A. Recommendations

THAT Council receive Staff Report FAF.20.133, entitled “Single Sourcing of Demolition and Abatement Services”;

AND THAT Council create a budget for the Demolition and Abatement Services for 15 and 17 Arthur Street West in Thornbury in the amount of $45,000;

AND THAT Council approve the single sourcing of Demolition and Abatement Services for 15 and 17 Arthur Street West in Thornbury in the amount of $40,219 (exclusive of HST) to Sittler Demolition.

B. Overview

This report outlines a request to single source demolition and abatement services required at 15 and 17 Arthur Street West in Thornbury to Sittler Demolition.

C. Background

The Town recently purchased the properties at 15 and 17 Arthur Street West in Thornbury for the purpose of developing a parking lot. The properties currently have buildings that need to be demolished and utility services that need to be removed to accommodate the parking lot construction in the future.

The Town recently awarded tender 2020-09-ADM for Demolition Services at 171 King Street East (Old Foodland Site) in Thornbury to Sittler Demolition. This contract is currently being completed, thereby presenting the Town with the opportunity to obtain favourable pricing for the demolition and abatement work required at 15 and 17 Arthur Street West.

The key element in Single Sourcing these services from Sittler Demolition, is that Sittler Demolition is very experienced and fully qualified in the required abatement processes and procedures that are required when demolishing buildings that contain asbestos.
The main structure on the property, the former residential dwelling, has been inspected by the Environmental Services Group (ESG), and the results of that recent inspection determined that asbestos was present and provided an outline of the required measures for abatement for demolition. The quotation provided by Sittler Demolition is based on the report provided by (ESG) which was provided to Sittler Demolition for the benefit of providing a fulsome quotation.

D. Analysis

POL.COR.07.05 Purchasing of Goods and Services Policy permits Single Sourcing when:

Single Sourcing will be permitted if one or more of the following circumstances apply:

7. when competitive procurement may be found to be impractical

Town staff received a quote for the demolition and abatement work required at 15 and 17 Arthur Street West (Attachment 1) and staff are confident that other demolition contractors will not be able to match the pricing provided.

As Sittler Demolition is already onsite in Thornbury, they are uniquely positioned to provide lower pricing than would normally be available and also present the potential of enhancing the level of waste diversion while ensuring materials with asbestos are properly removed from the site.

As a follow up to the quotation that was provided by Sittler Demolition, and for clarity to be provided in advance of submitting this report, the following questions were submitted to Sittler Demolition and responses were provided and are presented in bold text.

1. The Town is responsible for getting and paying for the demolition permit - YES

2. All tipping fees are included in your quote along with the costs to have the matters transported and disposed of - YES

3. Do you foresee any engineering, inspection, testing etc. required for this work to take place - NO

4. Does this include removal of the entire foundation and back filling of the foundation - YES

This project includes the removal of the house structure only, the barn structure will be considered after the consultation with adjacent landowners is complete. No concerns are present with the materials of the barn structure.

E. The Blue Mountains Strategic Plan

Goal #4: Promote a Culture of Organizational & Operational Excellence
Objective #4 To Be a Financially Responsible Organization
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness
Goal #5: Ensure Our Infrastructure is Sustainable
Objective #3 Implement Best Practices in Sustainable Infrastructure
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

Proper disposal of all demolition waste products that are not able to be salvaged and the natural resources required to perform the demolition and abatement work.

G. Financial Impact

The financial impact of this project will be $45,000 to be funded through the Parking Lot Reserve fund.

H. In consultation with

Finance and IT Services Staff

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer at cao@thebluemountains.ca.

J. Attached

1. Sittler Demolition Quotes

Respectfully Submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
Shawn Everitt, Chief Administrative Officer
cao@thebluemountains.ca
519-599-3131 extension 234
Aug 10, 2020

Shawn Everitt
Town of The Blue Mountains

Project:  TBM – House and Barn Removals -  SD Quote # 2020-SS-2287

Scope of Work

Supply labour, tools, equipment, transport and disposal of the waste, to complete the demolition of the house and shed on Arthur St, Thornbury

- Site fencing during the demolition
- Confirm utility disconnects
- Demolition and removal of the house and barn from the rear lot
- Removal of the concrete foundations and slabs
- Supply and install Granular backfill compacted into the foundation
- All waste will be recycled where possible or transported to a licensed facility

Demolition and Removals Quote $ 15,549.00

The quote does not include any service disconnects, abatement or disposal of hazardous materials, permits, engineering,

HST extra to all prices
Work does Not Include:

- permits, fees, engineering reports, inspections, testing, etc unless they are priced in the scope of work
- removal of any hazardous/designated substances or materials not identified in the report
- where floor cutting is part of the scope, the floor is assumed to be 6” thick
- when removing SOG as part of the scope of work, machine bases are not part of the work and would be extra
- removal or salvage of any items unless specified in the scope of work
- repair to seed/sod/asphalt etc of the work area including the access route
- all salvage materials become the property of Sittler Demolition
- any patching or make good at the demolition limits
- winter heat or tarping in of the structure is not included
- all service disconnects by other unless part of the scope – gas hydro water etc
- any shoring or silt fence for the site

Steven Sittler
Sittler Demolition

By signing below I hereby indicate that I have binding authority and agree to the above scope of work, terms and conditions and authorize this work to proceed.

________________________________________________________________________

Name (please print)                                             Company or Authorized Signature
Aug 20, 2020

Shawn Everitt
Town of The Blue Mountains


Scope of Work

Supply labour, tools, equipment, transport and proper disposal of the Asbestos waste, to complete the required Abatement of the house at 19 Arthur St, Thornbury

- Submit Notice of Asbestos Removal form and Notice of Project to MOL and post copy on site.
- Perform all work in a safe manner and with a Supervisor present.
- Perform all abatement work as per Ontario Regulation 278/05.
- Isolate the work area and post warning signage.
- Remove the following materials as per DSS: a. Main floor wall and ceiling drywall (single layer)
- Main floor Kitchen and Bathroom flooring (multiple layers )
- Rear addition texture coat on walls and ceiling (single layer)
- Basement furnace thermal paper insulation (single layer)
- Double bag waste materials in labeled 6mil plastic bags; transport and dispose of at designated asbestos waste facility.
- Have competent Supervisor perform visual inspection upon completion. (Type 3 air clearance not required when building demolition follows abatement).

Demolition and Removals Quote $24,670.00

HST extra to all prices
Work does Not Include:

- permits, fees, engineering reports, inspections, testing, etc unless they are priced in the scope of work
- removal or salvage of any items unless specified in the scope of work
- repair to seed/sod/asphalt etc of the work area including the access route
- all salvage materials become the property of Sittler Demolition
- any patching or make good at the demolition limits
- winter heat or tarping in of the structure is not included
- all service disconnects by other unless part of the scope – gas hydro water etc
- any shoring or silt fence for the site

Steven Sittler
Sittler Demolition

By signing below I hereby indicate that I have binding authority and agree to the above scope of work, terms and conditions and authorize this work to proceed.

________________________________                     ___________________________________
Name ( please print )                                                     Company or Authourized Signature