

TO:	CHAIR AND MEMBERS FINANCE & ADMINISTRATIVE SERVICES COMMITTEE MEETING ON MONDAY, JULY 16, 2012
FROM:	TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS
SUBJECT:	LONDON POLICE HEADQUARTERS BUILDING ASBESTOS ABATEMENT AND ALTERATIONS PROJECT No. GG1650-12 TENDER No. T12-50

RECOMMENDATION

That, on the recommendation of the Managing Director – Corporate Assets with the concurrence of the Chief of Police:

- (a) The bid submitted by Norlon Builders London Limited, 151 York Street, London, Ontario N6A 1AB at its tendered price of \$1,508,675.00 (HST excluded) for the London Police Headquarters Building Asbestos Abatement and Alterations **BE ACCEPTED**; it being pointed out that the bid submitted by Norlon Builders London Limited was the lowest bid received and meets the City’s specifications and requirements;
- (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; and
- (d) The approval given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the contractor for the work.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 18, 2011 report to Built & Natural Environment Committee:

<http://council.london.ca/meetings/Archives/Agendas/Built%20and%20Natural%20Environment/BNEC%20Agendas%202011/2011-07-18%20Agenda/Item%204.pdf>

BACKGROUND

Purpose:

This report is submitted to seek Council approval to enter into a formal contract with Norlon Builders London Limited for the London Police Headquarters Building Asbestos Abatement and Alterations.

Context:

Renovation works to the Police Headquarters building completed in August 2011 included the abatement of asbestos containing materials (ACM) in only those areas that were impacted by the renovation work.

It was proposed by the London Police Services Board and agreed to by Council during its 2011 budget deliberations that abatement of the remainder of the ACM in the original building be continued in two phases to be undertaken in 2011 and 2012.

The first phase covered asbestos abatement work on the 2nd floor of the original headquarters building and was completed in February 2012.

This last phase of the project, divided into 3 sub-phases will abate ACM in the inner core area of the ground floor of the original headquarters building while maintaining the 24/7 operational functions and the security of confidential file storage facilities in this space.

Discussion:

The scope of work for this project is divided into 3 phases and includes abatement work as well as life cycle renewal work which is considered prudent to undertake at the same time as the abatement work.

Phases 1 & 2 include abatement work in the Court Services, Central Records & Screening, Canadian Police Information Centre (CPIC) and public lobby areas of the ground floor. To maintain the operational functions of these and adjacent areas as well as minimize the disruption of the internal and public services provided by the functions in these areas phases 1 & 2 must be undertaken consecutively.

Phase 3 includes abatement work in the Forensic Identification area and will be undertaken independently of phases 1 & 2.

The London Police Services support areas located in phases 1 & 2 are subject to frequent logistical alterations and technology upgrades that require recurring access into spaces with ACM present.

Under these circumstances managing and maintaining the ACM in good condition in these areas in perpetuity is not feasible. Its abatement at this time is considered prudent in the avoidance of possible future health and safety issues associated with it remaining in place in a deteriorating condition.

Tenders for the London Police Headquarters Building Asbestos Abatement and Alterations were received May 16, 2012 and the bid submitted by Norlon Builders London Limited was the lowest of 5 bids received and meets the City's specification and requirements. A summary of bids received is attached as Appendix "B".

The low bid exceeds the budget for this project. The scope and complexity of the work is greater than anticipated when preliminary estimates were prepared in 2010.

Maintaining continuous 24/7 access to functional operations within the work area as well as operating functions adjacent to the work area requires:

- The installation of scaffolding and overhead work platforms in circulation corridors, the main public lobby area and the high density filing room that are to be abated.
- More extensive temporary modifications to existing HVAC ductwork to facilitate the abatement work.
- A greater extent of ductwork and HVAC equipment removals to facilitate the abatement work and its reinstallation than originally anticipated.
- The installation of temporary ductwork to maintain adequate air circulation to adjacent operating areas.
- Additional work sequence stages.
- Special protection measures for data and communications infrastructure systems to ensure continuity of policing services.

The scope of abatement work at a cost of \$1,163,386.00 includes:

- Abatement of asbestos containing materials in the Court Services, Central Records & Screening, Canadian Police Information Centre (CPIC), Forensic Identification and public lobby areas of the ground floor.
- Replacement of ceilings, lighting fixtures and mechanical system ductwork that is removed to facilitate the abatement work in these areas.

In addition, it is considered prudent to execute the following life cycle renewal work in the above areas at the same time as the abatement work and funding for this is included in the current London Police Service budget:

- Replacement of existing floor coverings - \$64,350.00
- Construction of new offices required to support operational needs - \$110,939.00
- Replacement of mechanical system air volume boxes and controls - \$170,000.00

The bid submitted by Norlon Builders London Limited offers the best value to the City and it is recommended that they be awarded a contract for the work.

Impact on Annualized Operating Costs:

There are no additional annual operating costs associated with the approval of this project.

PREPARED BY:	CONCURRED BY:
KEN OWEN FACILITIES DESIGN & CONSTRUCTION	BRAD DUNCAN CHIEF OF POLICE
SUBMITTED BY:	RECOMMENDED BY:
BILL CAMPBELL DIVISION MANAGER, FACILITIES	TOM JOHNSON MANAGING DIRECTOR CORPORATE ASSETS

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

cc: Martin Hayward, City Treasurer, Chief Financial Officer