

November 21, 2018

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Letter Dated November 1, 2018 from Community Living RE Accessibility Ramp

At the November 13 meeting of Council, a letter from Julie Crichton, board chair for the Community Living Fort Frances and District regarding their accessibility ramp was referred to the Operations and Facilities Executive Committee.

Mrs. Crichton's letter referenced the work completed on the accessibility ramp front Community Living's building on Scott Street as part of the 300 block of Scott Street Sidewalk Renewal project. Prior to tendering the project, I connected with Alanna Barr, Chief Executive Officer for this organization to discuss the ramp and suggest that they look at replacement and further suggest that we could tender it within the sidewalk contract and see a cost benefit from doing so. At that time, I gave a rough cost of \$20,000.00 to \$25,000.00 for the replacement. She was concerned about her organization being able to fund that replacement mid year and I suggested she write a letter to council to see if they could pay for that work in instalments or some other arrangement. I urged Mrs. Barr to complete this during tendering so she could know what would be required on her part at tender award. Prior to tendering the scope of works was agreed to between the parties and included in the tender. After tender close I let Mrs. Barr know the costs and that I would need to know if she wanted to proceed or not and if she had any questions or required any clarification. I received an executed work authorization from Mrs. Barr for the work to proceed and proceeded with the work. Mrs. Barr put me in contact with Mr. Barry McTavish as a contact prior to the construction to facilitate access and the work and that was the last contact I had with Mrs. Barr.

Mrs. Crichton came to see me after the work was 90% complete and had some questions about what had transpired up to that point and I went through the process from the start of conversation with Mrs. Barr to the time of the conversation. The letter referred was what resulted from that conversation. Attached to this report is the email correspondence leading up to the work starting as well as the tender price for the ramp work, signed authorization and design drawing.

In regards to the points brought up in the letter, the work was bid as a design build to be sure that the ramp structure would be sufficient to not succumb to the same issues as the previous ramp as that ramp had settled tremendously and was starting to lean from the differential fill weight, in addition it ensures that the new ramp is Ontario Building Code compliant and puts the risk on the contractor for bidding and construction. Further the cost for hand formed curb was referenced in the letter being \$215.00 per meter, however if the Rainy Lake Square project is considered, where there are a substantial number of retaining walls the price for 23m of 200mm wide wall was \$1235.00 per meter and the price for 145m of 150mm wide wall was \$1084.00 per meter. Using the lower price and the approximate 17m length the cost would have been \$18,428.00 plus taxes for just construction, plus design and demolition. The costs per meter for this wall would be \$676.47 per meter. The existing railings were removed and replaced, and the contractor did work to straighten the rail where possible upon re-installation.

The installation of the brick within the ramp structure was completed at the cost of the Town, as was completed at the CIBC in 2017, while the sidewalk was completed. Historically when the Town includes private works within their contracts the costs are passed to the entity in whole including a portion of the

mobilization/demobilization and engineering/inspection if applicable. The owner could setup a payment plan to help with the payment of these costs, the interest rate we charge is 1.25% per month on the balance. It is the recommendation of the Operations and Facilities Executive Committee that:

1. the costs for the ramp be borne by Community Living Fort Frances and District
2. that a deferred payment plan be considered by Community Living.

Respectfully Submitted

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

Travis Rob, P.Eng
Manager of Operations and Facilities

Council approval of this report will agree to the recommendation of the Operations and Facilities Executive Committee that

- 1. the costs for the ramp be borne by Community Living Fort Frances and District**
- 2. that a deferred payment plan be considered by Community Living.**