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# HALDIMAND COUNTY

## Report GVL-02-2023 Cast Drain and Wye Connection Replacement For Consideration by Council in Committee on June 20, 2023

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### OBJECTIVE:

To seek approval for the unbudgeted purchase and source of funding related to replacing an original section of cast drain including a failed cast 6" x 6" x 4" wye connection encased in concrete located in the service tunnel of the original Grandview Lodge building.

### RECOMMENDATIONS:

1. THAT Report GVL-02-2023 Cast Drain and Wye Connection Replacement be received;
2. AND THAT replacement costs outlined in Report GVL-02-2023 be approved as an unbudgeted 2023 operating expense, funded from the Contingency Reserve in the amount of \$19,000 plus non-refundable HST.

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

**Reviewed by:** Amy Moore, Administrator, Grandview Lodge

**Respectfully submitted:** Megan Jamieson, General Manager of Corporate & Social Services

**Approved:** Cathy Case, Interim Chief Administrative Officer

### EXECUTIVE SUMMARY:

In 2022, it was realized that the building centre core original (1960's) cast iron drain pipe has failed internally in several sections, requiring immediate repair. It was recently discovered that another section of the same original cast iron drain failed specifically at a wye connection located in our service tunnel and encased in concrete. The cast wye failure has resulted in more issues with sewer back up into the main corridor of the home. This specific section of cast piping is original to the building infrastructure pre-redevelopment in 2006. The redevelopment of GVL utilized this specific section of cast drain as part of the new design and was never replaced. The specific section is encased in concrete and located under our main floor in the service tunnel of the original building.

This discovery was not anticipated and there are no provisions within the 2023 budget to accommodate the cost of repair. Similar expenditures are managed through the Procurement Policy as an emergency purchase, however, in this case since there is no imminent threat of danger or damage, staff do not believe it meets the literal definition of an emergency. That said, it is likely the failure will result in continued sewer backup resulting in regular inconvenience, potential damage, and a requirement for ongoing consultant to respond, above and beyond the required cost to ultimately repair. Accordingly, staff are recommending to repair the issue immediately rather than waiting until the next budget year. The Contingency Reserve is used in the budget to support one-time initiatives; as such, staff recommend that the repair costs of approximately \$19,000 be funded from the Contingency Reserve.

## **BACKGROUND:**

In late 2022, Council was presented with report GVL-05-2022 outlining the discovery of failed cast iron drain pipe that was original (1960's) in the building centre core and had failed internally in several sections. At that time, roughly 80 feet of accessible cast iron drain was replaced with an X-tra Fire Rated (XFR) polyvinyl chloride (PVC) piping.

In the last month, Grandview Lodge had a new sewer back up into the main corridor of the facility, affecting two common washrooms – one for residents and one for the public, as well as the resident laundry room and the hairdressing room. All of these spaces were unable to be used during the backup. Upon investigation, this back up was caused by a failure located after the replacement point of previously repaired areas in 2022. The area of failure is located on the same drain line but encased in the concrete floor located in the original building service tunnel. To allow for a proper inspection, a new clean out was installed through the floor into the existing drain line which allowed a full camera inspection of the encased cast drain. It was found that a wye connection has failed in the original section of the building.

The failed wye connection is located in the service tunnel under the old original main floor building. This wye is encased in concrete and requires a minor excavation of concrete to facilitate access to all joints for proper replacement. This specific connection will require the main sewer drain to be diverted to a specific catch basin to be redirected and temporarily pumped out to the main pumping station during the duration of replacement. All work will be completed in the service tunnel under the original building floor. With all of the temporary measures and diverting of sewage there will be minor to no impact to the home while this work is ongoing.

After a site review of the drain system the contractor identified the following issues for repair:

- Approximately 100 feet of PVC piping to temporarily divert sewage.
- Sewage pump and typical force main catch basin to temporarily pump and remove any sewage to another section of drain piping during replacement.
- New fire rated XFR PVS wye connection.

Any and all cast piping will be replaced with XFR PVC piping should it be accessible to replace.

## **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 makes it difficult to integrate into the budgetary process. As the required repair was not anticipated, it was therefore not budgeted. A quote to repair the plumbing system, as identified, was issued in the amount of \$19,000 plus HST.

There are provisions under the Procurement Policy 2013-02 to allow for emergency expenditures 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. An emergency purchase allows staff to immediately undertake the required work and report back to Council afterwards to determine the source of funding. However, after careful consideration staff do not believe this particular repair meets the definition of emergency given the impact to date. The sewer backup which triggered this review has been repaired and is in working order for the time being, therefore while there is likely for repeat instances, the potential for damage to property is not imminent or actual.

While not an emergency as defined in the Procurement Policy, it is imperative that these repairs take place and staff recommend doing so immediately, and not waiting for the next budget cycle. This is predominantly due to the strong likelihood of continued and repeated sewer line backup which would

require the expense of a contractor to come in and unplug the line each time, estimated at approximately \$800-\$1000. In addition to the costs to maintain, each instance would result in service interruption (public washroom), water overflow with potential for damage, strong odours and other inconveniences.

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 unbudgeted repair 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 unbudgeted plumbing expenditure be approved as a variance to the 2023 operating budget and funded from the Contingency Reserve.

## **FINANCIAL/LEGAL IMPLICATIONS:**

If supported by Council, there will be a negative variance of \$19,334.40 in the Facility Maintenance and Repair expense line. At the end of each fiscal year, the corporate surplus or deficit for the tax supported budget is transferred to or from the Contingency Reserve. As this is a one-time initiative to address an in year health and safety concern, Council approval will have no impact to the 2024 Tax Supported Operating Budget.

## **STAKEHOLDER IMPACTS:**

Not applicable.

## **REPORT IMPACTS:**

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

## **REFERENCES:**

None.

## **ATTACHMENTS:**

None.