

Ryhorski, Colleen (Facilities)

From: Puccetti, Maia (Facilities)
Sent: Thursday, October 15, 2015 3:10 PM
To: Conforti, Tony (Capital Development); Elgharbawy, Khaled (Facilities Man-E/Y); Iafrate, Morris (Capital Development); Gallagher, Lisa (Strategic Support); Ryhorski, Colleen (Facilities)
Cc: Sanza, Teresa (Business Services)
Subject: FW: St. Luigi Mandatory Boiler Repairs
Attachments: Bid Summary.xls

Importance: High

Tony – Khaled and Morris - Please review and provide a recommendation – should we proceed? This is the cost to remove asbestos & do repairs. You can ask Michael to provide more info about the boiler repairs. If we should proceed, I am not sure we can cover this from Renewal as it is a repair – although it will extend the life of the asset.

Colleen – please add this email to the next ADC meeting.

Lisa – I often miss these emails from Michael – is there any way you could be the min point of contact and then send the emails to Morris, Khaled , Tony and myself for info – next steps form our side of things.

Thanks

Maia Puccetti, M.Arch., OAA
Superintendent of Facilities Services
Toronto Catholic District School Board
416 222-8282 ext 2341

From: Tenenbaum, Michael [mailto:MTenenbaum.tlc@tdsb.on.ca]
Sent: Friday, September 18, 2015 11:31 AM
To: Puccetti, Maia (Facilities); Erickson, Gerald (Strategic Support)
Cc: Conforti, Tony (Capital Development); Campoli, Sergio; Jay, Laurence; Robinson, Jim; Colquhoun, Hugh
Subject: RE: St. Luigi Mandatory Boiler Repairs

After much delay (and oversight?) we have adjusted the budget for the mandatory boiler work required at Perth / St. Luigi.

This work must be approved / start as soon as possible to ensure there is at least 1 boiler available for the start of the heating and 2 boilers available for the coldest days. Subject to the revised budget below, please approve your share (i.e. \$26,620 + applicable taxes) as soon as possible (nothing new, right?).

Boiler Asbestos Removal and Tube Replacement		Notes
Asbestos Removal Low Tender	\$18,900.00	
OT Caretaking	\$2,000.00	
Consultant	\$2,500.00	
Replacement of Leaking Tubes	\$7,500.00	Boiler #2
Rebuilding Boiler Refractory	\$33,400.00	*Boiler #1 (see detail below)
Subtotal	\$64,300.00	
Contingency @ 15%	\$9,645.00	
Total Budget Before Taxes	\$73,945.00	
Cost Allocation (before taxes)		
TDSB @ 64%	\$47,324.80	
TCDsB @ 36%	\$26,620.20	

Notes:

Refractory Detail	Boiler #1
Bricklayers	\$14,000
Boilermakers	\$7,800
Sheetmetal	\$1,600
Combustion	\$4,000
Subtotal	\$27,400
Material	\$5,000
Crane	\$1,000
Total	\$33,400

Thanks,

Michael

Manager, Property Management and Leasing Administration

Toronto Lands Corporation

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60 St. Clair Avenue East

Suite 201

Toronto, Ontario

M4T 1N5

Bus. Phone: (416)393-0631

Cellular: (416) 729-6262

Fax: (416-) 393-9928

Email: mtenenbaum.tlc@tdsb.on.ca

From: Tenenbaum, Michael

Sent: February-19-15 11:48 AM

To: Puccetti, Maia (Facilities) (Maia.Puccetti@tdsb.org); Erickson, Gerald (Strategic Support)
Cc: 'Conforti, Tony (Capital Development)'; Campoli, Sergio
Subject: RE: Perth Ave Junior Public School, Abatement

I apologize but the budget below should have also included an amount for the new refractory. I will revise and re-send in due course.

Regards,

Michael

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Fax: (416-) 393-9928
Email: mtenenbaum.tlc@tdsb.on.ca

From: Tenenbaum, Michael
Sent: February-19-15 7:58 AM
To: Puccetti, Maia (Facilities) (Maia.Puccetti@tdsb.org); Erickson, Gerald (Strategic Support)
Cc: Conforti, Tony (Capital Development); Campoli, Sergio
Subject: FW: Perth Ave Junior Public School, Abatement

The refractory of the #1 Boiler at Perth/St. Luigi requires asbestos removal. Until this asbestos has been removed the boiler has been shut down. The project has been tendered. See summary results attached. Below is the current project budget.

Cost Component	
Low Bid	\$18,900.00
OT Caretaking	\$2,000.00
Consultant	\$2,500.00
Contingency (15%)	\$2,835.00
Total Budget	\$26,235.00
TDSB Share Before Tax @ 64%	\$16,790.40
TCDSB Share Before Tax @ 36%	\$9,444.60

Please approve the project/your share.

In addition the #2 Boiler is leaking and will require repair. We are unable to confirm until they take the boiler apart but will let you know in due course. If you have any questions, please let me know.

Regards,

Michael

Manager, Property Management and Leasing Administration

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From: Mansur, Faris
Sent: Monday, October 27, 2014 4:45 PM
To: Woodliffe, Alan
Cc: Stoughton, Melanie; Nicoloff, Chris; Colquhoun, Hugh; Campoli, Sergio
Subject: FW: Perth Ave Junior Public School, Abatement

Alan, Sergio Campoli is the Project Supervisor for this project.
Thanks

Faris Mansur, *P.Eng. M.Sc.*
Acting Senior Manager
Construction & Project Management
Facility Services
Tel. (416) 395-4557
Fax (416) 395-4509

From: Woodliffe, Alan
Sent: October-27-14 4:01 PM
To: Mansur, Faris
Cc: Stoughton, Melanie; Nicoloff, Chris; Colquhoun, Hugh
Subject: FW: Perth Ave Junior Public School, Abatement

Faris,

Please assign a project supervisor to oversee the Type 3 Asbestos abatement of the boiler #1 refractory within the Boiler Room at Perth Ave Jr PS and request emergency funding and a TR#.

Thank you,

Alan Woodliffe, P. Eng., OCT
Environmental Coordinator
Facility Operations
Toronto District School Board
15 Oakburn Crescent, Toronto, ON M2N 2T5
Tel: (416) 395-4584
Fax: (416) 395-4509
E-mail: alan.woodliffe@tdsb.on.ca

From: Colquhoun, Hugh
Sent: October-27-14 2:33 PM
To: Woodliffe, Alan
Subject: FW: Perth Ave Junior Public School, Abatement

For Your Records

From: Nicoloff, Chris
Sent: October-27-14 2:14 PM
To: Colquhoun, Hugh
Subject: Perth Ave Junior Public School, Abatement

Hi Hugh

Please see the attached quotes received and Bid Summary for Perth Ave.

Envirosafe is the low bidder.

*Chris Nicoloff
Contract Specialist
Facility Contract Services
The Toronto District School Board
15 Oakburn Crescent
North York ON M2N 2T5
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