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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVICS WORKS COMMITTEE MEETING ON MONDAY, APRIL 23, 2012</b>
<b>FROM:</b>	<b>TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS &amp; JOHN BRAAM, P.ENG. ACTING EXECUTIVE DIRECTOR, PLANNING, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>A.J. TYLER WATER &amp; SEWER BUILDING INTERIOR FIT OUT PROJECT No. TS6200-12/ES2071/ES5164/EW3105 TENDER No. 12-34</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director – Corporate Assets and Acting Executive Director of Planning, Environmental and Engineering Services and City Engineer:

- (a) The bid submitted by The Cobrell Company Ltd., 4837 White Oak Road, London, Ontario, N6E 3V7 at its tendered price of \$1,007,588.00 (HST excluded) for the A.J. Tyler Water & Sewer Building Interior Fit Out **BE ACCEPTED**; it being pointed out that the bid submitted by The Cobrell Company Ltd., was the lowest bid received and meets the City's specifications and requirements in all areas;
- (b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A";
- (c) The Civic Administration **BE AUTHORIZED** to undertake all the administrative acts which are necessary in connection with this project;
- (d) The approval given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the contractor for the work; and
- (e) That future additional annual operating costs of \$22,000 **BE CONSIDERED** as a first priority from available assessment growth in 2013 subject to final budget approval.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- B of C report October 8, 2008 – Operations Master Plan Implementation Update
- B of C report June 3, 2009 – Operations Master Plan Implementation Update #2
- BNEC report May 2, 2011 – Design-Build Storage Buildings for Operations Yards

<b>BACKGROUND</b>
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**Purpose:**

This report is submitted to seek Council approval to enter into a formal contract with The Cobrell Company Ltd., for the A.J. Tyler Water & Sewer Building Interior Fit Out.

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**Context:**

A continuation of the implementation of the Operations Master Plan, this project is to address the needs of the Water and Sewer Operations Groups.

In 2011 a new pre-engineered building shell was constructed at A.J. Tyler Operations Centre. The building shell was constructed to allow for the future interior fit out for the Water and Sewer Operations Groups.

Once the fit out is complete, the following operational groups will be located in this building:

- Water Dispatch
- Water Meter Shop
- Water Supervisors
- Water Inspectors
- Water Operations
- Sewer Operations
- Sewer Supervisors
- Sewer re-lining operations

A number of the groups were displaced during the construction of the new building shell and will simply be relocating into the new building. The others are relocating in support of operational efficiencies.

**Discussion:**

The scope of the work for the fit out of the building includes:

- Both male and female washrooms, showers and locker rooms with separate clean/dirty area's to meet specific operational needs
- Offices for Water supervisors and inspectors
- Offices for Sewer supervisors
- Gathering/lunch room
- Water meter shop
- Sewer lining operation
- Storage for both Sewer and Water Operations groups

The work is scheduled to start in June and completed by November 2012.

Tenders for the A.J. Tyler Water & Sewer Building Interior Fit Out were received March 7, 2012. The bid submitted by The Cobrell Company Ltd., was the lowest of 6 bids received and meets the City's specification and requirements in all areas. A summary of bids received is attached as Appendix "B".

The bid submitted by The Cobrell Company Ltd., offers the best value to the City and it is recommended that they be awarded a contract for the work in accordance with Section 13 of the Procurement of Goods and Services Policy.

**Impact on Annualized Operating Costs:**

Additional annual operating expenses related to utilities of \$10,000 are anticipated for the Finance Department 2013 and subsequent years with the approval of this project.

Additional annual operating expenses related to custodial services of \$12,000 are anticipated for the Planning, Environmental & Engineering Services Department in 2013 and subsequent years with the approval of this project.

**Acknowledgements:**

This report was prepared by Tim Wellhauser and Jeff Wilson, Facilities Design & Construction.

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<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>BILL CAMPBELL DIVISION MANAGER, FACILITIES</b>	<b>TOM JOHNSON MANAGING DIRECTOR CORPORATE ASSETS</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN BRAAM, P.ENG. ACTING EXECUTIVE DIRECTOR, PLANNING, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

Attach: Appendix "A" – Sources of Financing  
 Appendix "B" - Summary of Bids

cc: Martin Hayward, City Treasurer, Chief Financial Officer  
 Rick Pedlow, Division Manager, Sewer Operations  
 John Simon, Division Manager, Water Operations  
 Tim Wellhauser, Manager, Facilities Design & Construction