

REGIONAL MUNICIPALITY OF OTTAWA CARLETON  
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

MEMORANDUM  
NOTE DE SERVICE

Our File/N/Réf.  
 Your File/V/Réf.

DATE 14 March 1997

TO/DEST. Co-ordinator  
 Corporate Services and Economic Development Committee

FROM/EXP. Homes for the Aged Commissioner

SUBJECT/OBJET **ISLAND LODGE TUNNEL REPAIR**  
**(IN ACCORDANCE WITH *CORPORATE POLICY MANUAL***  
**SECTION 4.6.9)**

### INTRODUCTION

The tunnel joining the two buildings, Allan House and Bradford House, comprising Island Lodge, developed a serious leak which required extensive repairs to provide a safe environment for residents and staff. An assessment of the situation was conducted by Trow Engineering and specifications for the repair were prepared.

### BACKGROUND

As per the Corporate Policy Manual, three quotes were called for and received for repairs to the tunnel. The department, with advice from TROW Engineering, estimated the job would not exceed \$50,000 therefore no tender was required. The work was awarded to Curwood Construction, as low bidder, at a base contract cost \$43,870, including GST. In addition to the base contract, funds were provided for unit rate pricing and performance bonds. A further \$2,880, including GST, was encumbered for this purpose bringing the total contract value to \$46,750, including GST.

**INFORMATION PREVIOUSLY DISTRIBUTED**  
 TO BE LISTED ON CORPORATE  
 SERVICES AND ECONOMIC DEVELOPMENT  
 COMMITTEE AGENDA - 01 Apr 97

During the repair work, three change orders (CCN) were issued. The change orders, in the opinion of the department and TROW Engineering, were necessary. The result was an increase to the contract price of \$28,685. The department was faced with approving the change orders without meeting the standard report routing process to Committee. Section 4.6.9 of the Corporate Policy Manual addresses such situations.

## DISCUSSION

The explanation for the change orders and the associated costs are detailed below along with extra costs which were anticipated in the contract but not quantifiable until repairs were complete:

- unit rate prices and performance bonds added an additional cost of \$6,295, including GST. The department estimate was \$2,880. The additional cost was, therefore, \$3,415.
- CCN No.1 was required to provide additional safety and access for the home during construction. Buried grade beams were encountered which required temporary support. Site conditions also required the removal of two approach slabs on both sides of the tunnel and stabilization of the slopes along the south-west corner and south side due to the existing subgrade material. Additional excavation required the removal of the existing waterproofing system, preparation of the base surfaces and the reinstatement of new waterproofing. The total cost of CCN No.1 was \$12,532, including GST.
- The work undertaken in CCN No. 2 was required in order to provide safety access into the excavation by removing the buried grade beams, installing shoring in the north west corner and cutting the slope back at the south-east corner. Four steel canopy columns were diagonally tied by steel cables during this portion of the work in order to prevent any possible outward movement. The cost of CCN No. 2, including GST, was \$6,456.
- Work required in CCN No. 3 was required in order to reinstate the concrete curbs and sidewalks outside of the original boundaries of the excavation. In addition, one of the below grade piers was discovered to be severely cracked and was therefore repaired. The cost of CCN No. 3, including GST, was \$6,282.
- Summary (GST included):

Contract	\$46,750
Rate Pricing/Performance Bonds	3,415
CCN No. 1	12,532
CCN No. 2	6,456
CCN No. 3	<u>6,282</u>
	<u>\$75,435</u>

## CONSULTATION

None required.

EXPENDITURE JUSTIFICATION

The repair to the tunnel provided for safe access to a critical service corridor between Allan House and Bradford House and prevented further water damage.

FINANCIAL STATEMENT

Approved under Delegated Authority	\$46,750
Total Paid & Committed	<u>(75,435)</u>
Balance Available	(28,685)
THIS REQUEST	<u>28,685</u>
Balance Remaining	<u>\$ 0</u>

Funds were provided from the 1996 Operating Budget, Account No. 012-59361-2435 in the amount of \$14,956. The remaining funds of \$13,729 will be taken from Account No. 012-59361-2435 in 1997.

*Approved by  
Garry Armstrong*

FINANCE DEPARTMENT COMMENT

Funding for this item is available within the Department's 1997 budget.

*Approved by T. Fedec  
on behalf of the Finance Commissioner*