

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

REPORT  
RAPPORT

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Our File/N/Réf.           **50 18-93-0031W**  
Your File/V/Réf.

DATE                       05 October 1998

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

FROM/EXP.               Environment and Transportation Commissioner

SUBJECT/OBJET         **FLEET STREET PUMPING STATION**  
**WINDOW REPLACEMENTS**  
**CONTRACT 98-321**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee and Council approve the award of Contract 98-321 for the replacement of windows at the Fleet Street Pumping Station to J. C. Sulpher Construction, Gloucester, for a total contract provision of \$281,037.**

### **BACKGROUND**

The Fleet Street Pumping Station has been designated as both a heritage facility within the City of Ottawa and a facility of historical water treatment and distribution significance by the American Water Works Association. The station has undergone several structural additions and extensive renovations over this century. The structural rehabilitation of the Fleet Street Pumping Station has been ongoing as a phased programme since 1993 and will be completed in the fall of 1999. This work includes reconstruction of property retaining walls, aqueduct and tailrace abutment repairs, west aqueduct retaining wall repairs, site security and lighting, and window replacement.

As part of the structural repairs to the Fleet Street Pumping Station, replacement of the wooden windows is required to meet maintenance and heritage agreement requirements. Preliminary investigations determined that the reconstruction option would be more expensive and was therefore eliminated from further consideration. For several window replacement options, alternate window frame materials and glazing options were investigated and proposed to the Heritage Committee. Approval for replacement with identical wooden window reproductions was obtained. The scope of this work includes replacing 74 existing windows with custom built single pane wooden windows, significant masonry repairs at the existing window openings and

associated painting. The award of this construction contract work is the subject of this report. Construction of this work is scheduled for completion in early summer of 1999.

### RATIONALE

Tenders for Contract 98-321 (excluding G.S.T.) were received as follows:

<u>Contractor</u>	<u>Tender Bid</u>
Zimola Construction Ltd., Ottawa	\$93,600
J. C. Sulpher Construction, Gloucester	\$238,774

The Departmental estimate (excluding G.S.T.) is \$241,543.

The tender documents were reviewed and it was found that the tender from Zimola Construction Ltd. did not have the corporate seal affixed to the bid documents as required. The contractor was asked to affix their seal and in response sent notification to the Department requesting the withdrawal of their tender. Further, the contractor stated in their letter that the bid was submitted carrying subcontractor quotations from the mason and window suppliers which did not take into account the information contained in addendum three and misinterpretation of the tender document's scope of work. It was also brought to the Department's attention that the contractor's bonding company was threatening not to provide the required bonding for the contract.

In the opinion of the project architect at J. L. Richards and Associates, the contract cannot be successfully completed for less than \$190,000, or 80% of the Departmental estimate, and the work could not be done for the tendered amount unless the contractor was willing to suffer serious losses. The bid from Zimola Construction reflects a misunderstanding of the scope of work and the care and difficulty required to complete the work as specified. The Department concludes that completion of the project would be seriously jeopardized if the contract were awarded to Zimola Construction Ltd.

Based on the review of the tender documents, the Department recommends acceptance of the tender from the bidder, J. C. Sulpher Construction, Gloucester. The requested contract award of \$238,774, plus an allowance of \$23,877 for contract variations due to unforeseen conditions, and \$18,386 for the G.S.T. allowance, brings the total contract award to \$281,037.

### CONSULTATION

The Fleet Street Pumping Station is designated as a heritage property and therefore requires special consideration in the alteration of structural or site components. As part of the design approvals, submissions were made to the local Municipal Heritage Board and the Ontario Heritage Foundation. Approval was obtained for the replacement of the existing single pane wood sash windows.

EXPENDITURE JUSTIFICATION

Replacement of the windows is required to prevent further deterioration of the masonry surrounding the windows. Repair of the existing windows was determined to be more costly. Maintenance to prevent deterioration of the facility is a requirement of the existing heritage agreement.

FINANCIAL STATEMENT

	922-41715
	\$
Approved Budget to Date	4,780,000
Total Paid & Committed	<u>(2,472,624)</u>
Balance Available	2,307,376
THIS REQUEST	<u>(281,037)</u>
Balance Remaining	<u>2,026,339</u>

Funds are available in the 1998 Capital Budget, Account No. 922-41715, Fleet Street Pumping Station - Structural Rehabilitation (Reference page 443).

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

MS/jw

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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