



Report To:	Manitoulin-Sudbury District Services Board
From:	Connie Morphet, Director of Finance & Administration Patrick Wittmann, Supervisor of Infrastructure & Asset Management
Date:	January 25, 2018
Re:	347 Second Avenue Construction Completion – Issue Report

Purpose

This report provides a review of the roof replacement and building envelope construction project undertaken at 347 Second Avenue, Espanola.

Background

The Board was advised of significant issues at the 347 Second Ave DSB building which house the Finance staff, Infrastructure staff and Paramedic administrative staff. The Board approved the [347 Second Avenue – Issue Report](#) which recommended accepting the Contractor #1 bid for the work.

Construction

The permit for the project was ready for issue from the Town of Espanola on September 27, 2017. The contractor began mobilization during the same week and the work started in earnest the following week. There were unforeseen conditions found such as electrical wiring deficiencies, joist end blocking deficiencies, deteriorated framing and deteriorated steel sub-structure. Repairs were made to all deficiencies to the satisfaction of the engineer and to meet the Ontario Building Code (OBC).

The construction timeline was maintained throughout the project, despite challenges related to weather during the fall project. The contractor documented completion of the project on December 5th. The completed works were approved by the Engineer and the Town of Espanola inspector ([Letter of Conformity](#) 347 Second Ave Espanola, Town of Espanola [letter of OBC compliance](#)).

Additional work

Additional work approved during the project was window replacement, carpet replacement and front door replacement. This extra work was completed on January 12, 2018 and passed inspection by the Town of Espanola.

Tender 2017-02-TNDR	Approved by Board	Actual	Difference
Overall Total Tender	107,744	107,744	(0)
Engineering Costs	10,774	10,774	(0)
Project Contingency: 15%	17,777		
Framing Deficiencies		4,615	
Electrical		4,113	
Replace Front Door		2,647	
Replace Carpet		967	
Replace Windows		2,647	
Total Contingency	17,777	14,989	2,788
Total per Tender Costs	136,295	133,507	2,788
Additional Staff Recommendations:			
Replace Front Door	3,000	3,000	-
Replace Carpet in the affected offices	3,500	3,500	-
Replace Windows	19,500	19,500	-
Total with Additions before HST	162,295	159,507	2,788
DSB Net HST @1.76%	2,856	2,807	49
Total with Additions after HST	165,151	162,314	2,837

Conclusion:

Staff are satisfied that the contract work has completed and met the requirements of both the engineer and the Town of Espanola inspector.

The total cost for all the work at 347 Second Avenue was **\$162,314** and the recommendation from staff is that the Board approve a transfer from the Working Fund Reserve in the 2017 year-end to pay for these costs.