

October 22, 2015

Report To: Mayor and Council

From: Travis Rob, Chief Building Official, Facilities/Special Projects Coordinator

RE: Rainy Lake Hotel Demolition and Market Square Development – Project Update.

On September 14, 2015 Council awarded the contract for the demolition of the former Rainy Lake Hotel to JMX Contracting of Gormley Ontario for a total cost of \$597,432.96. During the week of September 14, 2015 JMX worked to prepare to mobilize to site. On Monday September 21, 2015 there was a preconstruction meeting held, both with municipal representative from Public works and later with the property owners of the 200 block of Scott Street. JMX Continued to mobilize, setup site fencing, and complete preliminary work with demolition beginning October 6, 2015. Since that time the demolition has continued 7 days a week. As of Wednesday October 22, 2015 the entire rear portion of the structure including the basement area has been removed and the basement area backfilled. The top two floors of the front portion has been demolished and removed while the main floor portion has been demolished and partially removed. The front portion of the basement and west most wall are all that remain. The Contractor was hauling waste to the Landfill, separating and decontaminating scrap steel and masonry and spreading backfill. As of October 22, 2015 a total of 131 loads of fill material have been brought to site and 25 loads of waste have been taken to the landfill. Once all of the above ground portions of the building have been removed, clean-up will continue with the contractor removing the remaining debris and backfilling the remaining basement area. There will be remedial work to the exterior walls of both neighboring buildings and a new sanitary sewer service to be installed into the property to service 229 Scott Street and any new development on the site. This work will be completed once the area is clear of debris and backfill is complete providing a safe work area, no confirmed date has been provided for this work to be completed.

On October 21, 2015 the Ministry of Labour inspector attended the site and completed an inspection of the works. JMX Contracting was found to be in full compliance with all applicable regulations and no orders or charges were filed. A copy of the inspection report is attached to this report for reference.

Through the planning and grant application stages of this project a few conceptual designs were completed for the proposed market square. These plans were general and conceptual in nature to facilitate grant applications and to start the ball rolling to complete this project. At the October 19, 2015 meeting of the Planning and Development executive committee the design phase of this project was discussed and considered. The recommendation of that committee was that an RFP be completed and advertised for the selection of an Architecture firm to complete the design of the final market square, including public consultation and the

completion of construction drawings. In the coming weeks an RFP will be completed to retain an architecture firm to complete a final design for the development taking into account public consultation to determine the best way to develop this space and ensure the needs and wants of the local residents and businesses are met as best as possible.

The intended schedule has always been to complete the demolition of the existing structure this fall with an RFP for design and design activities through the fall and early winter. A tender for the construction would follow with construction completed through the spring and summer of 2016. To date we are still on track with this schedule.

Respectfully Submitted

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

Travis Rob, EIT
CBO, Facilities/Special Project Coordinators

Council Approval of this report will approve the recommendation of the Planning and Development Executive Committee to complete an RFP for the selection of an Architecture Firm to complete public consultation and design activities in preparation for the construction of a market square at the Rainy Lake Hotel Site.