

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Administration
Committee

MEETING DATE: September 23, 2008

REPORT NO.: SRB.08.59

SUBJECT: OPP Satellite Detachment Office

PREPARED BY: D. Finbow, Director, Bldg & B/L

A. Recommendations

THAT Council hereby receive Staff Report SRB.08.59 respecting the proposed OPP Satellite Detachment Office; and,

THAT Council hereby approve a revised construction budget of \$807,500.00 for the proposed OPP Satellite Detachment Office (exclusive of furniture, fixtures and equipment and “fine” landscaping) with the related funding as set out in this Report; and,

THAT Council hereby authorize the Mayor and Clerk to execute a Design/Build contract with Shertine Construction Ltd. for the construction of the proposed OPP Satellite Detachment Office upon the written recommendation of the Director, Building & By-law.

B. Background

1. Through the 2008 Budget process, Council approved \$500,000.00 for the Design/Build of an OPP Satellite Detachment Office and \$25,000 for Fixtures, Furniture and Equipment (“FFE”);
2. Earlier this year, Council endorsed the Town’s site at the s/w corner of Clark Street and County Road 2 as the preferred location;
3. The Town engaged Peto MacCallum Consulting Engineers to prepare a Geotechnical Report for the proposed building. The subsequent report identified, as anticipated, the need to remove approximately 450 mm of topsoil and loose silt from the site prior to the placement of engineered fill.
4. The Town engaged the Ainley Group to prepare Site Servicing, Grading/Drainage Drawings and a related budget estimate. The Ainley Group have identified a significant issue with respect to Storm Water Management. In particular, the need for a significant amount of engineered fill to be introduced to achieve a finished floor elevation (“FFE”) so as to protect against the 1:100 year storm as well as the need to introduce a fairly extensive Storm Water Management (“SWM”) Facility. The amount of fill necessary to achieve the desired elevation is in the magnitude of 3,200 m³ (approximately 320 tri-axle loads).

5. The Town, through an advertised RFP, received quotes related to the Bulk Excavation, Haulage and Compaction of Engineered Fill with the selected respondent being Brian Dinsmore Haulage.
6. The Town, through an advertised RFP, requested proposals from Design Build Teams. This RFP process was two-fold. Firstly, the respondent was required to pre-qualify based on experience and track record and secondly submit a project budget. Two respondents were deemed qualified through the RFP process. The respondent who was deemed to best understand the project was Shertine Construction Ltd. It is noted that the Town has previously utilized Shertine for work at Town Hall and at The Depot.
7. The Director, Building & By-law, has now had two meetings with Shertine and the Project Architect. Through this process, a revised Design/Build Budget Estimate has been completed which will form the basis of the final contract should Council decide to proceed with the Project.
8. The Design/Build Budget Estimate incorporates increased insulation values for exterior walls, underfloor slab and attic; geothermal heat, EnergyStar windows; provision of a significant amount of natural light to work areas; sun shading on the south elevation; and, provision for natural ventilation. Although this building has not been designed with LEED Certification in mind, numerous energy efficiency and environmental considerations have been incorporated.
9. Budget estimates have also been received from a number of other suppliers for this project and the following revised construction budget has been prepared (excludes FFE and "fine" landscaping).

REVISED BUDGET - OPP SATELLITE DETACHMENT OFFICE

Scope of Work	Budget Estimate
Clearing, Grubbing, Bulk Excavation & Placement & Compaction of Fill (based on 3,200 m ³ of fill)	\$15,000
Fill Approx. 3,200 m ³ of Granular B Crusher Run Delivered @ \$9.69/tonne (3,200 x 2 = 7,000 tonnes)	\$60,000
Site Servicing/SWM Works	\$72,500
Design/Build Component	\$575,000
Design, Engineering, Permits, Construction Entrance, Etc.	\$24,000
Contingency	\$23,000
Gen Set (50% with Fire)	\$37,500
Total	\$807,500

10. As Council will note, the increases related to this Project are principally related to site works. The increase in the Design/Build component is principally attributable to “green” technologies which are referenced later in this Report.
11. With regard to funding, Financial Services Staff provide the following:

REVISED FUNDING

DESCRIPTION	TOTAL	PRIOR GROWTH	DC ELIGIBLE
Construction	\$620,000	\$86,800	\$533,200
Site Works	\$150,000	\$21,000	\$129,000
Gen Set (50% with Fire)	\$37,500	\$0.00	\$37,500
TOTAL	\$807,500	\$107,800	\$699,700

12. Financial Services advise that the net result of the revised proposed funding will have no effect on taxation.
13. With respect to the DC Eligible component, Financial Services advise that the related funding will be reflected in the 2009 DC Background Study.
14. Financial Services note that the approved 2008 Budget reflected \$85,400 funding from the Policing Reserve which is now proposed to be increased to \$107,800. The 2007 Year End Balance in the Policing Reserve was \$428,000 and it is Financial Services opinion that the proposed debit from the Policing Reserve will continue a healthy reserve for the future.

SUMMARY

15. Town Staff are recommending that this project proceed as contemplated on the Town’s Clark Street/Grey Road 2 site.
16. Town Staff are recommending that the project incorporate increased insulation values for exterior walls, underfloor slab and attic; geothermal heat, EnergyStar windows; provision of a significant amount of natural light to work areas; sun shading on the south elevation; and, provision for natural ventilation with it being noted that same represents an investment on the part of the Town of approximately \$50,000.
17. Town Staff are recommending that the Design/Build proposal from Shertine Construction Ltd. be accepted in principle and that, upon the Director, Building & By-law, negotiating an appropriate contract with Shertine, that the Mayor and Clerk be authorized to execute the Agreement.

C. The Blue Mountains’ Strategic Plan

1. Addressing the Town’s municipal infrastructure needs.

D. Environmental Comments

If the “green” elements of the Project are incorporated, the Town will take a demonstrable step towards Environmental Leadership.

E. Budget Impact

See summary contained within the report.

F. Attached

N/A

Respectfully submitted,

David Finbow
Director, Building & By-law/CBO

Respectfully submitted,

Robert Cummings
Director of Financial Services