

Report CCR-PCD-26-14

To: Chair Wright and Members of the Planning and Community Development Committee
From: Brian Manser
Meeting Date: July 22, 2014
Subject: To request additional funding to complete the repairs of the sawmill within RFT-CC-09-14
Status: Recommendation adopted as amended per Resolution PCD80-14; Endorsed by County Council August 5, 2014 per Resolution CC115-14;

Recommendation(s)

WHEREAS the Sawmill was moved in 2007 from the former Museum site in Owen Sound to Grey Roots and placed on a concrete foundation;

AND WHEREAS over time frost damage to the foundation wall has occurred and the south foundation is unstable and will need to be replaced;

AND WHEREAS \$50,000 was allocated in the approved 2014 budget for the repair of the sawmill foundation;

AND WHEREAS RFT-CC-09-14, the Sawmill Rehabilitation project was issued on Thursday June 12, 2014 and closed on Thursday July 3, 2014;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-26-14 being a report containing the tender results for RFT-CC-09-14 be received;

AND THAT RFT-TS-33-14 be awarded to Domm Construction for a bid price of \$56,745 excluding HST;

AND THAT Engineering fees estimated at \$13,631 and a 20% contingency be added to the total project expenditure for a revised project cost of approximately \$84,452 excluding HST;

AND FURTHER THAT the approximate \$36,000 shortfall be funded from the Grey Roots' General Reserve;

AND FURTHER THAT the reserve be replenished by adjusting the Five Year Capital Forecast for Grey Roots to include an allocation to the Grey Roots' General Reserve and to adjust the five year program to maintain the same five year levy forecast.

Background

The sawmill was moved to the current location at Grey Roots in 2007 from the former museum site in Owen Sound using large steel beams to lift and transport the entire structure. The building was originally built using a post and beam construction method. Instead of deconstructing the building and being rebuilt again at Grey Roots as a post and beam construction, the engineering company of Gamsby and Mannerow were contracted to come up with an alternative method of retaining the building in its original shape and providing a necessary foundation to support the wooden building. A concrete foundation was the method of choice and the foundation drawings were provided with the appropriate engineering and then contracted out for construction.

The constructed footings and foundations are cast-in place concrete. As a result of drainage and frost protection issues, a number of cracks have formed in the existing foundation and the south foundation wall has rotated inwards and has become unstable. The south concrete foundation wall needs to be removed and replaced with a cast-in place concrete wall. To be able to safely do the repairs it is necessary to lift the building off the foundation and move the building. This project was placed within the 2014 budget for \$50,000.

The tender for the Sawmill Rehabilitation was posted on the County of Grey's website from Thursday June 12, 2014 to Thursday July 3, 2014.

RFT-CC-09-14 – The Sawmill Rehabilitation tender closed with one bid coming from Domm Construction Ltd.

Name of Bidder	Total Bid Amount (excluding taxes)
Domm Construction	\$56,745

Financial / Staffing / Legal / Information Technology

Considerations

There are no staffing, legal or Information Technology considerations related to this report.

The bid amount includes the lifting and moving of the building, the reconstruction of the concrete wall and the placement of the building back onto the foundation. Additional grading and drainage of the site will also be done within the tendered amount. Costs of \$8,631 have been incurred up to May 31 for engineering fees and it is estimated that there will be an additional net cost of \$5,000 required for the completion of the engineering.

Given the nature of the work, it is recommended that it would be prudent to include a contingency allowance in the event there is unforeseen work. An estimated \$36,000 is needed to complete the necessary remedial work.

Costs Associated with the Sawmill Rehabilitation

Engineering Fees	\$13,631
Rehabilitation Bid Amount	\$56,745
Sub-total	\$70,376
Contingency of 20%	\$14,076
TOTAL	\$84,452
Net HST	\$85,939

The shortfall will be funded from the Grey Roots' General Reserve which has a current projected year end balance of approximately \$92,000.

Link to Strategic Goals / Priorities

Goal 1.6 to accelerate the commitment to lifecycle planning for long-term investment in county-owned capital assets.

Respectfully submitted by,

Brian Manser,
Manager of Museum and Archives

Director Sign Off: *Sharon Vokes*