

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Administration
Committee

MEETING DATE: September 23, 2008

REPORT NO.: SRB.08.60

SUBJECT: Ravenna Hall Addition & Septic

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

A. Recommendations

THAT Council hereby receive Staff Report SRB.08.60 “Ravenna Hall Addition & Septic”; and,

THAT Council hereby approve a revised budget of \$160,000 for a one storey and crawl space addition to Ravenna Hall; and,

THAT Council hereby authorize the Mayor and Clerk to execute a contract with Shertine Construction Ltd. for the construction of a one storey and crawl space addition upon the written recommendation of the Director, Building & By-law.

B. Background

1. The Town has entered into a Letter of Agreement with the Ontario Trillium Foundation with respect to a grant in the amount of \$55,000.00 to make the main entrance and washrooms in Ravenna Community Hall fully accessible, increasing comfort and community usage.
2. The 2007 and 2008 Budgets identify \$25,000.00 for the “Installation of Septic System for Ravenna Hall and upgrades”.
3. Through community consultation, needs analysis and review of the Leisure Services Master Plan, it has been identified that additional space and amenities are required.
4. The Town has tendered and awarded the installation of a new septic system to Harvey Fulford Haulage in the amount of \$10,426.80.
5. The Town tendered for the construction of a one-storey and crawl space addition having dimensions of 16’ x 32’. This tender has now closed with the responses noted below:

Name	Amount (inclusive of GST and PST)
Shertine Construction Ltd.	\$133,875.00
W. E. Marshall Construction	\$136,290.00

6. Town Staff have reviewed the tenders and are recommending the award of this contract to Shertine Construction Ltd.
7. With respect to the project, Town Staff have determined that changes to the scope of project are necessary largely due to growth in the community.
8. As to budget, the original approved budget was:

ORIGINAL BUDGET

Project	Engineering	Construction	Contingencies	Total
Septic System (From Taxation)	5,000.00	\$10,000.00	\$5,000.00	\$25,000.00
Trillium Foundation Funding				\$55,000.00
Total				\$80,000.00

9. With respect to the revised budget, Town Staff are projecting:

REVISED BUDGET

Scope	Budget
Septic Design and Installation	\$10,426.80 (Awarded)
Architectural Design and Engineering	\$4,725.00 (Awarded)
Construction	\$133,875.00
Construction Contingency	\$10,973.20
Total	\$160,000.00

10. As to funding, the Director, Financial Services has identified the following sources:

REVISED FUNDING

Funding Source	Amount
Taxation	\$25,000.00
Trillium Foundation Funding	\$55,000.00
Development Charges (Recreation)	\$80,000.00
Total	\$160,000.00

C. The Blue Mountains' Strategic Plan

1. Addressing the Town's municipal infrastructure needs.
2. Preserving and enhancing natural and environmental features, and cultural heritage of the community.

3. Supporting the development of social and recreational programs to meet the broad range of needs in the community.

D. Environmental Impacts

The installation of a new on-site sewage is necessary so as to preserve and enhance the environment.

E. Budget Impact

See summary contained within the report.

F. Attached

Architectural Drawing Nos. A1, A2 and A3

Respectfully submitted,

David Finbow
Director, Building & By-law/CBO

Respectfully submitted,

Shawn Everitt
Director of Recreation

Respectfully submitted,

Robert Cummings
Director of Financial Services