

May 1, 2013

Report To: Mayor and Council

From: Doug Brown, Manager of Operations & Facilities

**SUBJECT: Awarding RFQ 13-PD-05 Asbestos Removal – Huffman School Building**

Please find attached report prepared by Travis Rob, CBO Facility/Project Coordinator outlining the pertinent details of the bids received. As outlined in Travis's report, the proper removal of asbestos must take place prior to demolition of the building. The asbestos removal was originally budgeted at \$35,616.00 where the low bid net cost to the Town was \$ 50,437.34 or a budget shortfall of \$ 14,821.34.

The Operations & Facilities Executive Committee recommends the following;

- 1) Award Request for Quotation 13-PD-05- for the removal of asbestos material from the Huffman School building to Keating Insulation at an estimated cost of \$ 56,008.45, which includes HST.
- 2) That the Mayor and Clerk be authorized to execute the contract of engagement documents on behalf of the Corporation of the Town of Fort Frances.

Respectfully submitted,  
Operations & Facilities Division

*Doug Brown*

Doug Brown, P. Eng.  
Operations & Facilities Manager



**Council approval of this report will** ensure the following:

- 1) Award Request for Quotation 13-PD-05 for the removal of asbestos material from the Huffman School building to Keating Insulation at an estimated cost of \$56,008.45 which includes HST.
- 2) That the Mayor and Clerk be authorized to execute the contract of engagement documents on behalf of the Corporation of the Town of Fort Frances.

2013Mayasbestosremoval

April 29, 2013

Report To: Doug Brown, Manager of Operations and Facilities

From: Travis Rob, Chief Building Official, Facility/Project Coordinator

**RE: Results of RFQ 13-PD-05, Abatement of Asbestos Containing Materials Prior to Demolition of the Property Formally known as Huffman School**

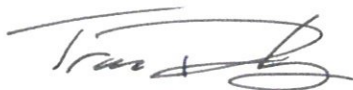
In October of 2012, the Town of Fort Frances engaged True Grit Consultants to undertake a designated substance survey in the Huffman School Building. Through this survey, approximately 300m of pipe insulation, 210 pipe fittings and grey window caulking were found to contain asbestos that would have to be removed prior to the building demolition. On April 12, 2013 the Town of Fort Frances advertised for quotations from licensed firms for the removal of certain asbestos containing materials out of the Huffman School building prior to demolition of the school. There was a mandatory site meeting held at the building for all eligible contractors on April 17, 2013, where a representative from Strone of Thunder Bay and Keating Insulation of Thunder Bay attended the site. As set out in the RFQ package, only firms who attended the mandatory site meeting would be eligible to bid this work. Bid packages were received from Strone and Keating Insulation at the opening held April, 23, 2013. The results of the bids are outlined below:

	Strone	Keating Insulation
Removal of known asbestos containing materials	\$49,989.46	\$49,565.00
HST	\$ 6,498.63	\$ 6,443.45
Total Cost	\$56,488.09	\$56,008.45

Removal of additional asbestos containing materials not identified in the Designated Substances Survey		
Pipe	Not Included in Submission	\$40.00/ft
Fittings		\$45.00 ea
Caulking		\$20.00/ft

Strone did not include a contract of engagement, or a unit price for additional abatement, and therefore are not in conformance with the RFQ document. Keating Insulation provided a Health and Safety plan and executed statutory declaration, as well as copies of all project staff certification and the inclusion of air quality testing, which is not required by the regulation, at the end of the work at no additional charge. All other required information was contained in their bid submission and therefore it is my recommendation that Keating insulation be awarded the asbestos abatement work at the Huffman School building.

Respectfully Submitted



Travis Rob, EIT  
CBO, Facilities/Project Coordinator