Cooling Tower replacement. Specifically staff identified the need for roof deck replacement and repair as part of the building lifecycle maintenance program. The Cooling Tower has reached and surpassed its end of service life. The total amount of the approved capital budget combined for all 5 projects was \$1,390,000.00.

The replacement of the cooling tower is a critical element in the HVAC system of the Town Hall. The current cooling tower is thirty (30) years old and at the end of its life-cycle. The cooling tower budget has been approved since 2018 and its replacement was deemed to be best coordinated with the roof which is also at the end of its life-cycle. Delaying the project could impact core function of the building and also incur additional dollars that are not yet allocated. Although there could conceivably be some

GHG reductions by switching to a geothermal option at Town Hall, there would need to be a feasibility study and additional geotechnical study to assess the pros and cons of such an option in replacing the current system. This would require time to complete the appropriate assessments and would certainly require significant additional budget commitments (estimate at least an additional \$500,000 for the geothermal component over and above the budget commitment for a replacement cooling tower). Staff recommends a focus on reviewing future capital projects to be more directly in line with the Climate Change directives.

COMMENTS:

The proposed work at Norval Community Centre and Town Hall for Roof Replacement and Town Hall Cooling Tower Replacement includes removal and disposal of existing roof and cooling tower and installation of new roof with a 2-ply modified bitumen roof system and a like for like replacement of the cooling tower. The proposed work for Mold-Masters SportsPlex and the Central Yard Garage at the Robert C. Austin Centre includes removal and replacement of a roof section with a 2-ply modified bitumen roof system.

A Request for Tender (RFT) for the Bundled Roof and Cooling Tower Replacement was issued on April 15, 2019. The bid was posted on the Town's website and advertised on the bids-and-tenders.ca website.

23 firms downloaded the document. The RFT closed on Wednesday, May 15, 2019. Five (5) submissions were received as follows (including HST):

Contractor	Total
Eileen Roofing Inc.	\$1,438,557.80
Can-Sky Roofing & Sheet Metal Inc.	\$1,652,615.96
Applewood Roofing and Sheet Metal Ltd.	\$1,662,908.00
Triumph Roofing & Sheet Metal Inc.	\$1,734,492.37
Nortex Roofing Inc.	\$1,833,848.75

The scope entails the Roof Replacement of the following 4 facilities:

Facility	Scope of Work
Town Hall	Entire Roof Replacement
Town Hall	Cooling Tower Replacement
Mold-Masters SportsPlex	Roof Replacement of section of roof
Norval Community Centre	Entire Roof Replacement
Central Yard Public Works Garage	Roof Replacement of section of roof (Areas 202 only)

One section (area 201) from the Central Yard Public Works Garage tender has been excluded from the scope of work due to budget constraints.

Bids were evaluated by bonding and insurance requirements and pricing. Eileen Roofing Inc. was determined to be the lowest submitted bid.

RELATIONSHIP TO STRATEGIC PLAN:

There is no direct relationship cited in the Town of Halton Hills Strategic Plan 2031.

FINANCIAL IMPACT:

The required capital budget for this award of tender is being derived from multiple capital projects. As part of the on-going quarterly reporting on capital project status, staff will identify if there are any funding shortfalls in excess of the contingencies assigned for each project, and seek Council direction on the allocation of funds if required.

CONSULTATION:

Staff worked in conjunction with Town Purchasing staff from the Corporate Services Department and they are in agreement with this recommendation.

The Manager of Purchasing is in agreement with this recommendation.

The Manager of Accounting and Town Treasurer is in agreement with this recommendation.

PUBLIC ENGAGEMENT:

There is no public engagement required for this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

COMMUNICATIONS:

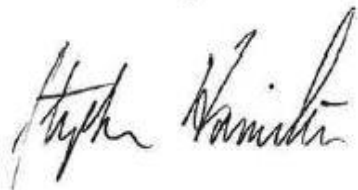
Staff discussions with Eileen Roofing Inc. will occur as to the scheduling and the Town's expectations toward customer service, additional notices will be sent to staff, tenants and any affected residents prior to commencing of work. Town staff and design consultants (OHE Consultants) will work closely with Eileen Roofing Inc. to ensure the work is carried out in accordance with the contract document and specifications and with as little disruption to Town Hall staff, facility operations and local community as possible.

Notice of Construction letters will be communicated to Town Hall, each facility and affected residents. Additional notices will be sent to these parties informing of any delays in work.

CONCLUSION:

The bid document submitted by the vendor meets or exceeds our specifications in all regards. Staff recommends Council Award Tender T-061-19, Bundled Roof (4) & Cooling Tower Replacement Project to Eileen Roofing Inc.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Stephen Hamilton". The signature is fluid and cursive, with the first name "Stephen" being more prominent than the last name "Hamilton".

Stephen Hamilton, Manager of Facilities

A handwritten signature in black ink, appearing to read "M. J. Leighton". The signature is written in a cursive style, with the first initials "M. J." being clearly visible.

Moya Jane Leighton, Manager of Accounting and Town Treasurer

A handwritten signature in black ink, appearing to read "Warren Harris". The signature is written in a cursive style, with the first name "Warren" being more prominent than the last name "Harris".

Warren Harris, Commissioner of Recreation and Parks

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is written in a cursive style, with the first name "Brent" being more prominent than the last name "Marshall".

Brent Marshall, Chief Administrative Officer