



REPORT N° PRO2019-018

Date	17/06/2019
Submitted by	Brian Wilson
Subject	Fire-EMS Stations Update
File N°	

1) **NATURE/GOAL :**

To provide Council with an update on progress to-date with the replacement Protective Services Buildings construction.

2) **DIRECTIVE/PREVIOUS POLICY :**

The construction of two (2) replacement protective services buildings is an on-going capital project approved by Council.

3) **DEPARTMENT'S RECOMMENDATION :**

BE IT RESOLVED THAT Report No. PRO2019-018 related to current progress of the new fire stations, be received as information; and

BE IT RESOLVED THAT the Director of Protective Services be authorized to approve necessary change orders to continue work on the Fire-EMS stations for up to \$50,000 (+HST), which shall be funded by the project contingency, and that the approved change orders be reported to Council at a next scheduled meeting for information; and

BE IT FURTHER RESOLVED THAT Council hereby authorizes the Director of Protective Services to proceed with getting a legal agreement prepared to permit a slope from the north-east corner onto the Rochelandaise property; and

BE IT FINALLY RESOLVED THAT Council hereby authorizes the Director of Protective Services to sign said agreement, on behalf of the City, with the Rochelandaise Condominium Corporation regarding the establishment of a slope from the City's land onto the Condominium Corporation's land.

QU'IL SOIT RÉSOLU QUE le rapport no. PRO2019-018 relatif à l'état d'avancement des nouvelles casernes de pompiers soit reçu à titre d'information; et

QU'IL SOIT RÉSOLU QUE le directeur des services de protection soit autorisé à approuver les ordres de modification nécessaires à la poursuite des travaux de la station d'incendie/paramédicale, jusqu'au montant maximum de 50 000 \$ (+ TVH), qui sera financé la contingence du projet, et que les modifications approuvées soient présentés au Conseil lors d'une prochaine réunion à titre

d'information; et

QU'IL SOIT AUSSI RÉSOLU QUE le conseil autorise le directeur des services de protection à procéder à faire préparer une entente légale pour permettre une pente du coin nord-est sur la propriété de la Rochelandaise; et

QU'IL SOIT FINALEMENT RÉSOLU QUE le conseil autorise le directeur des services de protection à signer, au nom de la Cité, l'entente avec la Corporation de condominiums Rochelandaise concernant l'établissement d'une pente entre le terrain de la Cité et le terrain de la Corporation de condominiums.

4) **BACKGROUND :**

The Department previously provided an update on progress with the Fire Stations in April 2019.

5) **DISCUSSION :**

Work on both of the new Protective Services buildings is progressing quickly with the warmer weather. The general contractor has been able to improve expected completion times due to favourable conditions.

In Bourget, the building is currently forecasted to be substantially completed by July 2, 2019, with occupancy in the middle of July.

In Rockland, phase 1 construction is also progressing well, with substantial completion of phase 1 scheduled for August 5, 2019, and occupancy of this new addition shortly following completion. Phase 2 construction can then proceed, with anticipated substantial completion in mid-December, with occupancy around Christmas.

Currently Asco Construction is showing that they have completed approximately 68% of the overall project (between both stations), having billed the City for a total of \$5,684,243 of their approved \$8,3542,700 project (+ HST).

Asco has identified some soil concerns around the building on Phase 1 which will require removal and fill, prior to completion of the driveways and parking lot areas. Some of these soil concerns were identified in the geotechnical report provided to bidders prior to the RFP process, however some are in areas that were not identified on the geotechnical reports. Due to the uncertainty of the amount of work, it is the feeling of the general contractor, the project manager, and the City that the most cost effective way to proceed with removal of any soils that the City should be responsible for covering the costs of, should be facilitated through a time and materials calculation. This leaves some

variability in the overall cost of this, however costs are estimated at between \$10,000 – 15,000, to excavate the undesirable soils (organics) and replace with suitable fill. This estimate should be considered a Class D estimate, due to the uncertainty of the extent of excavation and fill required.

Therefore, staff is requesting to have the authority to approve change orders for a maximum of \$50,000 in order to mitigate delays this summer.

The City has also identified a potential savings, based on an agreement in principle with the neighbouring Rochelandaise Condominiums, whereby the Condo Corp has agreed to allow the City to slope the rear corner of the property towards their storm water pond, which would then alleviate the need to install a retaining wall along this portion of the rear of the City's property. The estimated cost savings through this is \$8,000. City staff have met with the Condo Corporation, who have agreed to this concept in principle, and with Council's approval, the City will proceed with getting a legal agreement prepared to this effect.

6) **CONSULTATION:**

None.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

None.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

The project is currently projected to finish on budget, there is currently approximately \$111,000 remaining in the approved contingency, and the City is projecting liquidated damages will be applied to the late completion date in accordance with the contract.

9) **LEGAL IMPLICATIONS :**

None.

10) **RISK MANAGEMENT :**

None.

11) **STRATEGIC IMPLICATIONS :**

None.

12) **SUPPORTING DOCUMENTS:**

None.