

Report to Council



Date: February 5, 2018

File: 1845-01

To: City Manager

From: Andrew Gibbs, Senior Project Manager and,
Kevin Van Vliet, Utility Services Manager

Subject: Landfill Mechanic Shop and Operations Building Project

Report Prepared by: Scott Hoekstra, Landfill Supervisor

Recommendation:

THAT Council receives for information, the report from the Utility Services Manager dated February 5, 2018 regarding the Landfill Mechanic Shop and Operations Building Project;

AND THAT Council authorize the additional expenditure totaling \$955,000 for the Landfill Mechanic Shop and Operations Building project;

AND FURTHER THAT the 2018 Financial Plan be amended to increase the budget of the Landfill Mechanic Shop and Operations Building project by \$955,000 with funding from the Landfill Reserve.

Purpose:

To update the Financial Plan and amend the project budget for the Landfill Operations Building

Background:

In October of 2017, Council approved an updated Fill Plan for the Glenmore Landfill extending the landfill life to approximately the year 2090. As such, the landfill is in the early stages of significant site development to expand the current footprint of landfilling operations while also completing an updated Design, Operation and Closure Plan for future phasing. One of the first tasks required is to decommission the historical Glenmore Road entrance and relocate or construct replacement operational buildings to allow for landfill expansion. The budget for decommissioning the historical entrance in preparation for landfilling was approved in the 2018 budget.

In 2016, a Capital Budget was approved for \$350,000 to construct a landfill Mechanic Shop to provide a secure and adequate location for servicing and repair work on landfill equipment. This Mechanic Shop was intended to be a simple engineered pre-fabricated steel building constructed in the existing

entrance area off Glenmore Road. There was to be additional storage space in a mezzanine for landfill operations to store consumable bales of materials in a manner that would allow for safer loading of landfill equipment from the top as opposed to lifting materials. Coincidentally, during design of the Mechanic Shop, three other landfill operational buildings were identified to be at the end of their functional life or were in the way of landfill development, and would need to be replaced within the near future. The possibility of consolidating these uses into the mechanic shop as designed was examined, but it was determined that the space provided and the functional needs of each building could not be adequately accommodated within the Mechanic Shop as originally proposed. One of the buildings scheduled for demolition houses the equipment used to apply a spray on landfill cover as well provide fire suppression. The critical fire suppression for this piece of equipment requires water service and heating to prevent freezing of the lines. Intending to capitalize on the opportunity to provide a joint-use but larger building, re-design of the Mechanic Shop got underway and the project was carried over to 2017.

A geotechnical investigation was performed and a suitable alternate location was found within the landfill property to relocate the Landfill Operations Building from the historical entrance and include the Mechanic Shop. The Architect resumed designing the building to meet both Landfill Operational and Fleet Mechanic requirements. This design included a significant building foundation to manage the load for heavy landfill equipment, a review against the standard BC Building Code and additional safety considerations to meet the safety requirements of structures under the BC Landfill Gas Regulations.

The Landfill Operations Building and Mechanic Shop is now scoped to replace the three Landfill Operations Buildings and add the Mechanic Shop. The plan has been configured as a standard steel framed pre-engineered structure with an expandable design to meet the immediate need at the landfill and provide a roof and concrete floor for the mechanics to service equipment. This allows for flexible building utilization such as enclosure of the shop space or further expansion of the building to be staged at a later date by landfill operations.

Upon completion of the design, the information was provided to an external, professional quantity surveyor who reviewed the design and provided an independent estimate of the cost to construct the landfill Operations Building. A summary of the independent building cost estimate is provided below:

Item	Estimated Cost (including NET GST)
Building Construction	\$620k
Site Preparation and Servicing	\$240k
Architects and Consultants	\$140k
Contingency/Escalation Costs	\$100k
Miscellaneous Building Expenses and Project Management (RFID security, signage, insurance, etc.)	\$100k
Total Cost	\$1.200M

Internal Circulation:

Infrastructure Divisional Director

Budget Supervisor

Financial Planning Manager

Senior Project Manager – Infrastructure Delivery

Financial/Budgetary Considerations:

A total of \$245,000 of budget is available in the 2017 Mechanic Shop capital project and has been requested for carryover into 2018. To provide the necessary \$1.2M project budget, additional funding of \$955,000 is required with funding available from the landfill reserve.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

K. Van Vliet, Utility Services Manager

Approved for inclusion:



J. Creron, Deputy City Manager

Attachment: Glenmore Landfill Operations Building Presentation

cc: Divisional Director, Infrastructure
Divisional Director Financial Services