

Report HDR-SS-07-14

To: Chair and Members of the Social Services Committee
From: Rick Moore, Housing Manager
Meeting Date: May 14, 2014
Subject: Foundation Waterproofing – Alpha Street
Status: Recommendation adopted as presented per Resolution SSC39-14
May 14, 2014; Endorsed by County Council June 3, 2014 per
Resolution CC76-14;

Recommendation(s)

WHEREAS the approved 2014 capital budget included funding to upgrade rear exterior patios in 68 family units located at the Alpha Street neighbourhood with a budget of \$150,000;

AND WHEREAS the foundation walls have been leaking in a number of units;

AND WHEREAS the basements have been identified for waterproofing in the 2014 Building Condition Audit but not budgeted for in the 2014 capital budget;

NOW THEREFORE BE IT RESOLVED THAT report HDR SS-07-14 regarding the waterproofing of the rear foundation walls at the neighbourhood known as Alpha Street in the City of Owen Sound be received;

AND THAT additional funding required to proceed with the basement foundation waterproofing, in the amount of \$100,000 plus a contingency amount of \$25,000 to cover any unforeseen construction issues be added to the total project budget for a revised project cost of \$275,000 before HST;

AND THAT the additional costs be funded from savings realized through 2014 awarded capital projects;

AND THAT if insufficient savings result at year end, the remaining balance be funded from the Housing Reserve.

Background

The 2014 capital budget allotted \$150,000 to upgrade the exterior patio areas of 68 family units located at Alpha Street in the City of Owen Sound. The existing patios are 29 years old and are broken and heaved causing trip hazards for families. The job requires that the privacy fences be removed and heavy equipment brought in to remove the old concrete pavers and prepare the ground work.

Over the past winter Housing has received many reports from tenants and Property Supervisors that water is entering the basements by way of the foundation walls. The existing foundations are poured concrete installed in 1969. Water damage and mould build up in the basements are a concern for staff. It has been determined that there will be value added to the County of Grey if the rear walls of the 68 family units were excavated and waterproofed at the same time as the rear patio replacement job is ongoing as the heavy equipment is already on site. The additional work includes excavating along the rear wall of the foundation, replacing any existing weeping tile, waterproofing the foundation wall, installing protection board on the foundation wall and backfilling with engineered fill. The above mentioned work is to be completed before the rear patios are poured.

A contingency amount of \$25,000 is also requested as staff do not know what conditions may be encountered when digging. The contingency funding would be used to cover costs such as gas line locates, water line disturbances etc. The contingency fund would allow the job to continue on if any unforeseen issues arise.

Housing has awarded a number of tenders already in 2014 and the \$100,000 in additional funds is available. To carry out the work as the heavy equipment is on site for the patio upgrade will be a cost savings to the County as the new patios will not have to be disturbed to waterproof the rear foundation wall in the future. Therefore staff are requesting approval for an additional \$100,000 from savings realized through the 2014 capital budget and an additional \$25,000 in contingency funding from Housing Reserve. Staff are anxious to call the tender with an anticipated construction start date of August 2014.

Financial / Staffing / Legal / Information Technology

Considerations

Financial – To complete the additional foundation waterproofing will require an additional \$100,000 plus a \$25,000 contingency fund which were not included in the 2014 capital budget. It is anticipated that the additional costs can be funded through savings realized from 2014 capital projects. If insufficient savings exist at year end, any shortfall will be funded from the Housing Reserve.

Link to Strategic Goals / Priorities

The Values statement of the approved Corporate Strategic Plan includes fiscal responsibility. Combining the above required job together in one project is prudent use of public funds.

Attachments

None

Respectfully submitted by,

Rick Moore
Housing Manager

Director Sign Off: *Rod Wyatt, Director*