

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.  
Your File/V/Réf.

DATE 6 May 1998

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

FROM/EXP. Environment and Transportation Commissioner

SUBJECT/OBJET **WATER FACILITY UPGRADE - CLYDE AVENUE  
CONTRACT NO. CW 8616 - CONTRACT AWARD  
CONTRACT NO. CW 8617 - CONTRACT AWARD**

### DEPARTMENTAL RECOMMENDATIONS

**That the Corporate Services and Economic Development Committee approve:**

- 1. the award of Contract CW 8616 - Elevator Addition to Frecon Construction Limited, Russell, Ontario for a total contract provision of \$161,249.00;**
- 2. the award of Contract CW 8617 - Office Fit up to Pranger-Debruyne Construction Limited, Nepean, Ontario for a total contract provision of \$60,615.50.**

### BACKGROUND

The 951 Clyde Avenue facility was constructed in 1984 to serve the needs of the operation and maintenance of the Water Distribution System. The facility is currently used to house not only the Water Distribution activities but also accommodates various support groups from the Engineering Division, Finance Land Administration Division and Corporate Fleet Services.

The Water Division Operations facility currently does not conform to the Ontario Building Code in providing barrier free access to both floors of the structure. To extend barrier free access to the second floor of the facility an examination of options was conducted including the cost of installing an elevating device. The recommended course of action from this study was the installation of a standard elevator (2500 lb. capacity) capable of serving general vertical transport needs, as well as those of the disabled.

Furthermore, changes since 1986, including operating practices, organizational structure, computerization and service provision have also created inefficiencies in the use of existing facility space. Over the years changes in space usage has resulted in air quality problems as ventilation systems designed for a particular function or area are now improper for the current requirements.

The two contracts being recommended provide for the modification of the Clyde Avenue Water Division facility by installing an elevator to provide barrier free access to the second floor of the building and modifying the existing space to better accommodate the requirements of the Water Distribution System workers and visitors. An additional component of the work will be to modify the existing HVAC system to address air quality concerns at the facility.

Tenders were received for contract CW 8616 from the following contractors:

Frecon Construction, Russell	\$137,000.00
Pranger-Debruyne Construction Limited, Nepean	\$143,300.00
Bellevue Construction Ltd., Orleans	\$150,500.00
G.R. Brune Construction Ltd., Nepean	\$151,200.00
Garvey Construction Ltd., Gloucester	\$151,700.00
Richard & B.A. Ryan Ltd., Nepean	\$155,000.00
Krista Construction Ltd., Ottawa	\$156,800.00
Nicolini Construction & Engineering Ltd., Vanier	\$157,484.00
J.C. Sulpher Construction Ltd., Gloucester	\$164,152.00
Brule Construction Ltd., Almonte	\$167,504.00
Taplen Construction Ltd., Gloucester	\$169,796.00
Asco Construction Ltd., Hawkesbury	\$170,600.00
MacDonald Brothers Construction Ltd., Ottawa	\$172,900.00
Skarlan Enterprises Ltd., Nepean	\$173,427.00
1258843 Ontario Ltd., O/A Phil-Cor Construction, Nepean	\$174,800.00
MAG Eastwood Developments Inc., Nepean	\$178,600.00

The Departmental Estimate was \$135,000.00 (excluding contingency and GST).

The total contract price consists of \$137,000.00, plus an allowance of \$13,700.00 for contingency to allow for contract variations, and \$10,549.00 for GST, bringing the total contract award to \$161,249.00.

Tenders were received for contract CW 8617 from the following contractors:

Pranger-Debruyne Construction Limited, Nepean	\$51,500.00
G.R. Brune Construction Ltd., Nepean	\$51,800.00
Bellevue Construction Ltd., Orleans	\$57,000.00
Renovation E.L. 174760 Canada Inc., Gatineau	\$57,700.00
MAG Eastwood Developments Inc., Nepean	\$59,600.00
1258843 Ontario Ltd., O/A Phil-Cor Construction, Nepean	\$60,700.00
Alymer Construction, Ottawa	\$62,387.02
Frecon Construction, Russell	\$63,333.00

Westeinde Construction Ltd., Nepean	\$64,500.00
Skarlan Enterprises Ltd., Nepean	\$67,500.00
Ferano Construction Ltd., Ottawa	\$68,660.00
Donald M. Bell Construction Ltd., Nepean	\$69,700.00
Asco Construction Ltd., Hawkesbury	\$75,980.00
Brule Construction Ltd., Almonte	\$87,593.00

The Departmental Estimate was \$104,900.00 (excluding contingency and GST).

The total contract price consists of \$51,500, plus an allowance of \$5,150.00 for contingency to allow for contract variations, and \$3,965.50 for GST, bringing the total contract award to \$60,615.50.

### EXPENDITURE JUSTIFICATION

Currently any existing staff employed in the facility or visitors to the site cannot gain barrier free access to the second floor of the building thus access to staff offices, meeting rooms and computer facilities is impossible. By installing an elevating device, barrier free access will be provided to both floors of the current structure. The office fit up will more efficiently utilize existing space and address air quality concerns.

### CONSULTATION

The Consultation process is not applicable.

### FINANCIAL STATEMENT

	\$
Approved Budget to Date	1,518,000
Total Paid & Committed	<u>(45,897)</u>
Balance Available	1,472,102
THIS REQUEST	<u>(221,864)</u>
Balance Remaining	<u>1,250,237</u>

Funds have been provided in the 1998 Capital Budget, Account No. 922-41760-3501, Waterlines Upgrade.

*Approved by  
M.J.E. Sheflin, P.Eng.*

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by C. Colaiacovo  
on behalf of the Finance Commissioner*