



Staff Report

Report To: Council Meeting
From: Lee Gosnell, Manager of Operations & Community Services
Date: 2021-05-13
Subject: Municipal Office Roof Replacement

Recommendation:

That West Elgin Council hereby receives the report from Lee Gosnell, Manager of Operations & Community Services; and

That West Elgin Council awards the municipal office roof replacement to Machado's General Contracting in the amount of \$46,773.74

Purpose:

The purpose of this report is to select a contractor for installation of a new metal roof on the municipal office located at 22413 Hoskins Line.

Background:

The municipal office located at 22413 Hoskins Line was originally constructed as a farm equipment dealership in the late 70's. As such, it was built to different standards than would typically be used on office space today. The metal roofing is fastened directly on 2x4 strapping, with no waterproof layer between it and the ceiling/insulation directly below. Over time, this has created a water problem in the office space, which has become much more prominent in recent years.

Staff had the roof system inspected by three contractors and used the suggestions provided to create a replacement proposal. These recommendations include –

- Removal of the old metal roofing
- Install new ½ plywood sheeting on the existing 2x4 strapping.
- Install all new metal flashings on hip, valley and abutting walls of shop and fire hall.
- Apply ice and water guard under valley and along eave.
- Cover entire roof system with synthetic moisture barrier.
- Install new metal roofing and snow jacks.

All contractors who were consulted agreed this would provide the best protection against further water damage, which is especially important given the proposed renovations.

Financial Implications:

Three quotes were initially received which were all very close, however one contractor had to step aside due to unforeseen circumstances. The remaining two quotes were received as follows (plus applicable tax)–

- | | |
|----------------------------------|-------------|
| 1. Weekes Construction | \$45,126.00 |
| 2. Machado's General Contracting | \$46,773.74 |

After careful review of each proposal, it was determined that Weekes Construction had not included pricing for new snow jacks, which would make the two proposals virtually even. This, coupled with timelines proposed by each contractor, have lead staff to recommend award of this contract to Machado's General Contracting. They have provided a guarantee that work will be completed by August 31, 2021.

The required money for this project will come from the West Elgin budget line item for municipal office renovations.

Report Approval Details

Document Title:	Municipal Office Roof Replacement - 2021-17-Operations Community Services.docx
Attachments:	
Final Approval Date:	May 11, 2021

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott