

**Municipality of East Ferris
Report to Council**

Report No.: PLAN-2025-04

Date: June 10, 2025

Originator: Greg Kirton – Director of Community Services

Subject: **Tender – East Ferris Community Centre and Arena Roof Replacement –
Curling Rink Section**

RECOMMENDATION

THAT Council for the Municipality of East Ferris awards the tender for the partial roof replacement at the East Ferris Community Centre and Arena to J.G. Fitzgerald & Sons Ltd. in the amount of \$147,985.00 plus HST.

BACKGROUND

On Friday May 2nd, 2025, the tender for the East Ferris Community Centre and Arena Roof Replacement was circulated with a bidding package prepared by Mitchell Jensen Architects. The tender was opened on Thursday, May 22nd, 2025, at 3:30 p.m in the Municipal Office in the presence of Councillor Rick Champagne, Clerk Kim Rose, CAO Jason Trottier and Director of Community Services Greg Kirton. Members of the public also in attendance included: Shannon Stark.

A total of three (3) bids were received and all bids were deemed compliant with the submission requirements of the tender package.

The tender package was structured in a way that requested multiple bids to reflect multiple sections of the community centre roof. The base bid, and primary focus of the tender, was the roof over the curling rink. This project is directly related to the joint NOHFC funding application by the municipality and the Nosbonsing Curling Club.

In addition to the base bid, the municipality also requested pricing for two additional sections of the community centre roof.

ANALYSIS/OPTIONS

Bids received:

Company	Base Bid	Area B Addition	Area C Addition
J.G. Fitzgerald & Sons Ltd.	\$147,985	\$308,815	\$88,405
Designed Roofing	\$155,000	\$334,000	\$95,000
Blanchfield Roofing Co. Ltd.	\$164,510	\$336,890	\$107,130

The tenders were checked for errors and omissions by municipal staff as well as John Weinhardt of Mitchell Jensen Architects, and none were found. The recommendation is to award the work to the lowest bidder J.G. Fitzgerald & Sons Ltd.

The municipality budgeted \$120,000 for this project. Given that all submission exceed the originally budgeted figure, staff recommend that council proceed with only the base bid at this time.

The increase in pricing over the originally budgeted amount is a result of the following factors:

- Inflation and pricing uncertainty has had an impact on material pricing since the municipal budget was adopted.
- The architectural review of the building noted that the installation of a new overlay board under the roofing membrane was required to a greater extent than originally expected, which has resulted in an increased price.
- The recommended membrane roofing material included in the scope of work provided by Mitchell Jensen Architects was more robust than municipal staff had anticipated resulting in an increase in cost. This material does come with a 20-year warranty.

Although the pricing is higher than originally expected, we are confident that the pricing is reasonable given the required scope of work. All three bidders had pricing within 11% of each other, which indicates that the pricing is in the appropriate range for the product and installation that we require.

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

I concur with this report and recommendation,



Jason H. Trottier, HBBA, MPA, CPA, CMA
CAO/Treasurer