



**The Corporation of the  
City of Sault Ste. Marie**

**C O U N C I L   R E P O R T**

June 2, 2025

TO: Mayor Matthew Shoemaker and Members of City Council  
AUTHOR: Karen Marlow, Manager of Purchasing  
DEPARTMENT: Corporate Services  
RE: Tender Roof Rehabilitation – John Rhodes Community  
Centre

---

**Purpose**

The purpose of this report is to obtain Council approval to award the work for Roof Rehabilitation at John Rhodes Community Centre (JRCC), 260 Elizabeth Street which includes roof replacement, and incorporates replacement of roof condensers and air handling units, as required by Community Development and Enterprise Services (CDES), Arena Division.

**Background**

The tender was publicly advertised through the bidding system and notification issued through Construction Association Plan Room. Opening of the tenders took place after closing on February 14, 2025 within the e-bidding system.

**Analysis**

Submissions from three bidders were received prior to the closing deadline.

The tenders received have been thoroughly reviewed by staff from CDES and the City's Consultant for the project, Rimkus Consulting Group Canada Inc. (Rimkus). and are outlined on the summary attached. The low tender of \$5,682,400 (excluding HST) was received from Maverick & Son Exteriors and Consulting Services Inc. (Maverick).

In an attempt to bring this project closer to available funds, the CDES Division and Rimkus negotiated with Maverick to determine cost-saving opportunities within the tender.

The resulting revised/reduced scope of work for this project includes the following, which are recommended to be deleted or revised from the project:

- removal of heat recovery system;
- modified roofing membrane and materials.

Roof Rehabilitation – John Rhodes Community Center

June 2, 2025

Page 2.

This scope change will result in a reduced tender value, to \$4,481,500 (excluding tax).

### **Financial Implications**

With the incorporation of changes as outlined, Maverick's tendered pricing to complete the Roof Rehabilitation is \$4,481,500 (HST fully rebateable).

During the 2023 and 2024 Budget deliberations, Council approved the allocation of \$4,650,000 combined for JRCC Roof Rehabilitation (roof, condensers, and air handling units), of which \$4,507,253 remains and can accommodate the reduced tender value.

Staff submitted an application to the Community Enhancement Program of the NOHFC. In August 2024, staff received confirmation that the application was approved and that the NOHFC will contribute up to \$2,000,000 of total eligible project costs.

### **Strategic Plan / Policy Impact / Climate Impact**

This project aligns with the Corporate Strategic Plan in the Infrastructure focus area for upgrades of existing infrastructure. In addition, it supports the City's net zero by 2050 target as the roof replacement will support solar panels in the future.

### **Recommendation**

It is therefore recommended that Council take the following action:

The relevant By-law 2025-84 is listed under item 12 of the Agenda and will be read with all by-laws under that item.

Respectfully submitted,

Karen Marlow

Manager of Purchasing

705.759-5298

[k.marlow@cityssm.on.ca](mailto:k.marlow@cityssm.on.ca)