



**TOWN OF AMHERSTBURG
COUNCIL MEETING
SUPPLEMENTARY AGENDA**

Monday, September 10, 2018

6:00 p.m.

Council Chambers

271 Sandwich Street South, Amherstburg

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13. INFORMATION REPORTS

13.3 Belle Vue Restoration Project – Roof Stabilization Change Order

It is recommended that:

1. The report from the Treasurer dated September 5, 2018, regarding the Belle Vue Restoration Project – Roof Stabilization Change Order **BE RECEIVED for information.**



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF CORPORATE SERVICES

MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.

Author's Name: Justin Rousseau	Report Date: September 5, 2018
Author's Phone: 519 736-0012 ext. 2259	Date to Council: September 10, 2018
Author's E-mail: jrousseau@amherstburg.ca	Resolution #: NA

To: Mayor and Members of Town Council

Subject: Belle Vue Restoration Project- Roof Stabilization Change Order

1. RECOMMENDATION:

It is recommended that:

1. The report from the Treasurer dated September 5, 2018, regarding the Belle Vue Restoration Project – Roof Stabilization Change Order **BE RECEIVED for information.**

2. BACKGROUND:

Council approved \$325,000 in the 2018 Capital Budget for the Belle Vue Restoration project, of which \$250,000 is to be funded from donations.

Administration identified the roof stabilization project as the top priority among the restoration projects, which will protect and secure the building envelope prior to other works being completed.

As such, ERA Architects Inc. (consultant) was engaged to evaluate the building and to prepare a comprehensive list of specifications for the project RFT, with a focus on ensuring the historical aesthetics of the building would be respected.

A Request for Tender (RFT) for the Belle Vue Roof Stabilization project was advertised on March 8, 2018 at www.bidsandtenders.ca and on the Town's website.

Subsequent to that a report to Council was brought to Council on April 23, 2018 and the following Resolution #20180423-124 was adopted:

1. *The report from the Chief Administrative Officer dated April 11, 2018, regarding the Belle Vue Restoration Project - Roof Stabilization Tender Results **BE RECEIVED**; and*
2. *The tender from 818185 Ontario Inc. – o/a Robertson Restoration to complete the Belle Vue Roof Stabilization **BE ACCEPTED** in the amount of \$258,400 plus HST and that the Mayor and Clerk **BE AUTHORIZED** to execute any related agreements for completion of the works.*

During the construction phase of the project additional structural issues have been identified and change orders have been requested.

In addition, administration has been informed that the Town Of Amherstburg has become successful in obtaining a grant to help offset some of the project cost.

3. DISCUSSION:

On May 7th 2018 the Town of Amherstburg received confirmation from Parks Canada's National Cost-Sharing Program for Heritage Places that the town was approved for support up to \$100,000 for improvements to the Belle Vue National Historic Site of Canada.

This grant was applied for by the Town in order to help offset the cost of construction and further the cause of the restorations efforts.

Roof restoration work began in the summer of 2018. In August of 2018 administration was presented with a series of issues identified by the contract administrators ERA Architects Inc. (consultant) during construction. The issues they identified would have not been known at the time of tender as the initial scope of work was determined based on a non-invasive review of the structure.

The issues identified include the following:

1. Sill Beam Repair and Replacement
2. Soffit Replacement
3. Eave Components
4. Fascia Mounted Copper Gutters
5. Face Nailing Detail
6. In-Laid Gutter Supports
7. Brick Pier Rebuilding
8. Eave Painting

The total cost of these additional changes is \$111,400 plus HST.

4. RISK ANALYSIS:

A decision not to approve the Belle Vue Roof Stabilization project Change Order would mean the building would continue to be exposed to the elements, which would further

deteriorate the structure and hinder progress on the restoration effort of the Belle Vue property.

5. FINANCIAL MATTERS:

The 2018 Capital Budget includes \$325,000 for the Belle Vue Restoration project. Project funding is based on receipt of \$250,000 from donations and the balance from the general tax levy. However the budget did not account for the additional grant revenue of \$100,000. These grant funds will be used to help offset additional unexpected cost from the change orders being recommended by ERA Architects Inc. (consultant) the following is a table of the revised project estimates and funding sources:

2018 Belle Vue Restoration Project - Roof Stabilization	Budget	Revised Estimates Actual (incl. net HST)	Difference (Over)/Under
Project Costs:			
Architectural fees		\$ 18,000	
Contract Administration		7,000	
Construction - Roof Stabilization		258,400	
Construction – Roof Stabilization Change Orders 1 & 2		113,360	
Total Project Costs	\$325,000	\$396,760	\$(71,760)
Funding Source:			
Donations	\$250,000	\$221,760	\$28,240
General Tax Levy	75,000	75,000	0
Grant Revenue (1)		100,000	\$(100,000)
Total Project Funding	\$325,000	\$396,760	\$(71,760)

(1) Grant Parks Canada’s National Cost- Sharing Program for Heritage Places

6. CONSULTATIONS:

ERA Architects Inc.

7. CONCLUSION:

This report is provided to Council for information and transparency purposes. The ability to make unbudgeted expenditures or incur any other liabilities which exceed \$50,000 has been delegated to the CAO during lame duck period of Council per Resolution #20180611-206. Based on the recommendations of the project consultant, the CAO will approve the requested Change Order as described in this report.



Justin Rousseau
Treasurer

Report Approval Details

Document Title:	BelleVue House Change Order.docx
Attachments:	N/A
Final Approval Date:	Sep 7, 2018

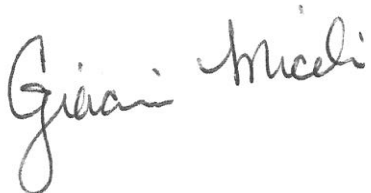
This report and all of its attachments were approved and signed as outlined below:



Cheryl Horrobin - Sep 6, 2018 - 9:55 AM



Mark Galvin - Sep 6, 2018 - 10:33 AM



John Miceli - Sep 6, 2018 - 11:31 AM



Paula Parker - Sep 7, 2018 - 8:55 AM