



COUNCIL INFORMATION PACKAGE

SUMMARY

OCTOBER 14, 2022

1. **C-2022-192**
Correspondence received October 12, 2022 from the Municipality of East Ferris respecting a resolution regarding child care in Ontario.
2. **C-2022-193**
Correspondence dated October 4, 2022 from the Municipality of West Perth to the Minister of Municipal Affairs and Housing, respecting a resolution of support for opposition to the Strong Mayors Building Homes Act.
3. **C-2022-194**
Correspondence dated October 12, 2022 from Urban & Environmental Management Inc. (UEM) respecting Monthly Summary Report No. 05 – Wainfleet Central Fire Station.
4. **C-2022-195**
Correspondence dated October 14, 2022 from the Ontario Newsroom respecting the hiring of 98 New Correctional Officers to join the Frontline.
5. **C-2022-196**
Correspondence dated October 14, 2022 from the Ontario Newsroom respecting a successful Trade Mission to Germany and Austria.

REGULAR COUNCIL MEETING
HELD
October 11th, 2022

2022-273

Moved by Councillor Champagne
Seconded by Councillor Loughheed

WHEREAS the province of Ontario is currently experiencing an early years and child care workforce shortage;

AND WHEREAS access to quality licensed child care is an essential component of Ontario's social and economic well-being and enables children to grow up with a sense of community;

AND WHEREAS lack of licensed child care is a barrier for parents to return or enter into the workforce, thus putting a strain on families, hindering economic participation, and forcing parents to remain at home to care for their children;

AND WHEREAS in the District of Nipissing, there is a higher demand for child care spaces than the number of spaces available creating waitlists that have parents waiting for several years prior to getting a space, if they receive a space at all;

AND WHEREAS in recent years the recruitment and retention of qualified Registered Early Childhood Educators (RECEs) and child care staff has been a challenge that has been exasperated by the COVID-19 pandemic;

AND WHEREAS the workforce crisis in the early years and child care sector has been further exasperated by the significant wage disparity between the compensation paid to RECEs employed by school boards and those employed in licensed child care centers due to lack of funding which has created an inequity for workers with equal qualifications;

AND WHEREAS Ontario has signed the Canada-Wide Early Learning and Child Care Agreement putting Ontario on the path to reducing child care fees to an average of \$10/day which will create a demand for more child care spaces when a workforce shortage already exists;

AND WHEREAS the province of Ontario committed to creating an additional 86,000 licensed child care spaces in Ontario without an explicit solution for increasing the number of RECEs and child care staff to fulfill this commitment;

AND WHEREAS the province of Ontario's commitment to a minimum wage of \$18/hour for RECEs with \$1 annual increases until reaching \$25/hour does not provide an immediate response to attracting and retaining child care staff and will take many years to correct the wage disparity;

THEREFORE BE IT HEREBY RESOLVED that Council of the Municipality of East Ferris advocates for the Province of Ontario to address the child care workforce shortage in Ontario by immediately increasing the \$18/hour minimum wage and providing benefits to RECEs in licensed child care centres to an equitable level to that which is paid to RECEs employed by school boards;

AND FURTHER that the Province of Ontario launch and financially support an accelerated Early Childhood Education program, to be completed within 14 to 16 months, similar to the program launched in March 2022 for Personal Support Workers (PSWs), where funding supported the costs of tuition, books, and other mandatory fees, to help address the shortage of RECEs in Ontario;

AND FURTHER that a certified copy of this resolution be forwarded to OMSSA (Ontario Municipal Social Services Association), Ontario Coalition for Better Child Care, Childcare Resource and Research Unit, NOSDA (Northern Ontario Service Deliverers Association), FONOM (Federation of Northern Ontario Municipalities), AMO (Association of Municipalities of Ontario), all 10 District Social Services Administration Boards in Northern Ontario, and all Ontario Municipalities to request their support and advocacy for this resolution;

AND FURTHER that a certified copy of this resolution be forwarded to Minister of Education Stephen Lecce, Minister of Economic Development, Job Creation and Trade and Nipissing MPP Vic Fedeli.

Carried Mayor Rochefort

CERTIFIED to be a true copy of
Resolution No. 2022-273 passed by the
Council of the Municipality of East Ferris
on the 11th day of October 2022.

Monica L. Hawkins
Monica L. Hawkins, AMCT
Clerk

October 4, 2022

Received October 12, 2022
C-2022-193

Minister of Municipal Affairs and Housing
Attn: The Honourable Steve Clark
777 Bay Street
17th Floor
Toronto, ON M7A 2J3
minister.mah@ontario.ca
By E-mail

RE: STRONG MAYORS BUILDING HOMES ACT

Please be advised that at the Regular Council Meeting on October 3, 2022, the Council of the Municipality of West Perth passed the following motion in support of the resolutions opposing changes outlined in the *Strong Mayors Building Homes Act*:

Resolution: 330/22

That a letter be sent to the Minister of Municipal Affairs and Housing outlining that the proposed powers under the Strong Mayors Building Homes Act are not appropriate and the province be urged to consider other ways to institute housing and other matters; and,

That the letter be circulated to all Ontario municipalities.

Should you require anything further to address the above-noted resolution, please contact our office.

Sincerely,



Daniel Hobson
Manager of Legislative Services/Clerk
Municipality of West Perth

cc: All Ontario Municipalities

Monthly Summary Report No. 05 – Wainfleet Central Fire Station

Received October 12, 2022
 C-2022-194

Project:	Wainfleet Fire Station – 42143 Highway #3, Wainfleet ON, L0S 1V0		
Owner:	Township of Wainfleet		
Contract:	General Construction (GC) – Stipulated Price Contract (CCDC2) with Amendments		
Contractor:	TRP Construction General Contractors – 3050 Harvester Rd Unit 107, Burlington, ON L7N 3J1		
Reporting Period:	September 1 st , 2022, to September 30 th , 2022		
Prepared By:	Urban & Environmental Management Inc. – 4701 St. Clair Ave. Suite 301, Niagara Falls		
Report Date:	October 12, 2022	UEM Project #21-800	
Circulation:	Township of Wainfleet Morgan Alcock Shawn Shutten	Mallory Luey William Kolasa	Revision: Final

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1.0 PROJECT BUDGET

The project budget (excluding HST) for the Wainfleet Central Fire Station includes:

Construction (TRP Contract)	\$5,950,000
Contract Allowances	\$325,000
Contract Award	\$6,275,000
Construction Contingency	\$311,000
Pre-Construction Township Activities	\$8,100
Owners Allowances	\$686,100
Advisory Services	\$378,700
Project Budget	\$7,658,900

2.0 PROJECT SCHEDULE

The CCDC-2 contract, including amendments to the CDC-2 between the Township of Wainfleet and TRP Construction General Contractors Construction (the Contractor).

2.1. MONTHLY SCHEDULE

The contract requires that an updated schedule be submitted by the contractor monthly.

TRP Construction provided a baseline project schedule on May 18th, 2022. And provided an updated schedule on October 3rd, 2022, which revises the sequencing of critical work tasks. Both masonry and concrete slab tasks have been updated. The revisions do not change the anticipated substantial completion date of June 14th, 2023.

TRP Construction advised that the revisions were the longer than anticipated inground mechanical work.

2.2. SUBSTANTIAL COMPLETION AND OCCUPANCY

Substantial Completion as defined by the Ontario Architects Association, Ontario General Contractors Association, and the Construction Lien Act (as amended April 19th, 2021) state a project is substantially complete if: (1) the building must be completed for its intended use, and (2) it meets the financial requirements of the Act (uncompleted and deficient work shall be less than 3% for the contract's first \$1,000,000, 2% for the second \$1,000,000, and 1% of the remainder).

Based on the approved contract cost of \$6.3M, the amount remaining to achieve Substantial Completion would need to be less than \$93,000 (\$30,000, \$20,000, \$43,000).

Occupancy is a separate decision/process from the substantial completions process. Occupancy is granted by the host municipality (Wainfleet) and could involve full or partial occupancy before or after substantial completion is certified.

The owner must have insurances in place for both partial and full occupancy or when substantial completion is certified.

2.3. TOWNSHIP RESPONSIBILITIES

The TRP construction contract includes the building, all infrastructure, and finishes; however, excludes several operational items/tasks that the Township is responsible for completing or procuring:

- Office and Administration Furniture
- Office Equipment
- Communication Radios & Public Address Systems
- Maintenance Tools & Equipment
- SCBA Compressor & Fill Station
- PPE Extractor
- IT Servers, Racking, Active Network Equipment & Setup
- Security Cameras
- Appliances

The Township must prepare a Fire & Life Safety Plan for the new Central Fire Station to satisfy the conditions of the occupancy permit

To assist the Township in its preparations for occupation and building operations, UEM will prepare two schedules:

- Owner Responsibilities for Building Operations, and
- Occupancy Schedule.

2.4. MONITORING CONSTRUCTION PROGRESS

UEM works closely with the contractor administrator to monitor the construction progress against the project schedule on an ongoing basis, reviewing milestones, deliveries, commencing work, completed work, outstanding issues, deficiencies, and project risks.

When there is a suspected or actual variance in the project schedule, we evaluate the cause of the variance, impact on the budget and the owners needs and where necessary prepare a corrective action plan.

2.5. SUMMARY OF KEY DATES

CONSTRUCTION ACTIVITY	ESTIMATED DATE COMPLETE
Construction Tender Issued	February 10 th , 2022
Construction Tender Public Opening	March 22 nd , 2022
Contractor Mobilization	May 3 rd , 2022
Demolition of Barn and House	June 3 rd , 2022
Strip & Grade Building Pad	July 7 th , 2022
Footings & Foundation Walls	July 18 th , 2022
Parking Lot Prep & Granular	August 5 th , 2022
In-Floor Heating Rough-in	October 19 th , 2022
Slab on Grade	October 24 th , 2022
Permanent Power	November 7 th , 2022
Masonry Block	November 24 th , 2022
Roof Trusses	December 26 th , 2022
Aluminum Windows	December 29 th , 2022
Overhead Doors	January 2 nd , 2023
Mechanical Rough ins	January 19 th , 2022
Electrical Rough ins	January 19 th , 2022
Drywall	April 14 th , 2023
Concrete Floor Polishing	April 20 th , 2023
Electrical Devices & Fixtures	May 19 th , 2022
Plumbing Fixtures	May 25 th , 2022
Fire Alarm Verification	June 8 th , 2023
Occupancy	June 8 th , 2023
Substantial Completion	June 14 th , 2023

On September 28th, 2022, the contractor advised ten (10) working days lost due to inclement weather and difficult working conditions in the inclement weather since the beginning of the project. The Project Manager reviews lost weather days with the contractor weekly and reports to the Township every other week. The number of lost weather days recorded from windy, wet, and hot weather is confirmed and the potential effect is considered in the contractor's updated schedule. To date there has not been a material impact on the project schedule.

Construction Site meetings are held every other Wednesday starting May 25th, 2022.

3.0 FRONT END DOCUMENTATION AND RESPONSIBILITIES

New and renovated construction projects can require several pre-approvals and documentation prior to and during construction. Following is a brief checklist of the more common project front end responsibilities required as part of the contract at the provincial and regional/municipal levels.

3.1. BUILDING PERMIT & SITE PLAN APPROVAL

Township of Wainfleet Plan Agreement

- **Completed**

Township of Wainfleet Building Permit

- **Completed** (May 26th, 2022)

MTO Permit

- **Completed** (May 16th, 2022)

3.2. GENERAL REQUIREMENTS

The contractor is required to prepare a project specific “health and safety” plan for review by the Township and posted at the project site. The contractor is to provide safety training to trades and representatives that intend to access the project site.

- ✓ **Completed**

The contractor will engage the municipal building inspector and Fire Department at the beginning of the project to review building exits, fire access and other code matters.

- ✓ **Completed**

The contractor will provide prior to construction, a Gantt chart in sufficient detail to track (and update) progress and a cash flow forecast.

- ✓ **Completed** – Ongoing Updates

The Township is responsible to prepare the Facilities’ Fire & Life Safety plan prior to occupancy.

- **Outstanding**

3.3. ENVIRONMENTAL REQUIREMENTS & APPROVALS

Ontario Regulation 102/94 – “Waste Audits and Waste Reduction Work Plans” mandates that a project consisting of the construction of one or more buildings with a total floor area of at least 2,000 square meters requires the contractor to:

- Conduct a pre-construction waste audit
- Prepare a written waste reduction plan based on the waste audit to reduce, reuse and recycle waste to be generated at the construction project
- Implement the waste reduction plan
 - **Not Required** – Project less than 2,000 square meters

Renovation or demolition of buildings constructed prior to approximately 1979 require a project specific designated substance survey prior to construction. If hazardous or designated substances are identified, then remediation must be undertaken prior to the construction/renovation.

- ✓ **Completed** – Designated Substance & Hazardous Material Evaluation report issued by Ontario Environmental & Safety Network Ltd. On March 5th, 2020. Asbestos contain materials were found and abated in the structures to be demolished.

3.4. SERVICES FROM OTHER AGENCIES

Electrical Connections – Hydro One

- **In Process** – Application forms for temporary service submitted to Hydro One on June 6th, 2022

TSSA Certification – The contractor, subcontractor(s) and manufacture(s) are contractually obligated to complete required certification forms. Owner signature required for submission to TSSA.

- **Incomplete** - Schedule TBD

Supply natural gas to the Wainfleet Fire Station – Enbridge Gas

- **Incomplete** - Application forms submitted

Internet Services Provider

- **Incomplete** - Schedule TBD – by Township

4.0 MAJOR ACTIVITIES COMPLETED/ONGOING

April 1st to May 31st, 2022

- Contractor mobilized (May 2nd, 2022)
- Permits issued
- Demolition of existing structures commenced

June 1st to June 30th, 2022

- Strip and stockpile topsoil
- Removal of trees, stumps, fencing
- Excavation for footings
- Commence forming of footings

July 1st to July 31st, 2022

- Footings and foundation walls complete
- Damp proofing complete
- Slab backfill complete
- Pond infill complete
- Septic bed constructed, and tank installed

August 1st to August 31st, 2022

- Electrical underground complete
- Mechanical underground complete
- Road and parking lot granular complete

September 1st to September 30th, 2022

- Apparatus bay trench drains complete
- Roof trusses delivered
- Under slab insulation complete
- Floor slab reinforcing complete

5.0 FORECASTED CASH FLOW

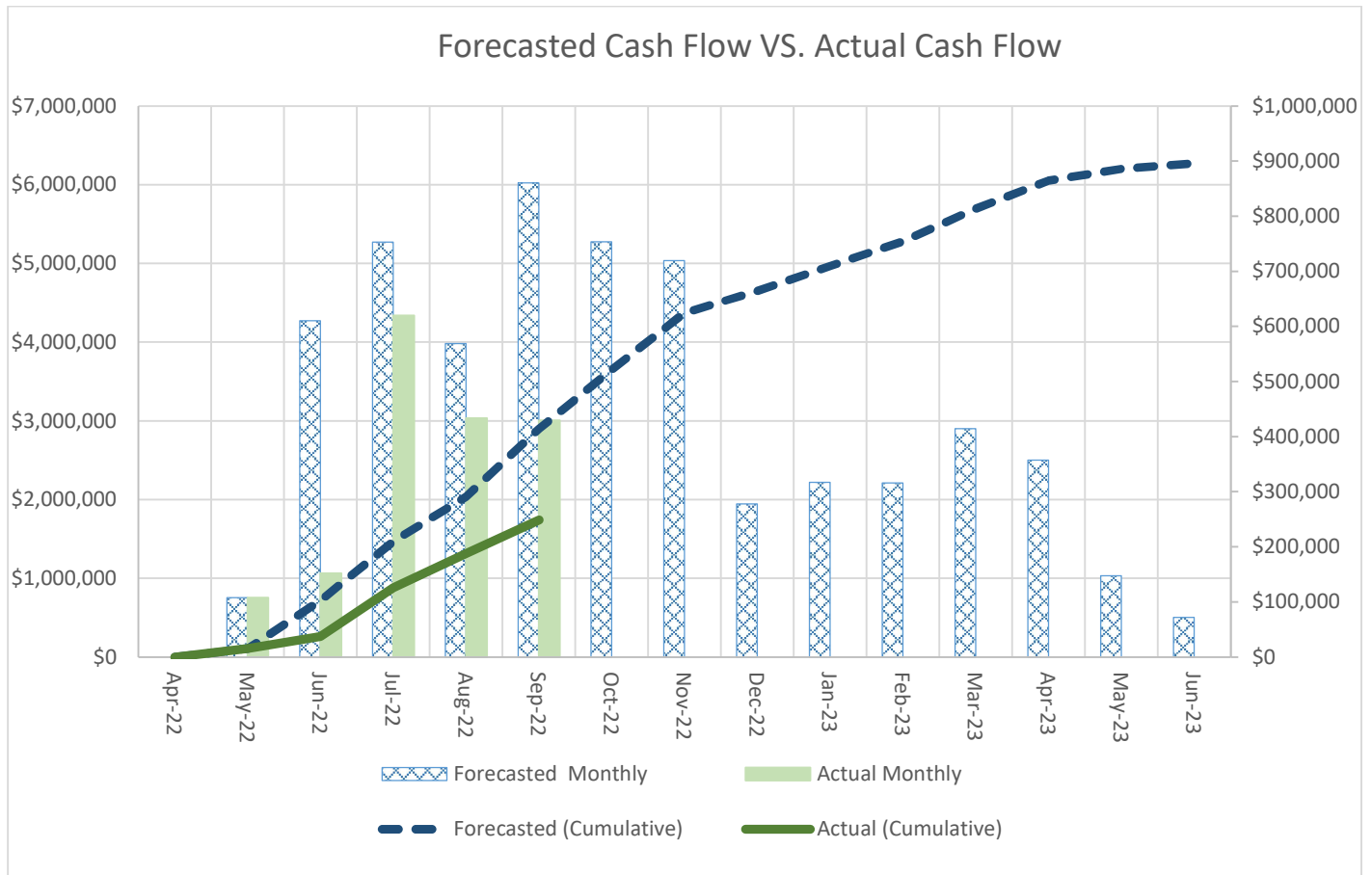
The TRP Construction contract includes the Wainfleet Central Fire Station construction (\$5,950,000) and allowances (\$325,000) for Testing and Inspection, Door Hardware, Interior Signage, Hydro & Gas Services, Security, Construction Rubble, Window Covers, Project Sign Board, and Commissioning for a total project budget of \$6,275,000. Projected cash flow (excluding HST) for monthly TRP Construction contract draws follows.

Projected and Actual Cumulative cash flow includes the total monthly amount Certified. The “actual monthly” and “actual cumulative” is before 10% of the certified amount is deducted for statutory holdback. It is also exclusive of HST. The cash flow forecast was issued by TRP Construction on May 31st, 2022. The forecasted cashflow include the contract allowances and does not include change orders.

Also included is a month by month (non-cumulative) actual and forecasted cashflow.

Construction Period Ending	Forecasted Cumulative – May 31 st , 2022 (Exc. HST)	Actual Monthly (Exc. HST & Inc. 10% Holdback)	Actual Cumulative (Exc. HST & Inc. 10% Holdback)
2022			
May	\$107,900	\$107,900	\$107,900
June	\$718,400	\$151,984	\$259,884
July	\$1,471,300	\$619,803	\$879,687
August	\$2,040,300	\$433,571	\$1,313,257
September	\$2,900,950	\$429,263	\$1,742,520
October	\$3,654,350		
November	\$4,373,750		
December	\$4,651,550		
2023			
January	\$4,968,550		
February	\$5,284,550		
March	\$5,698,717		
April	\$6,055,800		
May	\$6,203,000		
June	\$6,275,000		

Note: The forecasted cashflow includes the upset limit for contract allowances.



6.0 PROPOSED CHANGE ORDERS (PC)

Proposed Change	Date Issued	SI /RFI	Description of PCO	Status
PC 1.0	May 18/22	-	Add Hot Water line and Power to Future Washer	CO-3.0
PC 2.0	May 19/22	-	Remove Lights for SB-10	CO-6.0
PC 3.0	Jun. 8/22	-	Add ATS Bypass Switch and Power to Extractors	CO-5.0
PC 4.0	Jun. 23/22	-	Revised Light Fixture Type	CO-4.0
PC 5.0	Jul. 14/22	-	Extractor Discharge Tank, Duct Bank Relocation, SP-D Power	CO-11.0
PC 6.0	Jul. 25/22	-	Revised Sewer & Water Pipe Sizing	CO- 7.0 & 7.1
PC 7.0	Jul. 26/22	-	Roof Gable End	CO-9.0

PC 8.0	Jul. 28/22	-	Add Services Chase in Bunker Gear Room	CO-12.0
PC 9.0	Aug. 3/22	-	Remove Electronic Plumbing Fixtures	CO-15.0
PC 10.0	Sept. 7/22	-	Structural Steel Revisions	-

7.0 REQUEST FOR CHANGES (RFCO) – CONTRACTOR

Proposed Change	Date Issued	Description of PCO	Status
RFCO-01	May 30/22	Upsize Septic Tank from 6,800L to 18,000L	CO-2.0
RFCO-02	May 30/22	ATS Single Bypass Switch	Cancelled for PC 3.0
RFCO-03	Jun. 3/22	Credit for Hydro One Application Fees Paid by Town	CO-1.0
RFCO-04	Jun. 13/22	Proposed Alternative Ceramic Floor Tile	Cancelled
RFCO-05	Jun. 13/22	Revised Light Fixture Type	Cancelled for PC 4.0
RFCO-06	Jul. 6/22	Light Fixture Revisions	-
RFCO-07	Aug. 10/22	Delete Base Cabinet	CO-8.0
RFCO-08	Aug. 11/22	Siding Foam Closure	CO-10.0
RFCO-09	Aug. 22/22	Revise Solid Surface to Laminate	CO-13.0
RFCO-10	Aug. 24/22	Delete Roll-up Door in Kitchen	CO-14.0

8.0 POTENTIAL CHANGES OF SIGNIFICANCE

The proposed change order (PC), request for change order (RFCO), and change directive (CD) process often involves multiple quote submissions, requests for further detail, clarifications and negotiations before costing is finalized as a change order or the request is rejected.

There are no project changes with significant cost implications that are currently in the analysis and costing processes.

9.0 APPROVED CHANGE ORDERS (CO)

The total cost of approved Change Orders and Change Directives is \$21,260.45 which is approximately 0.3% of the awarded contract cost (\$6,275,000). Changes required because of design team issues is 0.7% of the Total Contract Cost.

To assist in reviewing the scope and nature of change orders, each are summarized as follows:

Type of Change Order	Cost of Changes to Date	Percent of Total Change Orders	Percent of Contract Cost (\$6,275,000)
Soil Conditions	\$0.00	0.0%	0.0%
Design Team: Errors, Omissions, Changes	\$43,105.70	96.0%	0.7%
Owner Requested	\$1,774.50	4.0%	0.03%
Address Existing Conditions	\$0.00	0.0%	0.0%
Other	\$0.00	0.0%	0.0%
Credits	(\$23,619.75)	N/A	N/A
Total Change Orders to Date	\$21,260.45		

9.1. SOIL CONDITIONS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
Sub-Total Soil Conditions Change Orders					\$0.00
Percentage of Total Change Orders					0%

9.2. DESIGN TEAM ERRORS, OMISSIONS, DESIGN CHANGE

The following lists the approved change orders described as errors, omissions, and changes to the design by the architectural/engineering team. The percentage by discipline/division is as follows:

Discipline	Cost of Error/ Omission, Design Change to Date	Percent of Error/Omission, Design Changes	Percent of Contract Cost (\$85,580,225)
Architectural (A)	\$2,354.39	5.5%	0.04%
Structural (S)	\$979.15	2.3%	0.02%
Electrical (E)	\$32,495.92	75.4%	0.52%
Mechanical (M)	\$0.00	0.0%	0.00%
Civil (C)	\$0.00	0.0%	0.00%
Other (O)	\$7,276.24	16.9%	0.12%

CO #	Change Orders to Original Contract	Discipline	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-2.0	Upsize Septic Tank from 6,800L to 18,000L	O	RFCO-01	Jun. 9/22	Jun. 10/22	\$7,276.24
CO-3.0	Add Hot Water Line and Power to Future Washer	E	PC 1.0	Jun. 10/22	Jun. 15/22	\$2,085.59
CO-5.0	Add ATS Bypass Switch and Power to Extractors	E	PC 3.0	Jun. 29/22	Jul. 13/22	\$8,330.58
CO-9.0	Gable End Framing	S	PC 7.0	Aug. 15/22	Aug. 15/22	\$979.15
CO-10.0	Siding Foam Closure	A	RFCO-08	Aug. 15/22	Aug. 15/22	\$1,470.00
CO-12.0	Add Services Chase in Bunker Gear Room	A	PC-8.0	Aug. 16/22	Aug. 25/22	\$884.39
CO-16.0	Add Power for SP-D	E	PC-5.0	Sept. 14/22	Sept. 21/22	\$8,084.56
CO-17.0	Duct Bank Relocation	E	PC-5.0	Sept. 14/22	Sept. 21/22	13,995.19
	Sub-Total Errors, Omissions, Design Changes Change Orders					\$43,105.70
	Percentage of Total Change Orders					96.0%

9.3. TOWNSHIP REQUESTED CHANGE

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-11.0	Extractor Tank Size	PC-5.0	Aug. 15/22	Aug. 25/22	1,774.50
Sub-Total Owner Requested Change Orders					\$1,774.50
Percentage of Total Change Orders					4.0%

9.4. ADDRESS EXISTING CONDITIONS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
Sub-Total Existing Conditions Change Orders					\$0.00
Percentage of Total Change Orders					0%

9.5. CREDITS

CO #	Change Orders to Original Contract	PC Reference	Date CO Issued	Date Approved	Cost/(Credit)
CO-1.0	Credit for Hydro One Application Fees Paid by Town	RFCO-03	Jun. 3/22	Jun. 15/22	(\$1,043.18)
CO-4.0	Revised Light Fixture Type	PC 4.0	Jun. 24/22	Jun. 29/22	(\$2,235.50)
CO-6.0	Remove Lights for SB-10	PC 2.0	Jun. 29/22	Jul. 13/22	(\$708.55)
CO-7.0 & 7.1	Site Services Pipe Size	PC-6.0	Sept. 26/22	Sept. 28/22	(\$2,312.68)
CO-8.0	Delete Base Cabinet	RFCO-07	Aug. 10/22	Aug. 15/22	(\$546.00)
CO-13.0	Revise Solid Surface to Laminate	RFCO-09	Aug. 23/22	Aug. 25/22	(\$13,410.00)
CO-14.0	Delete Roll-up Door - Kitchen	RFCO-10.0	Aug. 24/22	Aug. 25/22	(\$2,781.00)
CO-15.0	Eyewash Alarm and Fixture Electrical	PC-9.0	Sept. 12/22	Sept. 13/22	(\$582.84)
Sub-Total Credit Change Orders					(\$23,619.75)

10.0 CHANGE DIRECTIVES (CD)

CD #	Change Directives to Original Contract	Date CD Issued	CO Reference	Cost/(Credit)
Total Change Directives				\$0.00

11.0 ALLOWANCE DISPERSAL (AD)

Section 12.0 is a summary of awarded contracts, billing progress and budget status for the cash allowances.

CAA #	Description	Date CAA Issued	Date CAA Approved	Cost/(Credit)
AD-01	Door Hardware – Supply & Installation by William Knell & Company Limited. This allowance includes all specified door hardware, operators, sweeps, closures, and electronic components for the new Fire Station. The scope was competitively priced by three bidders, with William Knell & Company being the low bid.	May 11/22	May 12/22	\$46,350.00
AD-02	Door Hardware – Supply & Installation by William Knell & Company Limited. This allowance is for a new electric strike for door D11-01. This strike was omitted on the hardware schedule and is required for the operation of the specified automatic door operator.	Jun. 13/22	Jun. 14/22	\$250.00
AD-03	Hydro and Gas – Additional engineering required by Schneider Electric for modifications to the main electrical switchboard and transformer cabinet to accommodate the Hydro One supplied cabinet transformer (CT). The specified Schneider cabinet is designed to accommodate several types of CT but was not designed for the CT Hydro One has in stock.	Jun. 22/22	Jun. 29/22	\$1,571.06
AD-04	Construction Rubble – Removal and disposal of concrete foundations found buried on site. (RFI-08). These foundations were not part of the demolished house or barn structures.	Jul. 4/22	Jul. 5/22	\$572.00

AD-05	Testing & Inspection – Retain GHD to complete all testing and inspection services listed in their proposal dated June 10 th , 2022. This allowance includes costs for the following: footing & subgrade inspections, compaction testing, concrete/mortar/grout testing, steel inspections, spray foam & air barrier inspection, and laboratory testing.	Jul. 20/22	Jul. 27/22	\$12,366.00
AD-06	Construction Rubble – sub-excavation of unsuitable soils and place lean mix concrete. (RFI-09). An old well was found when excavating for the new foundations. The geotechnical engineer reviewed with the structural consultant and determined the extent of sub-excavation & lean mix concrete required to mitigate the problem.	Jul. 22/22	Jul. 27/22	\$8,430.60
AD-07	Hydro and Gas – The Hydro One connection fee for the new permanent service to the Fire Station.	Aug. 22/22	Aug. 22/22	\$20,074.08
AD-08	Security Control – Retain Password to supply and install the access control and security system for the project. This includes door access modules, card readers, wiring, keypads, sensors, controllers/control panels, installation, and programming.	Sept. 30/22	Oct. 3/22	\$25,780.00

12.0 CASH ALLOWANCE DRAWS (CAD)

The following cash allowance summary notes awarded contracts and tracks billing progress against a total Contract Allowance of \$325,000. The project cash allowances are drawn from the Contract Allowance as stipulated in the construction contract.

The Sum of Approved Allowances awarded to date on Certificate of Payment 5 is \$116,393.74 against the Allowance Budget of \$325,000.

CAD Description	CAD Approved by Township (Exc. HST)	CAD Invoiced to Date (Exc. HST)	CAD Invoiced this Period (Exc. HST)	CAD Remaining to be Drawn (Exc. HST)
Door Hardware (AD-01)	\$46,350.00	\$0.00	\$0.00	\$46,350.00
Door Hardware (AD-02)	\$250.00	\$0.00	\$0.00	\$250.00
Testing & Inspection (AD-05)	\$13,366.00	\$7,178.50	\$0.00	\$5,187.50
Hydro & Gas (AD-03)	\$1,571.06	\$0.00	\$0.00	\$1,571.06
Hydro & Gas (AD-07)	\$20,074.08	\$20,074.08	\$0.00	\$0.00
Surveying	TBD	\$0.00	\$0.00	n/a
Security Control	\$25,780.00	\$0.00	\$0.00	\$25,780.00
Construction Rubble (AD-04)	\$572.00	\$572.00	\$0.00	\$0.00
Construction Rubble (AD-06)	\$8,430.60	\$8,430.60	\$0.00	\$0.00
Window Coverings	TBD	\$0.00	\$0.00	n/a
Wayfinding Signage	TBD	\$0.00	\$0.00	n/a
Project Sign Board	TBD	\$0.00	\$0.00	n/a
Commissioning	TBD	\$0.00	\$0.00	n/a
Total Allowance in Contract (A)	\$325,000.00	-	-	-
Total Approved CAD's (B)	\$116,393.74	\$36,255.18	\$0.00	\$79,138.56
Difference (A - B)	\$208,606.26	-	-	-

* The total cash allowance for the above items is \$325,000. The cost for each item will be allocated as the contractor awards the individual contracts.

13.0 CERTIFICATE OF PAYMENTS SUMMARY

Certificate of Payment “CoP No. 05”, Draw 5 for the period ending September 30th, 2022, was issued by the Architect on October 6th, 2022, and recommended for payment by UEM on October 6th, 2022, for the Wainfleet Central Fire Station project. The amount payable excluding HST is \$386,336.47. The schedule of Certificate of Payments received and recommended is as follows. All costs exclude HST.

Certificate of Payment (CoP) / Period Ending	Cumulative Net Amount Certified by Architect (Exc. 10% Holdback)	TRP Contract Cost (Including COs & CDs)	Balance of Statutory Holdback (10%)	Balance to Complete Contract
\$97,110.00 (CoP No. 01 for May '22)	\$107,900.00	\$6,275,000.00	\$10,790.00	\$6,177,890.00
\$136,785.44 (CoP No. 02 for Jun. '22)	\$259,883.82	\$6,283,318.65	\$25,988.38	\$6,049,423.21
\$557,822.46 (CoP No. 03 for Jul. '22)	\$879,686.56	\$6,288,705.18	\$87,968.66	\$5,496,987.28
\$557,822.46 (CoP No. 04 for Aug. '22)	\$1,313,257.24	\$6,276,187.03	\$131,325.72	\$4,962,929.76
\$386,336.47 (CoP No. 05 for Sept. '22)	\$1,742,519.99	\$6,296,260.45	\$174,252.00	\$4,727,992.46

14.0 SUPPLEMENTAL (SITE) INSTRUCTIONS (SI)

SI	Date Issued	Description
SI-1.0	July 28, 2022	Electrical/Mechanical Conduit Chase
SI-2.0	September 15, 2022	Tile Colour Clarifications
SI-3.0	September 28, 2022	Countertop and Cabinet Colour Clarifications

15.0 REQUEST FOR TOWNSHIP INFORMATION (RFTI)

RFCI	Date Issued	Description	Status

16.0 STATUS OF PROJECT BUDGET

The status of the project budget and costs (excluding HST) to September 30th, 2022, for the Wainfleet Central Fire Station are as follows.

Note: The status of construction costs to date represents the amount paid by the Township of Wainfleet to the contractor and INCLUDES Holdbacks (10%).

ACTIVITY	BUDGET	STATUS TO DATE
A1. Construction Cost (Tender Cost from TRP)	\$5,950,000	\$1,238,671
A2. Construction Allowances (By Competitive Bid)	\$325,000	\$36,255
Construction Contingency	\$311,000	\$2,076
A3. Pre-Construction Township Activities	\$8,100	\$7,979
B. Owners Allowances	\$686,100	\$495,888
C. Advisory Services	\$378,700	\$252,934
TOTAL PROJECT BUDGET	\$7,658,900	\$2,033,802

17.0 POTENTIAL PROJECT RISKS

All construction projects carry some level of risk and uncertainty to participants. Owners mitigate risk by following a rigorous planning, evaluative, investigative and design process and transfers risk by insurances, bonding, indemnification, supplementary conditions, and contracts. However, there remains potential project risks to the owner that should be regularly assessed by a risk register and ongoing evaluation of the probability of specific risks.

The probability of a project risk is considered as “low” (unlikely), “moderate” (possible), “high” (likely) or “very high” (active). A construction risk can have one or more causes and one or more impacts. Construction project risks are interrelated and interdependent.

The assessment of potential project risks considers the probability, uncertainty, and consequences of a potential risk. The probability of the risk may change as circumstances change or arise and are specific to a particular project. Some of the most consequential potential project risks experienced during construction include:

Schedule – Schedule risks include weather delays, unknown site conditions, moisture in concrete, fire, permit delays, contractor performance (including financial issues), supply (labour and material) problems, work stoppages (strikes and mandated shutdowns) and decision-making delays.

The effect of the potential return of the pandemic in 2022/2023 is considered in rating the schedule risk. Potential schedule impacts are mitigated by agreeing to a critical path schedule and monitoring completion of milestone activities against the approved baseline. Supply of goods and labor is an ongoing scheduling matter that is monitored regularly. The schedule and actual cash flow is lagging well behind forecasted (see graph in Section 5.0).

- **Risk to Project: Medium - Monitor**

Budget – Factors contributing to budget risk include design omissions and errors, unknown site conditions, contract disputes, schedule delays, increases in material costs, and work stoppages. Consequences could be that certain parts of the project are eliminated, changed, or not fully completed.

- **Risk to Project: Low**

Overpayment to Contractor – There is a risk of overpayment to the contractor if the process of contractor draws are not rigorously reviewed. This can be a significant project risk in terms of completed project and addressing construction deficiencies.

Payment to the contractor follows due diligence involving the architect, engineering sub-trades, the contract administrator, and the project manager. The percent of work claimed by the contractor and the verification of delivered equipment and materials is reviewed by the frequent on-site visits. Reference to the contractor’s schedule and forecasted cashflow provide another monitor. Details such as the inclusions of only approved changes is another check against over payment. Holdbacks, both statutory and against unfinished or deficient work, provide assurances.

There is also risk of duplicate payment for work in the base contract and new work defined by changes to project scope. The contract administrator works closely with the design team to determine what is acceptable new scope and what the contractor is providing as part of their contractual obligations.

- **Risk to Project: Low**

Pandemic – A public health crisis would likely affect construction productivity, or the government could again mandate the construction industry, including supply of equipment, materials, and products, to stop work because of the COVID-19 virus. The consequence is a high level of uncertainty which has potential effects on the project schedule, cash flow, budget and potentially equipment, material and labour supply.

- **Risk to Project: Low**

Goods and Labour Supply – The supply of goods (equipment and materials) and labour (including availability of trades and specialized subtrades) can be affected by several factors such as a pandemic, mandated shutdowns, labour shortages, disputes and strikes, high demand for specific goods, currency exchange fluctuations and seasonal shutdown by manufacturers. The consequences are probable impacts on project schedule/completion date.

The construction industry is seeing an unprecedented number of labour strikes. Several key trades are poised to strike that could impact the Central Fire Station project.

- **Risk to Project: Moderate**

Health and Safety – Worker safety is paramount to the general contractor, subtrades and the owner. Unsafe work conditions, carelessness or a serious workplace accident can affect the project schedule. The general contractor has implemented a comprehensive work health and safety program. Consequence is that workers health and safety is affected which in turn could impact project schedule and completion.

- **Risk to Project: Low**

Environmental – Unknowns and the unexpected such as severe weather events, subsurface conditions not suitable for construction, contaminated soils, underground hazards, structures and tanks, endangered or sensitive species or the presence of archaeological or historical resources represent high levels of risk, particularly in the early stages of the project. The consequences are impacts to budget, schedule and project completion.

- **Risk to Project: Low**

Contractor Performance – The quality of construction including defective work, the completion of the project on schedule, negligence, project close-out and operational readiness, the financial stability of the general contractor, bankruptcy, the availability of trades and labour, health & safety practices and labour unrest represent high levels of risk. The consequences affect all aspects of the project.

This risk is mitigated by employing a rigorous contractor (including major subtrades) selection process that considers qualifications and experience, financial stability, and proposed project management and on-site supervision personnel.

As noted in the assessment of schedule risk, contractor performance in the last stages of the project is critical to its success. A coordinated effort of all trades and the architectural/engineering team is imperative to meet project milestones.

- **Risk to Project: Low – Monitor**

18.0 OTHER PROJECT MATTERS

No other project matters to document at this time.

19.0 CLOSE OUT DOCUMENTS

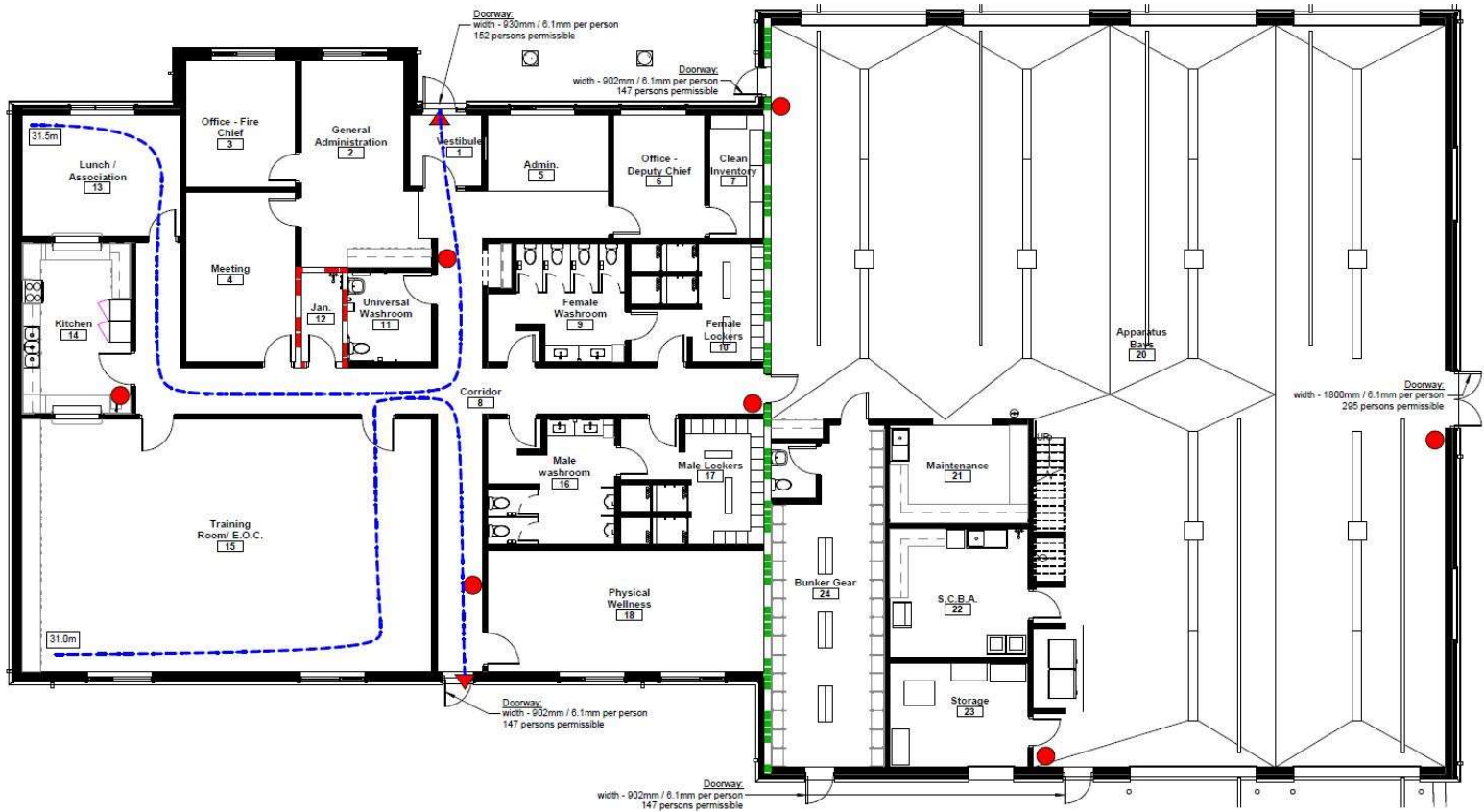
There are four significant milestones at the end of a construction project that must be addressed to permit occupancy:

- Certificate of Substantial Performance
 - **Construction in Progress**
- Occupancy Permit from Building Department (in consultation with Fire Department) including verification/compliance letters (i.e. ESA, emergency lighting, fire alarm, seismic restraint, sprinkler, electrical, mechanical), letters from sub-contractors and from the design architects/engineers. Balancing and controls can be ongoing during occupancy.
 - **Building Inspector and Fire Department undertake periodic inspections during construction**
 - **Submission of Fire & Life Safety Plan** (Owners responsibility)
- Architectural/Civil, Electrical, Mechanical and Structural As-Built Drawings
 - **Construction in Progress**
- Operation and Maintenance Manuals
 - **Construction in Progress** – Draft O&M submissions with architects for review

20.0 CONSULTANT & SUBCONTRACTOR LIST

Scope	Consultant / Contractor	Location
Architect	Raimondo + Associates Architects	Niagara Falls
Project Management	Urban & Environmental Management (UEM)	Niagara Falls
Mech./Elec./ Civil/ Structural Engineering	Mantecon Partners	Dundas
Commissioning Agent	TBD	-
Testing & Inspection	GHD	St Catharines
General Contractor	TRP Construction General Contractors	Burlington
Demolition	Budget Environmental Disposal Inc	Hamilton
Civil/Siteworks	Backwoods Excavating Inc.	Grassie
Septic	Dynamic Fusion	Dunnville
Mechanical	Besseling Mechanical Inc	Hamilton
Electrical	Fred Giessler Electric	Niagara-on-the-Lake
Masonry	Cecchini Masonry Ltd.	Thorold
Landscape	Touchstone Site Contractors	Thorold
Finish Carpentry	Baywood Interiors Ltd.	Kitchener
Concrete Formwork	Niagara Formwork Structure Inc.	Welland
Concrete Supplier	Inter County Concrete Contracting	Dunnville
Concrete Finishing	Appolo Concrete Contracting	Hamilton
Structural Steel	Bradshaw Ironworks Ltd.	Welland
Metal Doors, Frames, Hardware	William Knell and Company Ltd.	Kitchener
Metal Siding, Soffit, Roofing	Plazo Constriction Corporation	North York
Overhead Doors	Overhead Door Company Limited	St. Catharines
Toilet & Bath Accessories	Canada Washroom Products Inc.	Burlington
Glazing	Welland Glass & Entrances Inc.	Welland
Gypsum Board/ACT	DBN Drywall & Acoustics Ltd.	St. Catharines
Flooring	Percella Flooring Inc.	Toronto
Painting	Painting-Canada Inc.	Hamilton

21.0 WAINFLEET CENTRAL FIRE STATION FLOOR PLAN



22.0 SITE PICTURES



Apparatus Bay Trench Drain Installation



Mechanical Underground



Roof Trusses Delivered to Site



Extractor Tank Installed



Under Slab Insulation Installation

PROJECT FACT SHEET

Wainfleet Fire Station Construction Contract:	
TRP Construction	\$ 5,950,000.00
Construction Allowances	\$ 325,000.00
Total Wainfleet Fire Station Contract (Ex. HST)	\$ 6,275,000.00
Wainfleet Fire Station Project Scope:	
- Gross Floor Area	1,239 m ² (13,342 ft ²)
- Site Area	2.02 ha (4.99 ac)
Wainfleet Fire Station Key Features:	
Six Apparatus Bays	Dedicated Offices for Fire Chief and Deputy Fire Chief
1,200 ft ² , 60-person Training Room	440 ft ² Physical Wellness Room
Male Washroom and Change Rooms w/32 lockers	Female Washroom and Change Rooms w/20 lockers
300kW Natural Gas Generator	Metal Roof
Provisions for Future Apparatus Bays (2)	Provisions for Future EMS Station
50,000 Gallon Greywater Storage (Rainwater) c/w Pumps for Filling Fire Trucks	
Schedule:	
Occupancy	June 8 th , 2023
Substantial Completion	June 14 th , 2023

Subject: RE: 98 New Correctional Officers Join the Frontline

From: Ontario News <newsroom@ontario.ca>

Sent: October 14, 2022 1:29 PM

To: William Kolasa <WKolasa@wainfleet.ca>

Subject: 98 New Correctional Officers Join the Frontline



NEWS RELEASE

98 New Correctional Officers Join the Frontline

Additional hires strengthen public safety in communities across the province

October 14, 2022

[Ministry of the Solicitor General](#)

HAMILTON — The Ontario government is enhancing public safety in communities across the province by hiring 98 new correctional officer graduates who will help ensure communities are supported and protected. Increasing frontline staff is part of the government's [investment of more than \\$500 million over five years](#) to modernize adult correctional services.

“I applaud every graduate for choosing a rewarding career in corrections and salute them for their contribution,” said Solicitor General Michael Kerzner. “Correctional officers are vital public safety partners who make a difference to our communities on the frontlines of the justice system.”

Graduates have successfully completed the eight-week correctional officer training program, delivered virtually by Mohawk College. In-person training was led by the Corrections Centre for Professional Advancement and Training. All recruits received extensive training with enhanced instruction in communication and de-escalation techniques. The curriculum also included a focus on anti-Black racism, Indigenous cultural training, and inmate management techniques. There are three Francophone recruits in this cohort.



Correctional officer graduates will be assigned to 17 different institutions across Ontario near their home regions:

- Seven graduates will support the Eastern Region at the Central East Correctional Centre and Ottawa-Carleton Detention Centre.
- 27 will support the Western Region at the Central North Correctional Centre, Elgin-Middlesex Detention Centre, Sarnia Jail and South West Detention Centre.
- 26 graduates will work in the Northern Region at the Algoma Treatment and Remand Centre, Fort Frances Jail, Kenora Jail, Monteith Correctional Complex, Sudbury Jail, Thunder Bay Jail and Thunder Bay Correctional Centre.
- 24 will work in the Toronto Region at Toronto East Detention Centre and Toronto South Detention Centre.
- 14 will support the Central Region at the Maplehurst Correctional Complex and Vanier Centre for Women.

Additional Resources

- [Become a correctional officer](#)

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Subject: Ontario Fosters New Opportunities with Trade Mission to Germany and Austria

From: Ontario News <newsroom@ontario.ca>

Sent: October 14, 2022 11:32 AM

To: William Kolasa <WKolasa@wainfleet.ca>

Subject: Ontario Fosters New Opportunities with Trade Mission to Germany and Austria



NEWS RELEASE

Ontario Fosters New Opportunities with Trade Mission to Germany and Austria

Renewed partnership with Baden-Württemberg will support economic collaboration


October 14, 2022

[Ministry of Economic Development, Job Creation and Trade](#)

TORONTO — The Ontario government has concluded a successful trade mission to Germany and Austria to strengthen existing relationships with economic partners and attract new investments in key sectors, such as automotive, manufacturing and life sciences. This mission, led by Vic Fedeli, Minister of Economic Development, Job Creation and Trade, culminated in the renewal of Ontario's long-standing partnership with the German state of Baden-Württemberg to support economic growth and prosperity in both jurisdictions.

"As part of our plan to build Ontario, our government is enhancing our partnerships with Germany and Austria to support new opportunities for people and businesses in Ontario," said Minister Fedeli. "By working with our partners and friends around the world, we're continuing to drive economic growth and job creation."

A key outcome from the trade mission was the renewal of Ontario's Memorandum of Understanding (MOU) with Baden-Württemberg. The new MOU will foster continued collaboration on key initiatives across a wide range of sectors, including automotive and electric vehicles. With more than one hundred Baden-Württemberg companies investing in Ontario and many Ontario companies investing in Baden-Württemberg, this timely renewal will help both jurisdictions continue to grow.



Ontario's delegation also met with large multinationals in both countries between October 8 to 14 to showcase the province's strengths as the innovation and manufacturing gateway to North America. This included a meeting with ITM Isotope Technology Munich (ITM), a German radiopharmaceutical company that leverages existing power reactors to produce medical isotopes. The attendees celebrated ITM's partnership with Bruce Power, Isogen and the Saugeen Ojibway Nation to distribute an innovative, made-in-Ontario, potentially lifesaving medical isotope to treat certain cancers and tumours. Commercial production is expected to begin soon in Ontario.

Additional highlights included meetings with BMW Group, Mercedes-Benz, Volkswagen, Magna Steyr, Kapsch and ElringKlinger. The Ontario delegation also attended the Moving On Congress in Austria, which brought together 300 companies that have been working at the forefront of innovation in the mobility industry.

Ontario remains committed to adopting innovative and forward-thinking approaches to secure and grow the province's advantages and position it as an attractive destination to invest and do business. With a talented workforce, state-of-the-art research and development facilities, award-winning manufacturing and access to an abundance of critical materials, the province continues to be one of the most competitive places for businesses to invest and grow.

Quick Facts

- Over the last two years, Ontario has attracted \$16 billion in investments by global automakers and EV battery manufacturers. Ontario is currently the only place in North America where five major automakers, Honda, Toyota, Ford, General Motors and Stellantis, build vehicles. Ontario's auto supply chain is comprised of more than seven hundred parts firms and more than five hundred tool, die and mold makers.
- In 2021, two-way trade between Ontario and Austria was valued at more than \$1.1 billion and Austrian foreign direct investment was \$589 million. There are 32 Austrian companies operating in Ontario.
- In 2021, two-way trade between Ontario and Germany totalled \$12.7 billion and German foreign direct investment in Canada was \$18.2 billion. There are 260 German companies operating in Ontario.
- With a GDP of \$750 billion, Baden-Württemberg is the third-largest economy in Germany and is home to many well-known multinational enterprises, such as SAP, Daimler, and Porsche. More than one hundred companies from Baden-Württemberg have invested in Ontario.

Quotes



"Canada is not only a strong partner for Baden-Württemberg in the hydrogen and fuel cell-based transformation of mobility, but also in issues of the future such as artificial intelligence and green technologies. That's why we want to further intensify our partnership with Ontario in the future. A speedy ratification of CETA would be very welcome in this regard."

- Dr. Nicole Hoffmeister-Kraut
Minister of Economic Affairs, Labour and Tourism of the State of Baden-Württemberg

"Ontario is one of the regions strongly supporting and leading research and development efforts for radioisotopes and radiopharmaceutical therapies. As such, it was a pleasure to welcome Minister Fedeli and his delegation at ITM. We highly value the opportunity to discuss current and future perspectives of our strong business relations with Canada and Ontario-based companies in order to provide innovative cancer treatments to patients worldwide."

- Steffen Schuster
CEO of ITM Isotope Technologies Munich

"Bruce Power is proud to play a growing role in the international healthcare community through our production of medical isotopes, strengthening Ontario's place in the global fight against cancer. We appreciate the Government of Ontario's ongoing support of medical isotope development and our efforts to leverage Bruce Power's facilities to provide a reliable, scalable production of isotopes to treat Canadians and people around the world with life-saving nuclear medicine and treatments."

- Mike Rencheck
Bruce Power's President and CEO

Additional Resources

[Ontario's Auto Industry](#)

[2022 Ontario Budget: Ontario's Plan to Build](#)

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