

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
Submitted by:	Ian D. Davey, BBA CPA CA Treasurer Municipal Buildings	Meeting Type: Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>	
Meeting Date:	October 19, 2020		
Report No.:	Corporate Services-049-21		
Submit comments to Council			

Subject/Title: Dressler House Roof Project

RECOMMENDATION:

THAT Council receive this report for information purposes;

AND

FURTHER THAT Council award the contract for the replacement of the Dressler House roof to the low bidder being Urban Roofing & Consulting at a cost of \$35,388.06 which includes non-refundable HST subject to final approval of materials by the Cobourg Heritage Committee.

1. STRATEGIC PLAN

Not applicable

2. PUBLIC ENGAGEMENT

The choice of materials for this project is subject to approval by the Cobourg Heritage Committee.

3. PURPOSE

The replacement of the front and rear sections of roof on the Marie Dressler House Museum was given budget approval in the 2021 Capital Budget. The purpose of this report is to provide Council with the results of the tender for this work and provide a recommendation for the award of this contract.

4. ORIGIN AND LEGISLATION

The Marie Dressler House Museum is located at 212 King Street West in Cobourg. The historical building has served many functions in recent decades and is currently leased to the Marie Dressler Foundation for a ten year term expiring September 1, 2025 at an annual rent of \$1 per year. The foundation has an option to extend the term of this lease for a further ten years on the same terms and conditions.

The structure consists of three separate and distinct roof components. The middle section was replaced previously however the front and rear roof decks have completely failed and must be replaced without further delay.

A photo of the side of the structure has been attached along with a diagram depicting the three roof sections.

5. BACKGROUND

The municipality contracts with Ontario Roof Consultants (ORC) to provide advice on high profile projects such as Victoria Hall, the Cobourg Market Building, the Fire Hall Theatre and Dressler House.

Given the budgetary constraints faced on this project it was the consultant's recommendation that the project be priced using the Presidential Shake fiberglass luxury shingle from CertainTeed. The product is designed to replicate the appearance of wood shakes but to provide a much more durable and long-lasting roof.

The application is being presented to the Cobourg Heritage Committee at their next meeting on April 7, 2021.

6. ANALYSIS

The results of the tender bids received are as follows:

1) Urban Roofing & Consulting	\$34,776.00
2) Crawford Roofing Corporation	\$36,250.00
3) The Feather & Roadhouse Co. Ltd.	\$36,845.00
4) Modern Roofing Inc.	\$37,489.00

The Cobourg Heritage Committee will provide their recommendation to Council on the suitability of this product for this project.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

The staff recommendation is to award the contract to the low bidder, Urban Roofing & Consulting using the CertainTeed fiberglass shingles at a cost of \$34,776.00 plus non-refundable HST in the amount of \$612.06 for a total cost of \$35,388.06.

The ORC consulting fee is based on 5% of the cost of the project which will be \$1,738.80 plus non-refundable HST of \$30.60 for a total of \$1,769.40.

In addition, there may be repair work required to the roof sheeting once the existing cedar shingles are removed. It is suggested that this approval include the remaining budgeted funds of \$2,842.54 as a contingency to cover any additional repair work as required. The contractor would need to obtain authorization from ORC prior to commencing any additional work.

The total cost of the project including the contract, consulting and contingency is \$40,000.00 which is the approved amount contained in the 2021 Capital Budget.

All contractors have been notified of a price increase in materials as of May 1, 2021 so there is some urgency in awarding this work prior to that date so that materials can be ordered prior to May 1st to take advantage of existing prices.

8. CONCLUSION

The staff recommendations to Council are as follows:

- 1) Approve the award of the contract to Urban Roofing & Consulting in the amount of \$34,776.00 plus non-refundable HST for a cost of \$35,388.06
- 2) Approve the use of the CertainTeed Presidential Shake fiberglass shingle.
- 3) Approve the remaining funds from the 2021 Capital Budget in the amount of \$2,842.54 to cover any additional work required once the existing shingles have been removed subject to approval of our roofing consultant ORC.

Report Approval Details

Document Title:	Dressler House Roof Project - Corporate Services-049-21.docx
Attachments:	- doc24112820210405125455.pdf
Final Approval Date:	Apr 9, 2021

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

Tracey Vaughan, Chief Administrative Officer - Apr 9, 2021 - 2:24 PM