

April 30, 2021

Report To: Travis Rob

From: Adam Mitchell, P.Eng, Asset Management Coordinator

RE: Memorial Sports Centre Roof Replacement, ICIP Revitalization of the Memorial Sports Centre.

On April 13th, 2021 the Town of Fort Frances received proposals for tender 21-OF-06, Memorial Sports Centre Roof Replacement. The scope of this tender entails replacing 8 of 12 roof sections which are the following.

- Roof #1: 52 Canadians
- Roof #2: 52 Canadians Lobby & Hall
- Roof #5: Main Lobby
- Roof #7: Squash Courts
- Roof #8: Change Room/Storage Room
- Roof #9: Elevator Roof
- Roof #10: Front Canopy
- Roof #11: Electrical Vault Roof

This roof replacement project is the first project to be tendered as part of the ICIP Revitalization of the Fort Frances Memorial Sports Centre Grant we received last month. In 2019, this roof replacement project was estimated to cost \$1,560,000.

The Town of Fort Frances received three proposals from Tom Jones Corporation, Lakehead Roofing and Metal Cladding LTD, and Rugged Air Industries. A cost comparison of tender submissions is shown in the table below.

Item	Roof	Units	Total Price		
			Tom Jones	Lakehead	Rugged
1	Roof #1: 52 Canadians	L.S.	\$ 677,600.00	\$ 940,000.00	\$ 1,104,354.00
2	Roof #2: 52 Canadians Lobby & Hall	L.S.	\$ 280,800.00	\$ 220,000.00	\$ 231,301.00
3	Roof #5: Main Lobby	L.S.	\$ 279,600.00	\$ 615,000.00	\$ 715,936.00
4	Roof #7: Squash Courts	L.S.	\$ 176,100.00	\$ 140,000.00	\$ 220,723.00
5	Roof #8: Change Room/Storage Room	L.S.	\$ 76,800.00	\$ 40,000.00	\$ 48,344.00
6	Roof #9: Elevator Roof	L.S.	\$ 31,700.00	\$ 45,000.00	\$ 15,571.00
7	Roof #10: Front Canopy	L.S.	\$ 60,600.00	\$ 41,000.00	\$ 53,993.00
8	Roof #11: Electrical Vault Roof	L.S.	\$ 44,500.00	\$ 30,000.00	\$ 25,562.00
9	Safe Roof Access	L.S.	\$ 58,400.00	-	-
Subtotal			\$ 1,686,100.00	\$ 2,071,000.00	\$ 2,415,784.00

Please note, item 9, Safe Roof Access was not tendered as a sperate item. This means the safe roof access price for Lakehead Roofing and Rugged Roofing is incorporated across items 1 to 8. Tom Jones chose to break this item out into a sperate line as shown. In the end, the subtotal prices shown by all parties are priced to complete the same scope of work.

Tom Jones Corporation submitted the lowest bid. JML Engineering, the firm that designed the new roof system was contracted to review tender submissions and ensure compliance. I have attached their letter of recommendation. In short, JML recommends Tom Jones Corporation be awarded the project.

After receiving JML's recommendation an internal review of submissions was completed. It is shown that Tom Jones submission is over budget by \$126,000. We believe this occurred because of the following factors.

- Our budget was created and submitted to ICIP in November 2019.
- Grant was awarded 16 months later.
- Covid 19 pandemic has caused a substantial increase in the price of building materials which was unforeseen at the time the budget was submitted.

In a proactive approach to try to manage the overall budget of the ICIP Revitalization of MSC project, it is proposed that two roof sections be withheld from this tender. The sections are roof #8 and roof #11. The rationale of eliminating two roof sections is because, due to the current economic state of building materials, it is unsure how much this will affect other aspects of our revitalization project. With over 23 items remaining in our project, it is fair to assume this trend could continue and we will see higher than anticipated prices continuing. These subtractions give an updated total for this year's roof replacement project of \$1,564,800.

As shown above, with the holdback of two roofs, the total cost to build remains \$4,800 over budget. The challenge this creates is our contingency allowance has been erased. To ensure we allocate resources to cover any additional overages, we are suggesting additional savings seen by waving tipping fees at our landfill for Tom Jones. This technique has been used on previous projects and is one advantage of owning a landfill. By doing so, substantial cost savings could be found allowing one of the two roofs that were cut to be returned to the project. Tom Jones has been approached to provide their cost total for tipping and if the price is considered fair this could be very beneficial to the project.

It should be noted, a phase two roof replacement project is scheduled in year 5 of the Revitalization of the MSC Project. Whatever work is withheld from this year's phase one project will be added to phase two. Roof #8 and roof #11 were chosen to be withheld because they present the lowest risk of failure. Another advantage of delaying the replacement of roof 11 is we currently have a project examining the feasibility of combining our ice plants. Within the upcoming review, it could be proposed that the condenser unit located on top of roof 11 be removed. This would greatly simplify the cost to replace the roof and we would see good cost savings here. It is worth waiting to see what is recommended.

It is my recommendation that Tom Jones Corporation be contracted to replace 6 roof sections at the Memorial Sports Centre for a total of \$1,564,800. I recommend that council approves waving tipping fees contingent on receiving a fair cost savings from Tom Jones.

Respectfully Submitted



Adam Mitchell, P.Eng
Asset Management Coordinator

April 21, 2021
Ref. No. JML2019066

Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9

Attention: Adam Mitchell
Asset Management Coordinator

Reference: **Letter of Recommendation for Award of Tender**
Tender No. 21-OF-06
Roofing Replacement at the Memorial Sports Centre

Dear Adam:

We have reviewed the tenders received by the Town of Fort Frances on April 20, 2021 for the Roofing Replacement at the Memorial Sport Centre. A tender comparison of the bids received is shown below.

A summary of the bidders, bid results and required submittals are as follows (HST Excluded):

Contractor	Lump Sum Price	Completed Schedule 1	Bid Bond
Lakehead Roofing	\$ 2,071,000.00	Yes	Yes
Rugged Air Industries	\$ 2,415,784.00	Yes	Yes
Tom Jones Corporation	\$ 1,686,100.00	Yes	Yes

Since Tom Jones Corporation submitted the lowest tender, we have focused our evaluation on their tender. Their tender submission has been done in general conformance with the requirements outlined in the tender documents. They have indicated they received all four (4) Addenda issued during the tender period.

Neither Tom Jones nor any of its proposed subcontractors are members of the Canadian Roofing Contractors Association (CRCA). In accordance with Addendum 4, they are required to submit preliminary details (supplier/manufacturer) of their proposed roofing system and certification from the manufacturer/supplier. This additional submittal applies to the EPDM roof and the Metal roof.

We had a discussion with Mr. Casey Bishop, C.Tech., CEC, Civil Project Manager/Estimator, to discuss their bid. Mr. Bishop explained that Tom Jones Corporation currently has the manpower necessary to successfully complete the entire project by December 31, 2021. Tom Jones Corporation intends to commence work shortly after a Purchase Order is issued by The Town of Fort Frances.

Mr. Bishop commented they are comfortable with their pricing, they were satisfied that there were no errors or omissions in their pricing, and they do not foresee any obvious or significant 'extras' arising from the tender documents.

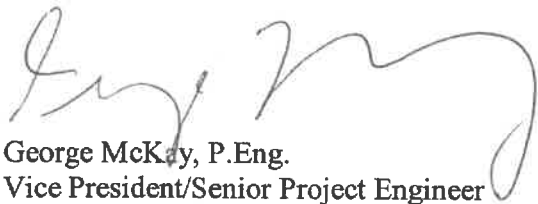
Based upon our review of Tom Jones Corporation's tender submission, our discussion with Casey Bishop, their experience in similar projects, their proposed manpower, and their commitment to schedule, we feel they can successfully complete the entire project by December 31, 2021.

Therefore, we recommend Tom Jones Corporation be awarded the 'Roofing Replacement Memorial Sports Centre' project for the Total Contract Price (excluding HST) of \$ 1,686,100.00 (one million six hundred and eighty-six thousand one hundred dollars). This recommendation is contingent on submittal of preliminary roofing details and subcontractor certification.

We trust this letter is satisfactory. Please contact the undersigned if you have any comments or wish to further discuss our recommendation.

Best regards,

JML Engineering Ltd.



George McKay, P.Eng.
Vice President/Senior Project Engineer

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JML ENGINEERING LTD.