

STAFF REPORT: Engineering and Public Works Department

REPORT TO: Council
MEETING DATE: July 11, 2011
REPORT NO.: EPW.11.069
SUBJECT: Award of Tender 2011-19-T-EPW –
 Craigleith Wastewater Treatment Plant
 Roof Replacement

PREPARED BY: John Caswell – Manager of Water and
 Wastewater Services on behalf of Tender
 Award Committee

A. Recommendations

THAT Council receive Report EPW.11.069 entitled Award of Tender 2011-19-T-EPW – Craigleith Wastewater Treatment Plant Roof Replacement Tender; and,

THAT Council approve the award of the Craigleith Wastewater Treatment Plant Roof Replacement Tender (2011-19-T-EPW) to Crawford Roofing Corporation, in the amount of \$279,000.00, excluding HST; and,

THAT the Mayor and Clerk be authorized to execute the Engineering Agreement Documents for TBM-2009-02.

B. Background

Over the past few years, Staff has coordinated a number of repairs to the existing roof at the Craigleith Wastewater Treatment Plant due to a number of leaks. The existing roof was constructed in 1985 and has reached the end of its useful life. Recently, the existing leaks have intensified forcing Staff to tarp the Master Control Pane (MCC) inside the plant in order to prevent water from damaging expensive electrical components.

When the initial roof leaks were repaired it was determined that only one section of the roof would need to be replaced. Staff worked with the roofing contractor that completed the repairs to prepare budget estimates for the roof replacement. Subsequent to further leakage, and in consultation with a roofing material supplier and structural engineer roof, revised estimates were included in the 2011 Capital Budget that reflected the need to replace the complete roofing system at the plant which substantially increased the budget for this expenditure.

During the past few years there has been opportunity on some flat roofs for the installation of solar panels. Town Staff retained a structural consultant to investigate the structural capability of the building and determine if the roof would support the installation of a number of solar panels. It was determined that the substructure would support a solar panel installation on the roof if it were necessary.

On June 17, 2011 the Town issued Tender 2011-19-T-EPW – Craigeith Wastewater Treatment Plant Roof Replacement. The scope of the tender included the complete replacement of the existing roof with a new built up roof system that includes a 30 year warranty.

A structural consultant assisted Staff with the preparation of the roof tender and will be conducting a number of inspections during the installation of the roof replacement to ensure that the work performed to the specifications necessary to guarantee the 30 year warranty.

A total of 8 bids were received before the closing date of July 4, 2011. The bids received are as follows:

BIDDER	TENDER AMOUNT (Excluding GST)
D.J Peat Roofing	\$309,600
Solar Roofing & Sheet Metal	\$373,000
LaFleche Roofing Ltd.	\$306,400
Triumph Roofing & Sheet Metal	\$324,200
Crawford Roofing Corporation	\$279,000
Nortex Roofing Ltd.	\$309,500
Industrial Roofing Services	\$320,000
Rooftops & Sheet Metal Corp.	\$287,019

Staff recommend that Council approve Crawford Roofing Corporation’s bid in the amount of \$279,000.00 as they were the lowest responsible bidder.

C. The Blue Mountains’ Strategic Plan

Completing this project assists with the Town’s Strategic Plan Goal #2” Addressing the Town’s Municipal Infrastructure needs”.

D. Environmental Impacts

The existing roofing material that is being removed will reuse the gravel from the roof. The wood and metal will be separated for recycling or burning and the insulation will be taken to an approved landfill for disposal. The replacement of the existing roof will also reduce the possibility of water damage to and subsequent disposal of affected electrical components that would be inevitable if leaks were allowed to continue.

E. Budget Impact

Below is a chart of the proposed cost of the engineering fees and the budgeted amount for the roof replacement. Also included for comparison is the lowest tender bid from Crawford Roofing Corporation. Crawford is a company from North York that has been in the roofing business for 39 years. Three of Crawford Roofing Corporation's references were checked and the project managers were satisfied with the work that was completed by Crawford Roofing Corporation.

PROJECT EXPENDITURES	COST
Tender Amount	\$279,000
Engineering Fees	\$8,200
Miscellaneous (Advertising, etc.)	\$5,000
TOTAL	\$292,200

As the 2011 Wastewater Capital Budget contains \$450,000 for the purpose of replacing the Craigeith Wastewater Treatment Plant roof, this project is currently under budget by \$157,800.

BUDGET	AMOUNT
Available Capital Budget	\$450,000
Unexpended Budget	\$157,800

F. Attachments

Attachment #1 – Quote received from Crawford Roofing Corporation.

Respectfully submitted,

John Caswell
Manager, Water and Wastewater Services

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Director, Engineering and Public Works

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The Blue Mountains
Roof Replacement – Craigeith Wastewater Treatment Plant
Contract No. 2011-19-T-EPW

SCHEDULE OF ITEMS AND UNIT PRICES

The Tenderer shall prepare this bid in ink or by typewriter. Any erasures or overwriting of the prices shall be initialed. The quantities shown are the Contract Administrator's best estimate; the Contractor must satisfy himself by inspection of the site and take-off of the drawings that the estimated quantities are reasonable.

Item	Description	Unit	Quantity	Unit Price	Total Price
1.	Mobilization/Demobilization	L.S.	1		# 10,000.00
2.	Contract Bonds/Insurance	L.S.	1		# 2,500.00
3.	Access to Work (platform, scaffolding)	L.S.	1		# 2,500.00
4.	Roofing including removal and disposal of existing roofing and insulation, preparation of concrete deck and installation of new insulation, membrane and ballast.				# 224,000.00
5.	Re work parapets including removal of existing metal and replacement				# 10,000.00
6.	Contingency Allowance	LS	1	\$25,000.00	\$25,000.00
7.	Testing Allowance	LS	1	\$5,000.00	\$5,000.00
SUB-TOTAL TENDER PRICE					# 279,000.00
HG S.T. (13% of line above)					# 36,270.00
TOTAL TENDER PRICE					# 315,270.00

General Notes

- i) Where alternative materials are specified, the Tenderer shall tender a Unit Price for each alternative, but shall extend only the lowest unit price.
- ii) m³ denotes Cubic Metre (1,000 Litres)
- m denotes Linear Metre
- LS denotes Lump Sum
- ea denotes Each
- m² denotes Square Metre
- t denotes tonne (2,204.6 lbs.)
- ha denotes Hectare