

---

# HALDIMAND COUNTY

## Report GVL-05-2022 Emergency Purchase for Building Centre Core – Cast Iron Sewer Pipe Replacement



For Consideration by Council in Committee on December 6, 2022

---

### OBJECTIVE:

To notify Council of an emergency purchase and seek approval for the appropriate source of funding related to replacing an estimated length of 100 feet of original building cast iron pipe that has failed internally.

### RECOMMENDATIONS:

1. THAT Report GVL-05-2022 Emergency Purchase for Building Centre Core – Cast Iron Sewer Pipe Replacement be received;
2. AND THAT the emergency purchase outlined in Report GVL-05-2022 Emergency Purchase for Building Centre Core – Cast Iron Sewer Pipe Replacement be funded from the Capital Replacement Reserve – General in the amount of \$22,500 excluding non-rebateable HST.

**Prepared by:** Kellen Mowat, Supervisor, Facility Operations, Grandview Lodge

**Reviewed by:** Jennifer Jacob, Administrator, Grandview Lodge

**Respectfully submitted:** Cathy Case, General Manager of Corporate & Social Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

In October 2022, it was identified that the building centre core cast iron drain pipe had failed internally in several sections. The pipe failure resulted in multiple sewer backups into the building. The specific section of cast iron piping is original to the building's 1960's infrastructure and during the 2006 redevelopment, this specific section of cast drain was utilized in the new design rather than being replaced. For reference please refer to the drawing of the Centre Core – Block F & X Underground Plumbing (Attachment 1) where the section of cast iron drain pipe that has failed is highlighted.

There are no provisions within the 2022 budget to accommodate emergency expenditures. Therefore such expenditures are managed through the Procurement Policy. The Policy requires that a report be presented to Council outlining the purchase details along with a recommendation for the funding source. Staff recommend that the emergency costs in the amount of approximately \$22,500 plus non-rebateable HST, be funded from the Capital Replacement Reserve - General.

### BACKGROUND:

Grandview Lodge long term care facility was rebuilt in 2006. The complete replacement of resident areas resulted in the 128 bed facility that exists today. However, during that rebuild, portions of the infrastructure at that time were retained including the auditorium, rear entrance and staff room areas,

and the former Maple Villa wing which has since become rental space including Maple Grove assisted living units. Additionally, some of the core plumbing and mechanical infrastructure was also deemed in satisfactory condition at the time of the rebuild and was retained for financial efficiencies. Some of this infrastructure is now aging significantly resulting in unpredictable issues, one of which is the subject of this report.

In October 2022, the building centre core cast iron drain caused three separate sewer backups, that resulted in the flooding of wastewater directly into the central area of the building via toilets and drains. The direct impact to residents was minimal and included closure of the hair salon for one day. Additional impacts included closure of a public washroom, a small laundry room and the main meeting room. None of the resident home areas were affected. Each incident required the acquisition of specialized contracted services which utilized high-pressure equipment to clear the source of the blockages. Additionally, an increase in staff labour hours was required to clean the multiple areas affected by the flooding.

On October 20, 2022, the cast iron drain was scoped with a CCTV (closed-circuit television) camera to locate the source of the blockages. After reviewing the camera footage of the drain, it was documented that there are multiple sections of the cast iron pipe that have been failing internally. These failed sections of cast iron pipe have become catch points for all flushable debris which in turn results in the blockage and eventual drain backups.

After the drain system site review, the contractor identified and confirmed the following two issues that need to be rectified:

- approximately 100 feet of cast iron piping; to be replaced with XFR (X-tra Fire Rated) PVC (polyvinyl chloride) piping, and
- two cleanout replacements.

## **ANALYSIS:**

Staff regularly attempt to balance a proactive approach to replacing infrastructure with the need to be fiscally reasonable and responsible. There is always a risk with aging infrastructure that similar issues could arise, however, the unpredictability of when and to what magnitude make it difficult to integrate into the budgetary process.

An emergency purchase order for the required goods and services to remove the sewer blockages and to repair the plumbing system was issued in the amount of \$22,500 plus non-rebateable HST, and was completed in accordance with the Procurement Policy 2013-02 (Reference 1). The policy allows for non-competitive procurement in emergencies when there is an imminent or actual danger to the life, health or safety of the public and/or an imminent or actual danger of damage to, or destruction of, real or personal property belonging to the County. The policy requires a report to be submitted to Council to identify a funding source if one cannot be found within existing budgets.

Staff reviewed existing maintenance and repair plans that form part of the current budget and determined that there are insufficient funds in the approved Tax Supported Operating Budget to cover the costs of the emergency purchase without negatively impacting other maintenance requirements in the facility. Capital projects were also considered however a reallocation of funds was not readily available without compromising work in progress. Therefore, staff are recommending that the emergency plumbing expenditure be funded from the Capital Replacement Reserve – General.

In recent years enhanced processes have been established to undertake an asset management approach for buildings and facilities in an attempt to review and plan for as much as is possible with respect to replacement and repair of critical areas within the home. Recently Grandview Lodge staff

have undertaken a complete facility condition assessment and developed a replacement schedule for all aspects of the facility. This plan is presented through the annual capital budget process where the ten year forecast identifies various replacement and repair requirements for the facility. It is anticipated that this long range plan will address matters as proactively as possible, reducing this type of emergency expenditure going forward.

## FINANCIAL/LEGAL IMPLICATIONS:

The 2022 Tax Supported Capital Budget did not include an estimate related to this unforeseen expenditure. As a result, a revision to the budget is recommended as outlined below (including non-rebateable HST). Staff are recommending that the emergency plumbing expenditure be funded from the Capital Replacement Reserve – General.

	<b>Current Approved Budget</b>	<b>Proposed Revised Budget</b>
<b>Projects:</b>		
Facility Maintenance and Repair	0	\$22,900
<b>Total Expenditures:</b>	<b>\$0</b>	<b>\$22,900</b>
<b>Financing:</b>		
CRR – General	0	\$22,900
<b>Total Financing:</b>	<b>\$0</b>	<b>\$22,900</b>

## STAKEHOLDER IMPACTS:

Not applicable.

## REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

## REFERENCES:

1. [Policy No. 2013-02 Procurement Policy](#)

## ATTACHMENTS:

1. Plumbing Drawing