

July 6, 2016

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Extension to the timing for completion of the Rainy Lake Market Square

Background

When the applications for funding were completed to Northern Ontario Heritage Fund and FedNOR the anticipated schedule to complete the works at the Rainy Lake Market Square was 2 years. Through the grant application process, given the time between award of the Heritage Fund portion and FedNOR portion, a change request was submitted to Northern Ontario Heritage Fund to extend the timeline to completion to December 31, 2016 in alignment with the FedNOR portion of the funding.

Project Status

The Demolition of the structure and backfilling and grading of the site were completed on schedule as was the release of an RFP, and award of a contract for an architecture firm for the design of the space. Through the design phase of the project, delays have been encountered pushing the receipt of construction drawings and specifications over a month late cutting drastically into the 2016 construction season. For a project of this scope a tender would have to be out for at least a month to allow for adequate site visits and costing of the project by potential bidders. This would put a construction start date sometime in September giving approximately one month of weather suitable for this type of construction, an estimated 8 to 10 week construction project.

The preliminary design drawings were received on April 28, 2016 and the design was sent to both funding agencies for review on April 29, 2016, to ensure that the design was in line with the respective agreements. FedNOR responded right away with nothing but positive comments on the design. Heritage Fund took a longer time to respond and highlighted a discrepancy between the wording in the funding agreement and the proposed design sparking the need to complete a change request on July 6, 2016. The change request is in the process of being completed and submitted, along with costing data to Heritage Fund for their consideration, however the change request cannot be considered until their board meeting in October.

Due to the delays in the receipt of the construction drawings and the need to put forth the change request with Heritage Fund, Administration is recommending that the construction of the Rainy Lake Market Square be delayed until the 2017 construction season and the appropriate documents be filed with Northern Ontario Heritage Fund and FedNOR to extend the project deadline to December 31, 2017. Further, Administration recommends that the design work currently being completed by Scatliff Miller Murray be put on hold until the wording issue can be resolved with Northern Ontario Heritage Fund.

A delay of this matter will very likely help the project, as a tender will be prepared and released immediately after the new year in 2017 allowing for the most competitive pricing among the bidders as well as allow for an early spring construction start, meaning that the Market Square will be ready for use mid-summer 2017.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Travis Rob', with a stylized flourish at the end.

Travis Rob, EIT

Manager of Operations and Facilities

Council Approval of this report will:

1. Direct Administration to delay the construction of the Rainy Lake Market Square to December 31, 2017
2. File the appropriate paperwork with FedNOR to extend the project deadline and file the required change request with Northern Ontario Heritage Fund to resolve the contribution agreement wording and extend the deadline to December 31, 2017
3. Direct Administration to arrange for the design work currently being completed by Scatliff Miller Murray to be put on hold until the wording issue can be resolved with Northern Ontario Heritage Fund