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**To:** Mayor and Council

**From:** Terry Vachon, Director of Parks & Recreation

**Date:** April 27, 2026

**Subject:** Report # PCR-009-2026 – Stayner Tourism Building Roof Replacement

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report # PCR-009-2026 (Stayner Tourism Building Roof Replacement) dated April 27, 2026; and,

- 1) That Council award RFQ #2026-02 for the removal and replacement of the existing steel roof on the Clearview Tourism building located at 220 Huron Street in Stayner, to Above All Roofing & Contracting Inc., in the amount of \$55,932.79 plus HST; and,
- 2) That the Mayor and Clerk be authorized to sign the construction contract on behalf of the Township.

## Background

During the 2025 budget deliberations, staff informed Council that the roof of the Stayner Tourism building is leaking in multiple locations.

Staff had received a consultation report from Garland Canada, which conducted a thorough review of the roof and identified numerous areas requiring repairs.

They had estimated the roof repairs at \$120,000 (2025 amount).

During the 2026 budget deliberations, the project was carried over, with plans to release the tender in early 2026 and to attract competitive pricing.

## Comments and Analysis

Clearview Township staff received the final report from the Bids & Tenders website for the Stayner Roof Replacement tender on Friday, March 26, 2026.

Eleven (11) General Roof Contractors submitted bids for the roof replacement.

The following summarizes our evaluations of the bid submissions

### Scope of Work – Supply & Installation

- Removal of existing steel roof sheeting and replacement with new 26-gauge steel roof sheeting, including vented roof cap and all ice guarding.
- The interior of the building is to be protected from the elements to ensure there is no damage to the interior.
- Provisional Item: Disconnect, remove, reinstall and reconnect existing roof-mounted solar panels.

<b>Rank</b>	<b>Contractor</b>	<b>Base Bid Incl Provisional Item (excl HST)</b>
1	<b>Above All Roofing &amp; Contracting</b>	<b>\$55,932.79</b>
2	<b>AVI Construction Inc</b>	<b>\$71,000.00</b>
3	<b>Nailed It Roofing</b>	<b>\$75,000.00</b>
4	<b>A+ Roofing &amp; Construction</b>	<b>\$77,000.00</b>
5	<b>Yeldon Vision Contracting</b>	<b>\$80,500.00</b>
6	<b>Arenas Construction Ltd</b>	<b>\$85,179.00</b>
7	<b>RICI Contracting Ltd</b>	<b>\$89,169.00</b>
8	<b>T Hamilton &amp; Son Roofing</b>	<b>\$100,800.00</b>
9	<b>D.C. United Roofing Ltd</b>	<b>\$122,205.47</b>
10	<b>Noble Development</b>	<b>\$135,000.00</b>
11	<b>OSTIM Ltd</b>	<b>\$169,680.00</b>

Reference checks have been completed by staff, and the proposed contractor has passed with satisfactory results.

#### **Proposed Construction Schedule:**

Award of Contract: April 17, 2026

Mobilize on Site: May 1, 2026

Project close out, on or before: June 19, 2026

**Clearview’s Strategic Plan**

The above initiative supports the following strategic pillars:

- Recreation and Culture

**Financial Implications**

2025 Budget excluding HST portion: **\$60,000.00**

RFQ results: **\$55,932.79**

**Report Appendices**

Appendix A - Garland Canada Report Dated September 9, 2024

**Approvals**

**Submitted by:** Terry Vachon, Director of Parks & Recreation

**Reviewed by:** John Ferguson, CAO

**Financial Implications Reviewed by:** Kelly McDonald, Director of Finance/Treasurer

**Approved by:** John Ferguson, CAO