

ADDENDUM TO RENFREW COUNTY HOUSING CORPORATION REPORT

Prepared by: Laura LePine, Director of Community Services

June 15, 2022

RESOLUTIONS

2. **Emergency Structural Repairs – 63 Russell Street, Arnprior [Strategic Plan Goal No. 2]**

Recommendation: THAT the Renfrew County Housing Corporation Board approve the emergency structural repairs as specified by NMR-Engineering at 63 Russell Street, Arnprior, Ontario in the amount of \$210,300 to be funded from the RCHC Building Reserve Fund; AND FURTHER THAT the Community Services Committee be so informed of this decision.

Background

The County of Renfrew contacted NMR-Engineering to undertake an emergency structural inspection and condition assessment for localized deficiencies of roof balconies at 63 Russell Street, Arnprior, Ontario.

On April 14, 2022 a site visit and visual inspection was conducted of the defected balconies by a professional engineer and the initial finding was an actual visible balcony deflection. The structural engineer recommended emergency shoring and safety mitigation measures (including restricted access to balconies) to be undertaken before a further detailed inspection.

On April 20, 2022 a subsequent site visit was conducted along with the contractor Demers Masonry, to remove the gravel, insulation and waterproofing of the balcony joint with roof slab. By accessing the top deck concrete, a wide crack on the top roof cantilever was observed. The Crack Depth Measuring machine indicated a 91mm to 104mm deep crack. NMR-Engineering recommended applying the same precautions to all the other roof balconies due to the same nature and age of construction. The contractor responded immediately and implemented all safety precautions as per the structural engineer's recommendation. The structural engineer has since provided a detailed structural report that defines the mitigation measures. As of June 8, 2022, each balcony is temporarily supported by shoring from the ground to the cantilevered roof. The tenants do not have

access to their balconies, and the grounds in the immediate vicinity are isolated by construction fencing.

Financial Implications

The estimated cost to finish the repairs as per the structural engineer report is approximately \$150,000. The quote received from Demers Masonry of \$150,900 is a fair market. A breakdown of the estimate as per invoices and quotations is as follows:

NMR Engineering:

Emergency response (completed to date)	\$6,400
Estimated cost for inspection on remaining work	\$6,400
Total Engineering Services	\$12,800

Demers Masonry:

Emergency response (completed to date)	\$46,600
Estimated cost to complete the work	\$150,900
Total Construction Costs	\$197,500

Total Cost for the Emergency Structural Repairs **\$210,300.00**

*All amounts exclude applicable taxes

The cost of this emergency work is not covered under any budget. Due to the immediate response by the structural engineer and contractor and the urgent attention to complete the permanent repairs as quickly as possible, staff is seeking \$210,300 from the RCHC Building Reserve Fund.