

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: HART HOUSE REHABILITATION PROJECT**

**RECOMMENDATION:**

1. THAT Council approve the forecasted amount of \$295,000 (inclusive of GST) under the existing construction Contract #23-03/13 with Rogad Construction Co. Ltd. as described in this report.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2013 September 25, received and adopted the *attached* report seeking Council's approval to revise the construction contract for the Hart House Rehabilitation Project.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Councillor P. McDonell  
Member

Copied to:	City Manager Director Engineering Director Finance Purchasing Manager
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2013 September 19

**FROM:** DIRECTOR ENGINEERING

**FILE:** 4500 20  
*Reference: Leased Properties  
Hart House*

**SUBJECT: HART HOUSE REHABILITATION PROJECT**

**PURPOSE:** To seek Council's approval to revise the construction contract for the Hart House Rehabilitation Project.

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**RECOMMENDATION:**

1. **THAT** Council approve the forecasted amount of \$295,000 (inclusive of GST) under the existing construction Contract #23-03/13 with Rogad Construction Co. Ltd. as described in this report.

**REPORT**

The following is a status report on the construction progress and a request for approval to revise the construction contract for the Hart House Rehabilitation Project to a forecasted value of \$295,000 (including GST).

The Hart House is a City-owned Designated Heritage Building and over time, rehabilitation projects are planned to preserve the building character and correct any building deficiencies. For 2013, a rehabilitation project was commissioned to repair the exterior envelope of the building. These works involved the reconstruction of the decorative stucco, concrete, and wood architectural elements at the front north tower and at lakeside sunroom to the rear of the building (*see Attachment 1*). Council had previously approved a Heritage Alteration Permit on 2012 May 03 to permit these works to proceed.

Design was completed and a construction contract valued at \$210,380 was issued to Rogad Construction Co. Ltd. for the project in 2013 May for the above scope of work. Following the removal of the existing stucco at the front of the building, it was discovered that there was significant deterioration of the wood frame structure that would require extensive structural reconstruction. While the contract built in an allowance to deal with some anticipated structural reconstruction, the extent of hidden damage could not be foreseen. Following review, it is

To: City Manager  
From: Director Engineering  
Re: Hart House Rehabilitation Project  
2013 September 19 ..... Page 2

believed that the problem was caused by water ingress into the building envelope for a lengthy period of time in a localized area. Given the extent of reconstruction, the foundation repair and waterproofing project valued at \$70,000 that was previously scheduled in the 2016 Capital Plan will be advanced and included as part of this project to take advantage of the overall construction efficiencies and to deal with additional loading requirements.

At this time, Staff have forecasted the construction contract to be valued at \$295,000 (including GST). With Council adoption of the recommendation of this report, City staff will complete the restoration works. Funds required for the additional scope will be redirected from other 2013 Capital Plan projects including the deferral and re-budgeting of the Anderson House 2013 exterior painting project to 2014.



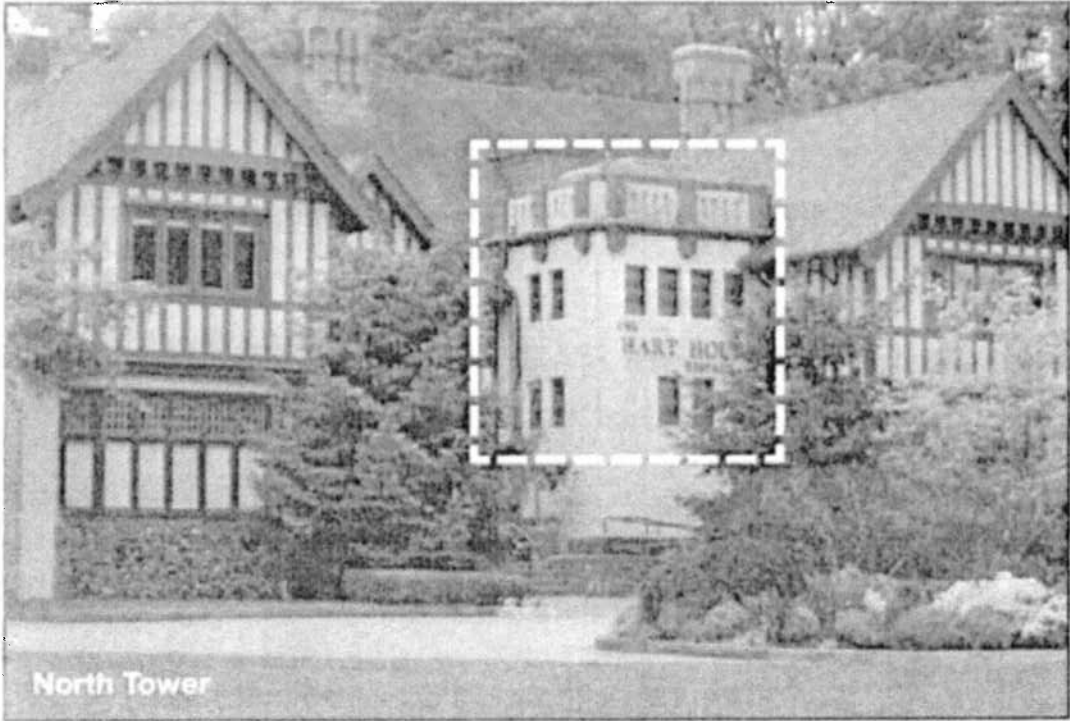
Leon A. Gous, P.Eng. MBA  
DIRECTOR ENGINEERING

TN:br

Attachment

Copied to: City Manager  
Director Finance  
Director Purchasing

To: City Manager  
From: Director Engineering  
Re: Hart House Rehabilitation Project  
2013 September 19..... Page 3



**Hart House**  
**Areas of wall and stucco restoration**