

DATE: September 16, 2024
REPORT NO: WLFD-13-2024
SUBJECT: RFP Fire Station # 2 - Full or Partial Demolition Report
CONTACT: Dennis Fisher, Fire Chief

OVERVIEW:

- This report serves to inform Council of the results of the Request for Proposal (RFP) for Partial Demolition (Option A) or Full Demolition (Option B) that was published on Bids & Tenders on August 9, 2024.

RECOMMENDATION:

1. That, Recommendation Report WLFD-13-2024 regarding “RFP Station # 2 - Full or Partial Demolition Report” dated September 16, 2024, be received; and,
2. That, Council accept the RFP submission by York 1 Demolition and approve Option “A” in the amount of \$78,400 (plus HST); and,
3. That, a By-law be passed to authorize the Mayor and Clerk to enter into an agreement with York 1 Demolition.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 1

- **Build** – a safe, connected, caring and active community.

“We prioritize the safety and well-being of all community members. We will continue to ensure our fire and emergency services are appropriately equipped to meet required standards. To support our growing community, we will lobby for increased police presence. We will also aspire to improve healthcare access through collaborations with local service providers and all levels of government.”

BACKGROUND:

At the September 18, 2023 Administration/Finance/Fire Committee meeting, Administration brought forward a report to Council outlining options that are available with respect to how the Township can manage the old Fire Station 2 building.

Members of Committee passed the following resolution:

“That, Recommendation Report WLF-13-2023 regarding the “West Lincoln Fire Station 2 Site Management”, be referred back to staff to report back at a future Committee or Council meeting in order for staff to gather further information regarding the Old Fire Station 2 building.”

At the October 16, 2023 Administration/Finance/Fire Committee meeting, Under New Business item # A67-23 was introduced regarding Old Station # 2. There were a number of inquiries to Administration by members of Council regarding the demolition process and the laying of the final coat of asphalt. Members of committee passed the following resolution:

- 1. That, the Acting Fire Chief negotiate the top coat of asphalt out of the existing contract and that this negotiation be brought forward to Members of Council; and,*
- 2. That, staff be directed to conduct a formal Request for Proposal (RFP) process for the full and partial demolition of the Old Fire Station 2 Building prior to ratification at Council; and*
- 3. That, a deficiency list be brought forward to Council during confidential matters, should it be required, at the Council October 23, 2023 Council meeting; and,*
- 4. That the award of the contract, not be done until the RFP has been brought forward to Members of Council.*

Following the direction of Council, Administration engaged in negotiations to remove the top coat of asphalt from the existing construction contract with Niacon Construction. On November 20, 2023, a recommendation report was brought to Committee seeking direction to proceed with the removal of the top coat of asphalt from the contract with Niacon. This recommendation report was approved by resolution at the Council meeting on November 27, 2023 read as follows:

“That, the minutes of the November 20, 2023 Administration/Finance/Fire Committee meeting, be accepted, and the recommendations contained therein, be approved; and, 2. That, the confidential minutes relating to the closed session portion of the November 20, 2023 Administration/Finance/Fire Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal Act.”

Report PW-17-2024 “2024 Hot Mix Spot Repair Program Tender Authorization” dated June 17, 2024, that was awarded to Circle P Paving, included a provisional price of \$30,450 to complete the parking lot paving of Station # 2 Fire Hall.

CURRENT SITUATION:

Administration brought forward a report to Council outlining the options available to manage the demolition of the old Fire Station 2 building. Council passed the following resolution on October 23, 2023:

“That, staff be directed to conduct a formal Request for Proposal (RFP) process for the full and partial demolition of the Old Fire Station 2 Building prior to ratification at Council”

On August 9, 2024 the Station #2 Full Demolition/Partial Demolition RFP was published on Bids & Tenders, with a closing date of August 30, 2024. Six (6) submissions were received by the RFP closing date.

Option A: Partial Demolition/Remediation Costs (before GST):

Company	Partial Demo / Remediation	Cash allowance	Total Partial Demo/ Remediation Cost	Top coat asphalt	Paving line markings	Total Paving Cost
York 1 Demolition	\$68,400	\$10,000	\$78,400	\$46,000	\$1,400	\$47,400
TR Hinan	\$93,000	\$10,000	\$103,000	\$27,500	\$1,500	\$29,000
Salandria Ltd	\$61,800	\$10,000	\$71,800	\$49,571	\$1,680	\$51,251
Gen - Pro	\$129,500	\$10,000	\$139,500	\$31,500	\$1,500	\$33,000
First Response Environmental	\$30,500	\$10,000	\$40,500	\$39,400	\$1,950	\$41,350
Bestco Construction	\$90,443	\$10,000	\$100,443	\$38,983	\$1,500	\$40,483

Should Council wish to proceed with a Partial Demolition/Remediation (Option “A”), Administration recommends the vendor, York 1 Demolition, in the amount of \$78,400. York 1 Demolition has the required experience and expertise to perform this work, and they received a positive reference check.

Option B: Full Demolition and Remediation:

Company	Full Demo/ Remediation	Cash allowance	Total Full Demo/ Remediation cost	Top coat asphalt	Paving line markings	Total Paving Cost
York 1 Demolition	\$40,500	\$10,000	\$50,500	\$46,000	\$1,400	\$47,400
TR Hinan	\$75,000	\$10,000	\$85,000	\$27,500	\$1,500	\$29,000
Salandria Ltd	\$30,199	\$10,000	\$40,199	\$49,571	\$1,680	\$51,251
Gen - Pro	\$75,800	\$10,000	\$85,800	\$31,500	\$1,500	\$33,000
First Response Environmental	\$42,500	\$10,000	\$52,500	\$39,400	\$1,950	\$41,350
Bestco Construction	\$79,207	\$10,000	\$89,207	\$38,983	\$1,500	\$40,483

Should Council wish to proceed with a Full Demolition/Remediation (Option “B”), Administration recommends York 1 Demolition in the amount of \$50,500. York 1 Demolition has the required experience and expertise to perform this work, and they received a positive reference check

FINANCIAL IMPLICATIONS:

Within the Fire Station 2 capital budget of \$3,950,000, the estimated remaining budget for this project work is \$143,500.

The two options outlined above have the following costs:

- For partial demolition and parking lot paving (Option “A”), the total cost would be \$108,850 (plus HST).
- For full demolition and parking lot paving (Option “B”), the total cost would be \$80,950 (plus HST).

Therefore, under either Option “A” or Option “B”, the pricing received from the recommended vendors, York 1 Demolition and Circle P Paving, would be within the available budget.

INTER-DEPARTMENTAL COMMENTS:

This report has been reviewed by the CAO, the Deputy Treasurer/Manager of Finance and the Clerk’s office.

CONCLUSION:

West Lincoln Volunteer Firefighters currently use the two northern most bays of the old building as a training space to provide realistic firefighter training scenarios.

This space is a valuable resource in which we can continue to maintain permanently set

up mazes and props to simulate interior firefighting activities. These evolutions simulate the highest risk scenarios that firefighters may face and are critical in their skills development. Continuing to provide a reliable and readily available training space that is set up and ready for use will help to use available training time more efficiently, as props could be pre-assembled and left intact. This would reduce set-up time and provide more training time

Considering the above options and the current and future needs of West Lincoln Fire and Emergency Services, retaining part of the old fire hall for training purposes and demolition the remainder is the recommended option. Administration recommends Option "A" that the bid submission from York 1 Demolition be accepted and that Council approve expenditures in the amount of \$78,400 (pre-HST) and \$30,450 (pre-HST) for the top coat of asphalt by Circle P Paving.

Prepared & Submitted by:

Dennis Fisher
Fire Chief/CEMC

Approved by

Truper McBride
CAO