

Town of Lamont

Request for Decision

Meeting: Regular Council Meeting
Date: October 8, 2019
Title: Building Demolition Update
Agenda Item: Business

Background / Proposal:

Administration has received an update from Select Engineering regarding the planned building demolition located at 5131-48th Avenue.

Discussion / Options / Benefits / Disadvantages:

Previous Council decision:

Motion #121/19

That Council direct Administration to proceed as directed in close session related to Roll# 36900 at an estimated cost of \$150,000 to be funded from the Planning & Development Reserve.

See attached letter of recommendation from Select Engineering.

Recommended Action:

In order to allow for completion of the demolition the building, the requested funding is requested to be funded from reserves.

Proposed Motion:

That Council authorize an additional \$53,359.06 for the demolition of the building located at 5131-48th Avenue to be funded from the Planning & Development Reserve.

Attachments:

Select Engineering, Letter of Recommendation

Report Prepared By:

CAO: Christine Beveridge

October 7, 2019

File No.: 13-18040-1.0

Christine Beveridge
 Chief Administrative Officer
 Town of Lamont
 Box 330, 5307 – 50 Avenue
 Lamont, AB TOB 2R0

Dear Christine,

Re: Building Demolition – Budget Revision

As discussed, we are providing a breakdown of costs incurred to date, and expected budget costs for the project completion of the above noted project. This budget revision is being completed to account for additional costs that will be required due to specific requirements of an Alberta Occupational Health and Safety variance that has been granted for this project.

Background

In September of 2018, a Request for Proposal (RFP) was completed by Select Engineering Consultants Ltd. (Select) on behalf of the Town of Lamont to receive proposals from qualified demolition contractors to complete the demolition of the building located at 5131 – 48th Avenue, in the Town of Lamont. From that RFP process, Select Engineering recommended the Town of Lamont work with Visco Demolition Contractors Ltd. (Visco) to complete the demolition of the existing building that has become a safety hazard.

Furthermore to the RFP process, the Town of Lamont worked with RH Services Inc. to complete testing for hazardous materials contained within the building construction materials, and to complete a variance application under Section 34 of the OH&S Code to demolish and remove the entire building as hazardous material due to the current structural condition of the building. RH Services Inc. worked with Visco, Select, and the Town of Lamont to prepare the specifics of the variance application. The variance application was accepted on September 6, 2019, a copy of which has been attached.

Following the completion of the variance application, several revisions to the proposed work methodology is required of Visco. to meet the requirements of the application. Visco has provided an updated fee proposal for the Town's consideration, a copy of which has been attached.

Costs Incurred to Date

As of October 7, 2019, costs have been incurred for services provided by RH Services Inc. and Select Engineering Consultants Ltd for the following services:

- Request for Proposal Process
- Onsite Assessments and Analysis of Materials
- Variance Application and Revisions

Breakdown of the above noted services are as follows, excluding G.S.T.:

RH Services Inc.....	\$3,679.80
Select Engineering Consultants.....	<u>\$4,531.14</u>

Costs Incurred to Date\$8,210.94



Christine Beveridge
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Costs to Completion

To facilitate the completion of the project, we estimate the following costs would be incurred by the Town of Lamont, excluding G.S.T.:

RH Services Inc. (Air Quality Monitoring).....	\$10,950.00
Visco Demolition.....	\$141,369.00
Contaminated Basement Water Removal (Estimated)	<u>\$25,000.00</u>
	\$177,319.00
Contingency (10%).....	\$17,732.00
Project Management	\$7,500.00
Total Estimated Cost to Completion	\$202,551.00

Recommendation for 2019

As the variance application expires on November 30th, 2019, it would be advantageous for the Town of Lamont to complete the building demolition work that is to be completed above grade (walls, roof, interior, etc.) that has been determined to contain hazardous materials, prior to November 30th, 2019. Based on the costs provided by Visco Demolition, and with the included air quality monitoring that is to be completed by RH Services Inc, we estimate the costs associated with this proposed work would be as follows:

RH Services Inc. (Air Quality Monitoring).....	\$10,950.00
Visco Demolition.....	<u>\$112,669.00</u>
	\$123,619.00
Contingency (10%).....	\$12,362.00
Project Management	\$5,000.00
Total Estimated Costs for 2019.....	\$140,981.00

Following the completion of the above noted work, the concrete slab would be left onsite, and a barricade would be provided over the basement access. Work regarding the concrete slab removal, basement water removal, basement backfill, and landscaping would remain outstanding.

I trust that this information meets your requirements at this time. If you have any questions on the above information, please don't hesitate to call me at 780-651-5773.

Sincerely,

SELECT ENGINEERING CONSULTANTS LTD.

Neil Renneberg, P.Eng
Project Manager
nrenneberg@selecteng.ca

NR/nr