

## **COMMITTEE OF THE WHOLE JUNE 17, 2002**

### **EAST VAUGHAN SALT STORAGE STRUCTURE**

#### **Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Director of Public Works, the Director of Purchasing Services, and the Director of Reserves and Investments, recommends:

1. That notwithstanding the Purchasing Policy and Procedures, Quote Q02-184 for the purchase and construction of the salt storage structure for the east Vaughan site be awarded to Storage Systems Construction Corp.;
2. That staff of the Public Works Department be authorized to proceed immediately with the construction of the salt storage structure on the lands owned by the City, as shown in the attachment;
3. That staff be authorized to further negotiate with Storage Systems Construction Corp. to finalize construction costs, with an upset limit of \$200,000; and,
4. That the Mayor and the City Clerk be authorized to sign the necessary documents.

#### **Purpose**

To seek Council approval concerning the construction of the salt storage structure for the east Vaughan area, in order to fast-track construction.

#### **Background - Analysis and Options**

At its meeting of October 15, 2001, Council approved funds to purchase and construct two additional salt storage structures in the City; one in the Woodbridge area, and one in the east portion of Vaughan. The Woodbridge salt storage structure was constructed and in operation for the 2001-2002 winter season. Due to the time of year, the east Vaughan salt storage structure was not built.

As was previously reported to Council, staff are planning to build the east Vaughan salt storage structure on lands that were formerly owned by Vaughan Hydro, and formed part of the S.R. Greenwood Transformer Station site. This property is located on the west side of Dufferin Street, south of Highway 407. The structure will be built to the south of the property, immediately north of the existing transformer station, and will be set as far back from Dufferin Street as possible (see attachment).

The property is owned by the City, and as such, there will be no land acquisition costs. However, an agreement will be entered into with Hydro Vaughan to use the existing entrance to the site, and the existing services to the site.

The construction and purchase costs for the structure were approved in 2001, as part of Project No. 1488 of the 2002 Capital Budget. However, due to the time of the year, prices were not obtained in 2001 for its construction.

For the east Vaughan site, staff reviewed the various options for storage structures, and based on the prices obtained previously, it was determined that the traditional beehive structure best suited the needs of the department for a number of reasons. The two salt domes at the JOC have been in use for a number of years now, and no maintenance has been required. The solid structure is more forgiving of accidents when loading, unloading and mixing materials. Fabric structures can rip, allowing the material to be exposed to the elements.

The solid foundation walls included in the quote provided by Storage System Construction, along with the solid roofing structure, provide a better means of protecting the salt from the environment, as well as the environment from the salt.

Based on the Woodbridge yard facility, Storage System Construction Inc. has a proven track record. The Woodbridge structure was built on time, within budget, and with no concerns raised by staff about the quality of work performed. As Storage Systems Construction Corp. was the builder of the Woodbridge salt storage structure, they were contacted and asked to provide a price for the construction of a similar structure for the east Vaughan site. Storage Systems Construction Inc. indicated that they would provide the same capacity dome as was built at the Woodbridge Yard, for the same price that they quoted in the fall of 2001.

The structure itself will be constructed of wood, mounted on a concrete foundation wall, and covered with asphalt shingles. The shingles carry a 25 year warranty. The price quoted to provide and construct a permanent salt storage structure was \$135,500, excluding taxes, and site preparation, electrical and lighting work. Construction of the structure is estimated to take four weeks, once the site has been prepared.

In order to allow this project to commence over the summer months, it is recommended that:

- Notwithstanding the Purchasing Policy and Procedures, Quote Q02-184 for the purchase and construction of the salt storage structure be awarded to Storage Systems Construction Corp.;
- The Public Works Department proceed immediately with the construction of the salt storage structure for the east Vaughan site on lands owned by the City, as shown in the attachment;
- That staff be authorized to further negotiate with Storage Systems Construction Corp. to finalize construction costs, with an upset limit of \$200,000.

### **Conclusion**

Public Works would like to start site work and construction of the salt storage structure as soon as possible. As such, it is recommended that staff be authorized to proceed with the purchase and construction of salt storage structure provided by Storage Systems Construction Corp., and that staff be allowed to further negotiate with them to allow for any additional work required in order for the structure to be built in time for the upcoming winter season.

### **Attachments**

Site Map

### **Report prepared by:**

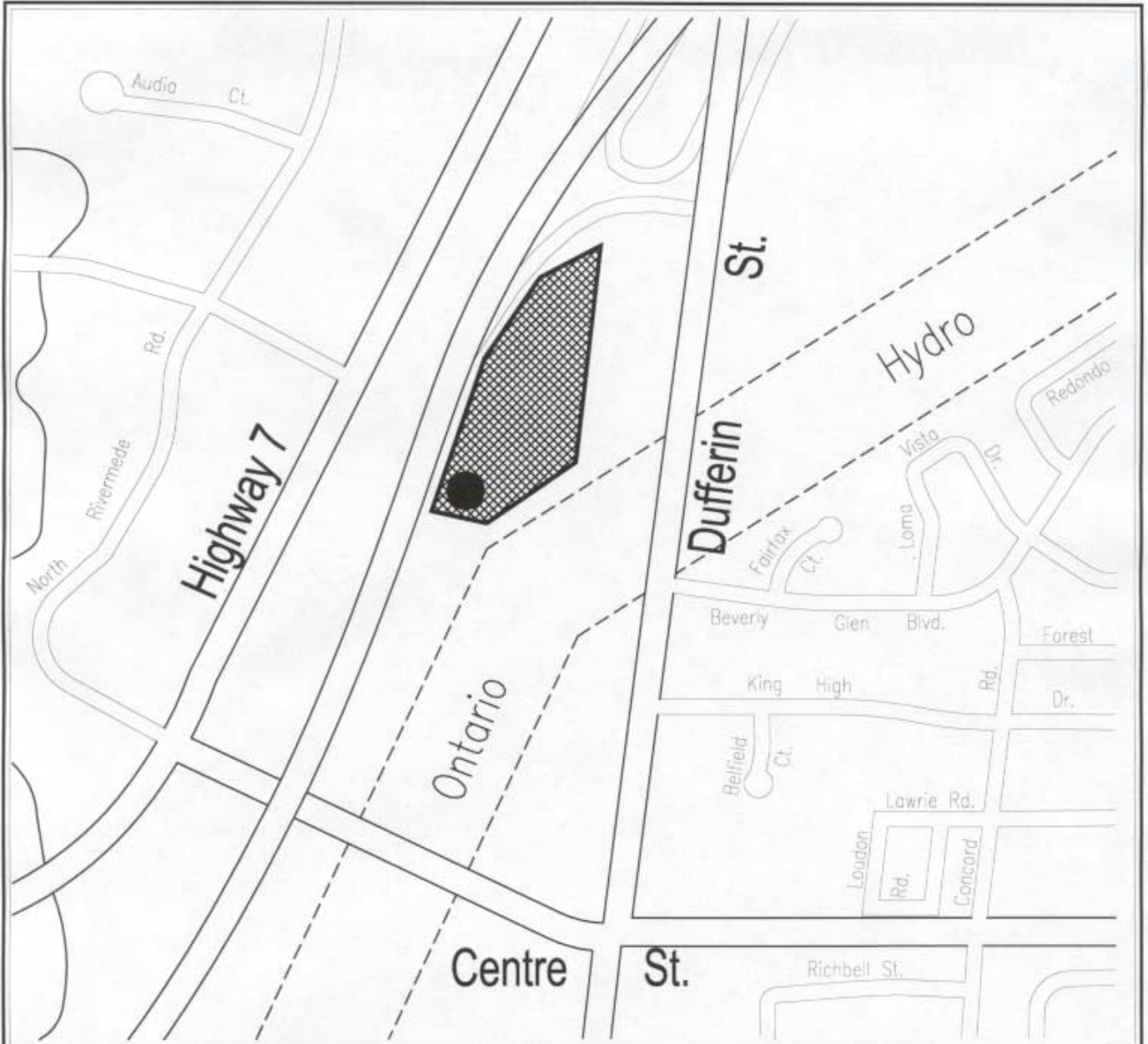
Brian T. Anthony, Director of Public Works

Respectfully submitted,

Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

Brian T. Anthony  
Director of Public Works

# ATTACHMENT No. 1



## PROPOSED SALT STORAGE DOME LOCATION

### LEGEND



SUBJECT LANDS



PROPOSED DOME LOCATION

LOCATION : Part of Lots 7 & 8,  
Concession 3



NOT TO SCALE