

## Staff Report

---

**Report To:** City Council  
**Report From:** Bradey Carbert, Manager of Corporate Services  
**Meeting Date:** May 26, 2025  
**Report Code:** CR-25-071  
**Subject:** Award of RFT-25-011 – Julie McArthur Regional Recreation Centre – Roof Rehabilitation

---

### Recommendations:

THAT in consideration of Staff Report CR-25-071 respecting Award of RFT-25-011 – Julie McArthur Regional Recreation Centre – Roof Rehabilitation, City Council:

1. Awards the above noted Tender to Spinton Roofing Ltd., the lowest compliant bid received for \$875,950.08, including the non-refundable allocation of HST; and
2. Directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute the agreement.

### Highlights:

- Section 1 is the second largest roof section at approximately 40,000 square feet and covers the YMCA area of the facility.
- The repairs will address ongoing leakage issues and the roof section that has reached the end of its lifespan.

### Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service.

## **Climate and Environmental Implications:**

This supports the objectives of the City's Corporate Climate Change Adaptation Plan by strengthening the resiliency of City infrastructure or services.

## **Previous Report/Authority:**

The project mentioned above was approved in the 2025 Capital Budget. A copy of the budget sheet has been attached to this report.

## **Background:**

In accordance with the City's Procurement of Goods, Services, Construction, and Consulting Policy (By-law 2020-002), the award of all purchases above \$250,000 must be approved by Council.

This report has been drafted to provide Council with the necessary information to approve the award of Tender RFT-25-011 – Julie McArthur Regional Recreation Centre – Roof Rehabilitation. The capital detail sheet describing the project has been attached to this report.

## **Analysis:**

The scope of this project consists of the removal of the existing membrane, the replacement of the damaged insulation, and the installation of a new membrane on roof section 1. Section 1 is the second largest roof section at approximately 40,000 square feet and covers the YMCA area of the facility. The repairs will address ongoing leakage issues and the roof section that has reached the end of its lifespan. The new membrane is intended to have a 20 year lifespan, at which time the roof system will be assessed and rehabilitated as required.

Staff retained Pretium Engineering Inc. as the consultant to complete the project's design, including engineering administration and inspection services.

The above-mentioned tender was posted in compliance with the City's Purchasing By-law on April 7, 2025, and closed on May 5, 2025; ten compliant bids were received.

The bids received, including the non-refundable allocation of HST, are as follows:

<b>Company Name</b>	<b>Bid Price</b>
Spinton Roofing Ltd.	\$875,950.08
D.J. Peat Roofing & Sheet Metal Ltd.	\$970,625.65
T Hamilton & Son Roofing Inc	\$1,009,255.68
Always Roofing Ltd.	\$1,026,259.78
Designed Roofing Inc.	\$1,104,604.80
Flynn Canada Ltd.	\$1,160,439.49
Atlas-Apex Roofing Inc.	\$1,171,809.14
LaFleche Roofing 1992 Limited	\$1,186,012.80
Hamati Roofing Ltd.	\$1,358,284.34
Nortex Roofing Ltd.	\$1,628,160.00

The tender submission from Spinton Roofing Ltd. is the lowest compliant Bidder and is recommended for Tender Award by Pretium Engineering Inc. and the City.

The tender includes a \$50,000 contingency allowance for any unforeseen conditions during the construction period. The contingency allowance shall not be expended without the City's written consent.

The construction period has a substantial completion date of October 31, 2025.

### **Financial Implications:**

The updated cost estimates, based on the recommended bid submission, including the non-refundable allocation of HST, are as follows:

<b>Item</b>	<b>Budget</b>	<b>Funding Required</b>	<b>Variance</b>
Construction including Contingencies	\$850,000	\$875,950	(\$25,950)
Engineering Consulting Services	\$0	\$45,000	(\$45,000)
<b>Total</b>	<b>\$850,000</b>	<b>\$920,950</b>	<b>(\$70,950)</b>

\$850,000 of the required funding was approved in the 2025-2029 multi-year capital plan and is funded by the Canada Community Building Fund reserve. The remaining \$70,950 is also recommended to be funded from the CCBF reserve at year-end. There is sufficient funding in this reserve to accommodate this recommendation.

### **Communication Strategy:**

The above-noted tender was posted on the City's Bids & Tenders webpage on April 7, 2025, in compliance with the City's Purchasing By-law to be accessible to all potential bidders.

City staff has been in communication with the YMCA of Owen Sound Grey Bruce throughout the design and tendering components of this project to review the proposed work and timing. The City and YMCA of Owen Sound Grey Bruce will communicate any impacts and closures to the public during the construction period.

### **Consultation:**

Pretium Engineering Inc.  
YMCA of Owen Sound Grey Bruce Director of Facilities  
Corporate Facility Project Coordinator

### **Attachments:**

Capital Budget Detail Sheet – 25I.1 – JMRRC Roof Section 1 Replacement

**Recommended by:**

Bradey Carbert, Manager of Corporate Services

Kate Allan, Director of Corporate Services

**Submission approved by:**

Tim Simmonds, City Manager

For more information on this report, please contact Bradey Carbert, Manager of Corporate Services at [bcarbert@owensound.ca](mailto:bcarbert@owensound.ca) or 519-376-4440 ext.1240.