

1. **C-2024-015**
Correspondence dated January 15, 2024 from the Town of Plympton-Wyoming to The Honourable Doug Ford, Premier of Ontario respecting a resolution of support for the Township of Conmee correspondence regarding the Prohibition of Criminals from Municipal Council.
2. **C-2024-016**
Correspondence dated January 15, 2024 from the Town of Plympton-Wyoming to The Honourable Doug Ford, Premier of Ontario respecting a resolution of support for the City of Greater Sudbury correspondence regarding Amendment to the Occupational Health and Safety Act to Clarify the Definition of 'Employer'.
3. **C-2024-017**
Correspondence dated January 15, 2024 from the City of Mississauga respecting confirmation of receipt of the Township of Wainfleet correspondence regarding Cemetery Administration Management Support.
4. **C-2024-018**
Correspondence received January 17, 2024 from Niagara Region respecting a Notice of Statutory Public Meeting regarding Regional Official Plan Amendment (ROPA-22-0001) - Proposed Law Quarry Expansion, Township of Wainfleet.
5. **C-2024-019**
Correspondence dated January 15, 2024 from the Town of Mono to The Honourable Doug Ford, Premier of Ontario respecting the declaration of a Road Safety Emergency and a call to action for the same.
6. **C-2024-020**
Correspondence received January 18, 2024 from the City of Mississauga respecting a Notice of Motion for significant reforms at the Landlord and Tenant Board to alleviate the housing and homelessness crisis in Mississauga.
7. **C-2024-021**
Correspondence received January 18, 2024 from Urban & Environmental Management Inc. (UEM) respecting Monthly Summary Report No. 18 – Wainfleet Central Fire Station.



Received January 15, 2024
C-2024-015

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca
DELIVERED VIA EMAIL

January 15, 2024

Re: Prohibition of Criminals from Municipal Council

Dear Premier Ford,

Please be advised that at the Regular Council Meeting on January 10th 2024 the Town of Plympton-Wyoming Council supported the resolution from the Township of Conmee regarding the Prohibition of Criminals from Municipal Council.

Motion 15

Moved by Councillor Mike Vasey

Seconded by Councillor Kristen Rodrigues

That Council support item 'j' of correspondence from the Township of Conmee regarding Requiring Pardons for Municipal Councillors with Criminal Records (Prohibition of Criminals from Municipal Council.)

Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at ekwarciak@plympton-wyoming.ca.

Sincerely,

Erin Kwarciak

Clerk

Town of Plympton-Wyoming

cc: Attorney General - Doug Downey
Solicitor General - Michael Kerzner
Minister of Municipal Affairs – Paul Calandra
MPP – Kevin Holland
MPP / Leader of the Official Opposition – Marit Stiles
MPP and Critic of the Attorney General – Kristyn Wong-Tam
MPP and Critic of Solicitor General – John Vanthof
MPP and Critic of Municipal Affairs - Jeff Burch
Association of Municipalities of Ontario
Rural Ontario Municipal Association
Northern Ontario Municipal Association
All Ontario Municipalities



19 Holland Rd W. RR.#1
Kakabeka Falls, ON P0T 1W0

www.conmee.com

On December 19th 2023, Council passed the following resolution at its regular meeting:

RESOLUTION 2023-0247

Moved by Councillor Arnold

Seconded by Councillor Halvorsen

WHEREAS duly elected Officials of a Municipality, or a Township are expected to be above reproach and to conduct themselves with integrity, truth, justice, honesty, transparency and courtesy.

AND WHEREAS there are people of dubious character who have a Criminal Record, having been convicted of a Federal Offence of any of the Federal Statutes of Canada, but not limited to the Criminal Code or Narcotic Control Act, who are currently on Council of a Municipality or have let their name stand for election for Mayor, Reeve or Councillor as a municipal candidate.

NOT WITHSTANDING the provisions of the Ontario Human Rights Code

THEREFORE BE IT RESOLVED that the Township of Conmee lobby the Provincial Government to amend The Municipal Act and Municipal Elections Act, as may be, so that people with a criminal record who have not had their record pardoned from the RCMP Data Base by order of the Governor General of Canada, be prohibited from becoming a candidate in municipal elections or holding office in municipal council

AND THAT an elected local government official be disqualified from office upon conviction of a criminal offense and must resign

AND THAT Council of the Township of Conmee direct the Clerk to send a copy of this resolution to the Ontario Premier Doug Ford, Attorney General Doug Downey, Solicitor General Michael Kerzner, Minister of Municipal Affairs Paul Calandra, MPP Kevin Holland, MPP and Leader of the Official Opposition Marit Stiles, MPP and Critic of the Attorney General Kristyn Wong-Tam, MPP and Critic of Solicitor General John Vanthof, MPP and Critic of Municipal Affairs Jeff Burch, Association of Municipalities of Ontario, Rural Ontario



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Kakabeka Falls, ON P0T 1W0

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Municipal Association, Northern Ontario Municipal Association, Thunder Bay District
Municipal League, and all Ontario municipalities

CARRIED





Received January 15, 2024
C-2024-016

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca
DELIVERED VIA EMAIL

January 15th 2024

Re: Amendment to the Occupational Health and Safety Act to Clarify the Definition of 'Employer'

Dear Premier Ford,

Please be advised that at the Regular Council Meeting on January 10th 2024, the Town of Plympton-Wyoming Council passed the following motion, supporting the resolution from the City of Greater Sudbury re. Amendment to the Occupational Health & Safety Act to Clarify the Definition of 'Employer'.

Motion 14

Moved by Councillor Bob Woolvett

Seconded by Councillor Kristen Rodrigues

That Council support item 'L' of correspondence from the City of Greater Sudbury re. Amendment to the Occupational Health & Safety Act to Clarify the Definition of 'Employer'.

Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at ekwarciak@plympton-wyoming.ca.

Sincerely,

Erin Kwarciak
Clerk
Town of Plympton-Wyoming

cc: Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development
Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Bob Bailey, MPP – Sarnia-Lambton
Association of Municipal Affairs and Housing
Ontario's Big City Mayors
Mayors and Regional Chairs of Ontario
Council of Ontario Construction Associations
Ontario Chamber of Commerce
All Ontario Municipalities

December 12, 2023

Sent Via Email

Municipalities of Ontario

Re: Amendment to the Occupational Health and Safety Act to Clarify the Definition of "Employer"

The following resolution was passed by Council of the City of Greater Sudbury on December 5, 2023:

CC2023-303: WHEREAS in 2015 the City of Greater Sudbury (the "City") entered into a contract with a contractor experienced in road construction projects to complete a project on Elgin Street in the City's downtown core;

AND WHEREAS the contract provided that the contractor would be the constructor for the project as that term is defined in the Occupational Health and Safety Act (the "Act");

AND WHEREAS an employee of the constructor operating a grader on the project struck and killed a pedestrian;

AND WHEREAS the City was charged with offences under the Act as the constructor and the employer;

AND WHEREAS after being acquitted at trial and on appeal, the Ontario Court of Appeal, in a decision issued on April 23, 2021, found the City to be liable for contraventions of the Construction Regulations as an employer as it employed quality control inspectors to monitor the quality of work on the project from time-to-time;

AND WHEREAS the Supreme Court of Canada, in a decision issued on November 10, 2023, was evenly divided 4-4 on the issue resulting in dismissal of the City's appeal;

AND WHEREAS the consequence of this decision is that municipalities in Ontario, as well as all other owners of property in the province, who wish to undertake construction, are subject to being charged and convicted as an employer for offences in relation to project sites for which they have no control and have, in accordance with the Act, contracted with an entity to assume plenary oversight and authority over the work on such site as the constructor; AND WHEREAS the potential of an owner being charged as an employer as that term is defined in the Act in circumstances where it has engaged a constructor disregards and renders meaningless the owner-constructor provisions contained in the Act and presents an unacceptable level of increased risk and confusion for owners and contractors throughout the province;

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCC A
200, RUE BRADY
SUDBURY ON P3A 5P3

705.671.2489

www.greatersudbury.ca
www.grandsudbury.ca

AND WHEREAS the City believes that the safety of workers is paramount however the safety of workers on construction projects in Ontario is not increased by placing liability on parties that do not have control of and are not responsible for the conduct of the work on such sites;

NOW THEREFORE BE IT RESOLVED THAT the Council for the City of Greater Sudbury requests that the province amend the Occupational Health and Safety Act to clarify the definition of "employer" to exclude owners that have contracted with a constructor for a project;

AND BE IT FURTHER RESOLVED THAT this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development, the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, France Gelin, MPP for Nickel Belt, Jamie West, MPP for Sudbury, the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities, Ontario's Big City Mayors, Mayors and Regional Chairs of Ontario, Northern Ontario Large Urban Mayors, the Council of Ontario Construction Associations, the Ontario Chamber of Commerce and all Ontario municipalities.

Yours truly,

A handwritten signature in black ink, appearing to read 'Brigitte Sobush', written in a cursive style.

Brigitte Sobush
Manager of Clerk's Services/Deputy City Clerk

- c. Members of City Council
Eric Labelle, City Solicitor and Clerk



City of Mississauga
Legislative Services, Corporate Services Department
300 City Centre Drive
MISSISSAUGA ON L5B 3C1
mississauga.ca

Amber Chrastina
Deputy Clerk/Executive Assistant to Mayor and CAO
Township of Wainfleet
31940 Highway 3, P.O. Box 40

Received January 15, 2024
C-2024-017

January 15, 2024

Re: Township of Clearview Council Resolution- Cemetery Administration Management Support

Dear Amber Chrastina,

This is to confirm receipt of your correspondence dated January 10, 2024, with respect to the subject noted above.

Your correspondence has been forwarded to the Mayor and Members of Council and Leadership Team. A member of Council may request the matter be listed on a Council/Committee agenda for consideration.

Sincerely,

Sacha Smith
Manager/ Deputy Clerk
Secretariat and Access & Privacy
Corporate Services Department

Received January 17, 2024
C-2024-018

Notice of Statutory Public Meeting
Regional Official Plan Amendment (ROPA-22-0001)
Proposed Law Quarry Expansion, Township of Wainfleet

Take notice that the Niagara Region will hold a Statutory Public Meeting for Regional Official Plan Amendment Application No. ROPA-22-0001 - Proposed Law Quarry Expansion. The purpose of the Statutory Public Meeting will be for Regional Council to hear and consider public comments related to the proposed Regional Official Plan Amendment (ROPA), in accordance with the provisions of Section 17 of the Planning Act R.S.O. 1990, as amended.

The Statutory Public Meeting is scheduled for:

Wednesday February 7, 2024 at 1:00 p.m.

Hybrid meeting as part of the Region's Planning and Economic Development Committee Meeting - in-person and virtual attendance is planned

Niagara Region Council Chamber

1815 Sir Isaac Brock Way, Thorold, ON

HAVE YOUR SAY:

Your feedback on the proposed amendment is welcomed and encouraged. Any person or agency may attend and make representation at the Statutory Public Meeting and/or make written submissions.

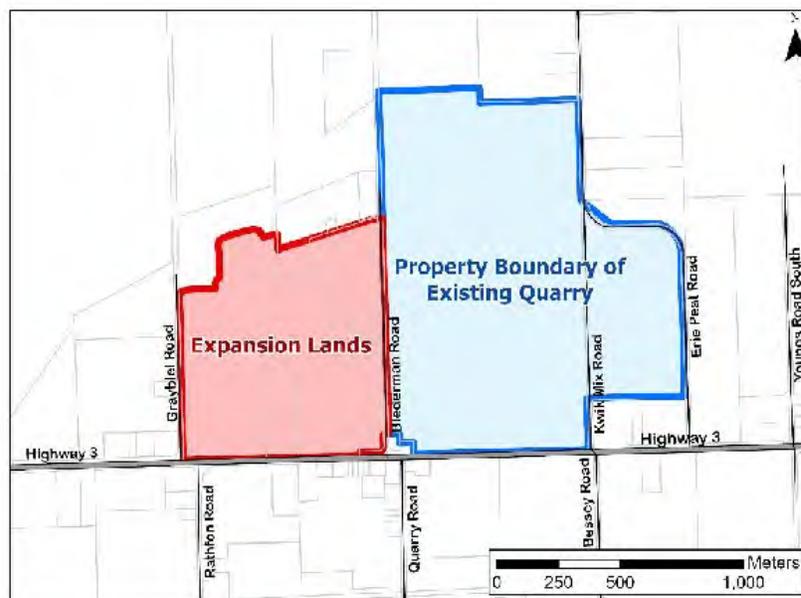
To provide input orally at the public meeting, either virtually or in-person, please pre-register with the Regional Clerk by sending an email to clerk@niagararegion.ca before 9:00 a.m. on **Thursday February 1, 2024**.

To provide written input to be considered at the public meeting, please either mail your comments to the Office of the Regional Clerk, Niagara Region, 1815 Sir Isaac Brock Way, Ontario, L2V 4T7, or email to clerk@niagararegion.ca by 9:00 a.m. on **Thursday February 1, 2024**. Any written comments received either by mail or email and submitted to the Region, will be included in a future recommendation report prepared by staff for Council consideration, and will become part of the public record regarding the Regional Official Plan Amendment application.

To view a live-stream of the meeting proceeding, without the ability to provide oral submissions, please visit www.niagararegion.ca/government/council

SITE LOCATION:

The proposed ROPA affects lands legally described as Part of Lots 6 & 7, Concession 2, Part of Road Allowance between Lots 5 & 6, Concession 2 (Geographic Township of Wainfleet). These lands are bound by the existing Law Quarry operation (Licence #4464 & 607541) to east, Provincial Highway 3 to the south, Graybiel Road to the West, and the Wainfleet Bog to the north. The total area of the expansion lands is 72.3 ha, with 51.2 ha proposed to be extracted.



PURPOSE AND EFFECT OF THE APPLICATION:

The proposed amendment consists of text and schedule changes and would add the subject lands to the site specific policies of the Niagara Official Plan in order to permit the expansion of the existing quarry operation.

The Planning Act requires that all complete applications be processed and a Statutory Public Meeting to be held. No decision has been made regarding this application.

ASSOCIATED APPLICATIONS:

Concurrent applications for a Local Official Plan Amendment (LOPA) and a Zoning By-law Amendment (ZBLA) have also been submitted to the Township of Wainfleet. Those amendments are proposed to change the designation to Extractive Industrial, and to rezone the

lands to Extractive Industrial to permit the proposed quarry extension. The local and regional official plan amendments are being processed concurrently.

A separate Statutory Public Meeting in regards to the LOPA and ZBLA will be held by the Township of Wainfleet at a later date. Separate notice of this meeting will be distributed by the Township.

In addition, the applicant has also filed an application to the Ministry of Natural Resources and Forestry for a licence under the Aggregate Resources Act (ARA). The ARA application process includes a separate public consultation and notification process. Any comments submitted to Niagara Region or the Township of Wainfleet in regards to the ROPA, LOPA, or ZBLA applications should also be submitted in response to the ARA notices.

MORE INFORMATION:

Copies of the applications and supporting documents for the proposed Regional Official Plan Amendment is posted on the Region's website at www.niagararegion.ca/living/icp/policy-plan under application No. ROPA-22-0001.

For more information about the proposed ROPA, including information on appeal rights, please contact:

Sean Norman, PMP, MCIP, RPP

Senior Planner

Niagara Region

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario L2V 4T7

905-980-6000 ext. 3179

sean.norman@niagararegion.ca

File Number: ROPA-22-0001

If you require any accommodations for a disability in order to participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Special accessibility accommodations and materials in alternate formats can be arranged by contacting **Niagara Region's Accessibility Advisory Coordinator** at 905-685-4225 ext. 3252 or accessibility@niagararegion.ca

LEGAL NOTICE:

The Planning Act

- i. If you wish to be notified of the decision of the Council of the Regional Municipality of Niagara on the proposed official plan amendment, you must make a written request to the Clerk c/o Regional Clerk, Niagara Region, 1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, Ontario, L2V 4T7, or email clerk@niagararegion.ca. Such requests must include the name and address to which such notice should be sent.
- ii. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Regional Municipality of Niagara to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.
- iii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- iv. Any personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Region collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the **Municipal Freedom of Information and Protection of Privacy Act** (MFIPPA). Questions about this collection and disclosure should be directed to the Access and Privacy Office at 905-980-6000, ext. 3779 or FOI@niagararegion.ca

Dated this 18th day of January 2024.



Sent via email: premier@ontario.ca
minister.mto@ontario.ca

January 15, 2024

Received January 17, 2024
C-2024-019

Hon. Doug Ford
Premier of Ontario

Hon. Prabmeet Sarkaria
Minister of Transportation

Dear Premier Ford and Minister Sarkaria:

On January 9th, 2024, Council for the Town of Mono passed the following resolution declaring a **Road Safety Emergency**, calling on the province to take action to address traffic safety through measures including public education, increased Highway Traffic Act fines and expanded use of Automated Speed Enforcement.

Resolution #4-1-2024

Moved by Elaine Capes, Seconded by Melinda Davie

WHEREAS road safety is of continuing and increasing concern to Ontarians;

AND WHEREAS, the number of traffic collisions, injuries and fatalities are at unacceptable levels[i];

AND WHEREAS, recent statistics and media reports show increasing fatalities and police roadway activities[iii];

AND WHEREAS, speeding is a leading contributing factor in many accidents including fatalities[iii];

AND WHEREAS, fines for basic speeding have not increased for three decades or more thus losing at least 50% of their deterrent value through inflation;

AND WHEREAS, over 60% of all other Highway Traffic Act (HTA) Set Fines remain at \$85, an amount also suggesting no increase in decades[iv];

AND WHEREAS, municipalities are frustrated in their attempt to roll out Automated Speed Enforcement (ASE) with current rules that restrict it to less than 80 km/h speed zones and make it contingent upon declaring Community Safety Zones where not warrant except to use ASE;

AND WHEREAS, Administrative Monetary Penalties (AMPs) are the logical and efficient means of dealing with offences including parking violations, red light camera infractions and ASE charges, the Regulations involving its use are mired in red tape leading to unnecessary complexity and cost.

BE IT RESOLVED that we call on other municipalities and the Province of Ontario to recognize a Road Safety Emergency and take the following actions;

1. Launch a province wide road safety educational program to be funded from a portion of monies currently spent by the Ontario Lottery and Gaming Corporation (OLG) to advertise games of chance and lotteries in Ontario.
2. Review and increase all HTA fines and penalties to reflect a deterrent amount and consequence that sends a message that driving is a privilege subject to conditions.
3. Permit municipalities to deploy ASE in 80 km/h zones or less without having to declare Community Safety Zones and without onerous conditions.
4. Establish a Working Group with municipalities to identify and recommend elimination of regulatory red tape associated with the use of ASE and AMPs.
5. Develop mechanisms that ensure POA fines and penalties do not lose their deterrent effect over time.
6. Work with municipalities to create better means of collecting outstanding POA fines and Victim Surcharge monies estimated to exceed \$1 billion as far back as 2011 [\[v\]](#).

"Carried"

[\[i\]](#) The Preliminary 2022 Ontario Road Safety Annual Report indicates a total of 25,165 fatal and personal injury collisions and of that, some 530 fatal collisions (3.9 persons per 100,000 in Ontario).

[\[ii\] https://www.caledonenterprise.com/news/map-fatal-collisions-nearly-doubled-in-caledon-in-2023/article_3131acaf-acae-5b21-bee4-a67a33600c33.html](https://www.caledonenterprise.com/news/map-fatal-collisions-nearly-doubled-in-caledon-in-2023/article_3131acaf-acae-5b21-bee4-a67a33600c33.html). Since publication of this article, the number of Caledon fatalities has increased to nearly 20 last year. The Town of Mono has experienced an explosion of traffic stop occurrences, up over 300% since 2019.

[\[iii\]](#) Speeding convictions account for over 50% of all HTA convictions - see <https://www.ontariocourts.ca/ocj/statistics/>.

[\[iv\] https://www.ontariocourts.ca/ocj/provincial-offences/set-fines/set-fines-i/schedule-43/](https://www.ontariocourts.ca/ocj/provincial-offences/set-fines/set-fines-i/schedule-43/).

[\[v\] http://oapssb.ca/wp-content/uploads/2021/05/OAPSB-POA-WHITE-PAPER-FINAL-1-Nov-2011.pdf](http://oapssb.ca/wp-content/uploads/2021/05/OAPSB-POA-WHITE-PAPER-FINAL-1-Nov-2011.pdf). This report, prepared by the Ontario Association of Police Services Boards,

suggests a number of effective mechanisms to collect unpaid fines including garnishment of Federal income tax refunds and other payments as is currently done in other provinces.

Respectfully,

Fred Simpson Digitally signed by Fred Simpson
Location: Town of Mono
Date: 2024-01-15 13:56-05:00

Fred Simpson, Clerk

Copy: Minister of Finance
Honourable Sylvia Jones, Dufferin-Caledon MPP
Association of Municipalities of Ontario
All Ontario municipalities



Received January 18, 2024
C-2024-020

RESOLUTION 0001-2024
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on January 17, 2024

0001-2024

Moved by: D. Damerla

Seconded by: M. Reid

WHEREAS the administration of residential tenancies in Ontario is generally the prerogative of the Provincial Government;

AND WHEREAS Mississauga has over 71,000 tenant households and 27% of its population are tenants;

AND WHEREAS the Landlord and Tenant Board (LTB) is an adjudicative tribunal created by the Provincial Government to resolve disputes between landlords and tenants through mediation or adjudication, resolve eviction applications from co-ops, and provide information to landlords and tenants about their rights and responsibilities;

AND WHEREAS the LTB offered in-person services at its regional location at 3 Robert Speck Parkway in Mississauga, offering daily on-site mediation, tenant duty counsel services, counter staff services for Mississauga residents, and hearings were scheduled for addresses located in Mississauga and Brampton five days per week;

AND WHEREAS the LTB moved to a remote service model in September 2020 and two months later decided to permanently remove all in-person services post pandemic;

AND WHEREAS this decision has created a digital divide for people living in rural and remote areas, people living with poverty who do not have sufficient broadband or devices to participate, people who do not speak French or English, survivors of intimate partner violence where home is not a safe space to conduct a hearing, and individuals with disability, literacy, or numeracy challenges, with the Advocacy Centre of Tenants Ontario finding in 2021 that 55.6% of tenants participated by phone compared to only 26% of landlords;

AND WHEREAS the LTB in 2018 allowed the terms of experienced adjudicators to elapse which created an adjudicator shortage creating delays that drew the Ombudsman of Ontario to investigate the Board such that in January 2020, landlords were waiting 7 weeks and tenants 8 weeks for their hearings;

AND WHEREAS the backlog was 22,803 cases when the investigation was announced in January 2020, the removal of in-person services and other operational decisions increased the backlog to 53,057 cases by March 2023. Some of those operational decisions included;

1) Removing regional scheduling and having disputes from across the province heard at every hearing block which precluded adjudicators from understanding the local

housing conditions and becoming familiar with the parties in order to issue just decisions;

- 2) Toronto and Ottawa matters are heard most often at the LTB with Mississauga applications given less priority, and homelessness prevention programs could no longer efficiently help residents without a hearing block dedicated to them;
- 3) The permanent closure of the regional office in Mississauga and elsewhere has slowed the LTB's ability to address urgent matters, parties cannot easily access documents without overcoming several digital barriers, and residents can not ask questions from knowledgeable and experienced staff to ensure that simple mistakes are caught prior to the day of their hearing;
- 4) Only select virtual hearing blocks are assigned mediators and moderators (virtual concierge helps participants on the day of their hearing to navigate the process) leaving adjudicators by themselves to manage the virtual waiting area, move people to breakout rooms and adjudicate the complex matters before them;
- 5) Where there are multiple applications regarding the same address they are heard in separate hearing blocks and assigned to different adjudicators which is both inefficient and creates a situation where unfair and inconsistent outcomes may arise;
- 6) Hallway conversations that used to resolve a large number of applications before proceeding to adjudication are no longer possible with virtual hearings with most matters proceeding directly for adjudication and increasing the Board's backlog;

AND WHEREAS the Ombudsman released its report in May 2023 and found that

- 1) "A significant number of tenants, in contrast to landlords, do not have access to video technology and must participate in hearings by phone," while the landlord and the adjudicators are in a video hearing room. Some tenants lack access to phones, rendering their participation in virtual hearings impossible without accommodation (Ombudsman's report, para. 198);
- 2) Virtual hearings are "chaotic," with participants struggling and sometimes failing to join their hearing, or "losing audio connection part way through." Adjudicators reported being unable to find and share documents on screen during a hearing. People are inappropriately placed on mute. Tenants cannot review documents when the landlord presents them and cannot share their screen if they have relevant evidence to rebut the landlord's evidence (Ombudsman's report, para. 215-220);
- 3) Delays in issuing Orders. The former Associate Chair admitted, "this is not ideal – let me be clear. We used to do 4 [days to issue orders], now we're at 30. We have a serious problem." (Ombudsman's report, para. 238);
- 4) Landlord applications took an average of 6 to 9 months to be heard but tenant applications about maintenance and tenants' rights issues took up to 2 years with some applications from 2017 yet to be resolved. (Ombudsman's Report, para. 6);
- 5) It was unconscionable to permit tenant applications to lie dormant for up to six years. "The official said the Board generally prioritized scheduling of landlord applications to reduce the backlog, because it could hear more applications in the available time. While tenant applications may be more time intensive, this does not justify shelving them in order to process landlord matters that can be more expeditiously disposed of. The Board should immediately triage the outstanding tenant matters"; (Ombudsman's report, para. 148);

AND WHEREAS the Ombudsman concluded that “[d]espite the dozens of specific recommendations I have already made, addressed at improving efficiencies ... at virtually every stage, I believe that more is required...Over the past few years, the Board has proven itself unequipped for the task of reducing its extraordinary backlog of applications..[the] Board is fundamentally failing in its role of providing swift justice to those seeking resolution of residential landlord and tenant issues.” (para. 306)

AND WHEREAS delivering computers or flip phones to parties and introducing an IT support line this year is insufficient to overcome the digital divide experienced by self-represented tenants when in-person services were taken away from their communities;

AND WHEREAS we have a housing crisis that is evidenced by the following:

- 1) In Canada, more than 235,000 people experience homelessness in any given year, and 25,000 to 35,000 people may be experiencing homelessness on any given night;
- 2) From 2022 to 2023, “Asking Rents” have increased across Ontario by from 10% to 35%, with 31.4% of Ontario’s renters being in core housing need;
- 3) In Mississauga, 39% (compared to 38% in Ontario) of renters spend more than 30% of their household income on rent, 17% (compared to 15% in Ontario) spend more than 50% of their household income on rent;
- 4) There has been an increase in all notices of eviction because of rapidly escalating rental prices, vacancy decontrol, and the impact of financialized housing;
- 5) Hearing delays at the LTB create larger arrears, which results in tenants being ineligible for accessing rent banks and other programs for support. Larger rental arrears also increase operating debts for social housing providers placing their rent-geared-to-income program in jeopardy;
- 6) With the LTB in disarray, and our housing and preventing homelessness supports restricted due to the LTB’s dysfunction, sustainable tenancies are lost. If a tenant is evicted from an affordable unit, that affordable unit is lost forever from the community because of vacancy decontrol;

AND WHEREAS homelessness and the housing crisis is felt most at the level of local government and the residents that they serve;

AND WHEREAS the LTB has failed and continues to fail in its stated role and process which has had an impact on residents across the province and on municipal human services which cannot compensate for the services and gaps created by the tribunal;

AND WHEREAS the Ministries of the Attorney General and of Municipal Affairs and Housing, the Premier of Ontario, and all Members of Provincial Parliament are mandated to provide a fair and efficient landlord and tenant adjudicative process that does not contribute to increased homelessness, but supports all tenants and in particular low-income residents, vulnerable people, and other equity-seeking individuals escape poverty, precarious housing, and systemic disadvantage;

AND WHEREAS in 2019 the Provincial government cut Legal Aid Ontario funding in the amount of \$130 million;

NOW THEREFORE IT BE RESOLVED

- 1) Council send a letter to Mississauga MPPs, the Attorney General, the Minister of Municipal Affairs and Housing, the Premier of Ontario (and all municipalities in Ontario), Tribunals Ontario, and the Landlord and Tenant Board highlighting the impact that the LTB's decision to remove all in-person services has had on Mississauga residents and the current housing crisis;
- 2) Request that the Government of Ontario immediately move forward on all 61 recommendations of the Ombudsman's Report;
- 3) Request that Tribunals Ontario bring back in-person hearings to ensure effective access to justice for all participants, at the same time permitting digital access where both parties are agreeable;
- 4) Request that the LTB bring back regional scheduling to improve access to housing and homelessness supports, to provide better service for people living with poverty who do not have sufficient broadband or devices to participate in virtual hearings, people who do not speak French or English, survivors of intimate partner violence where home is not a safe space to conduct a hearing, and individuals with disability, literacy, or numeracy challenges, and so that Adjudicators will have increased familiarity with the community;
- 5) Request that the LTB reopen counter service at 3 Robert Speck Parkway and all LTB regional offices so that LTB staff can provide parties with documents on the day of the hearing, can provide immediate support to parties for emergency matters, can minimize delays as documents can be reviewed for minor errors when they are filed, and can provide support for applicants and respondents in-person and can refer parties to appropriate resources;
- 6) Request that LTB operations are improved by revising LTB Forms and Notices to ensure they are written in plain language, by mailing correspondence to parties in a timely manner as an alternative to logging on to the portal, by improving website navigation, by reinstating the essential participation of mediators at every LTB session, and by improving back-office processes to ensure relevant documents are included in the LTB Portal promptly;
- 7) Request that the LTB create a Navigator Program to assess remote hearing suitability, to inform tenants of Tenant Duty Counsel and other community supports (such as interpreters and homelessness prevention programs), and to offer mediation services prior to the LTB hearing, and;
- 8) Request that the LTB conduct an annual review of all of its processes to ensure that is providing fair and accessible services, and to publicly post the findings in a transparent manner.
- 9) That the Provincial government re-instate funding to Ontario Legal Aid services in the amount of \$130 million.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Councillor S. Dasko	X			
Councillor A. Tedjo	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor J. Horneck	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor M. Reid	X			
Councillor S. McFadden			X	
Councillor B. Butt	X			

Carried (10, 0, 1 Absent)

Monthly Summary Report No. 18 – Wainfleet Central Fire Station

Received January 18, 2024
 C-2024-021

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:	October 1 st , 2023, to December 31 st , 2023		
Prepared By:	Urban & Environmental Management Inc. – 4701 St. Clair Ave. Suite 301, Niagara Falls		
Report Date:	January 17 th , 2023	UEM Project #21-800	
Circulation:	Township of Wainfleet Morgan Alcock Shawn Shutten Richard Nan	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	\$295,000
Pre-Construction Township Activities	\$8,100
Owners Allowances	\$686,100
Advisory Services	\$394,700
Project Budget	\$7,658,900

2.0 PROJECT SCHEDULE

2.1. HOLDBACKS, DEFICIENCIES AND WARRANTIES

During the closeout of a project there are often deficiencies to be corrected and the completion of outstanding work. These tasks may continue past the certification of substantial performance and occupancy dates. The contract administrator would not certify the full amount of a payment application, the amount not certified should be proportional to the cost to correct the deficient or incomplete work.

The statutory holdback of 10% of the certified work complete is mandated through the Construction Act for payment of sub-trades. It is available only if the general contractor declares bankruptcy and cannot pay the trades for work completed. Project performance bonding is available to complete work that was not finished when bankruptcy was declared or if the contract is not fully completed by the contractor. The holdback is released through a payment certificate 90 days from the date of publishing notice of substantial completion. Substantial completion was certified on December 7th, 2023, the release of holdback payment certificate is expected on or by March 6th, 2024.

The TRP construction contract includes a one-year general contractor warranty period, for work and materials throughout the project. There are several project items that hold longer manufacture warranties such as roofing, or the LVT flooring. The one-year period commences from the date of substantial performance, ending on December 7th, 2024. It is recommended that the Township undertake a detailed walkthrough one month prior to the end of this period (early November 2024).

A deficiency is generally an item that has not been completed by the contractor to the Owner's/consultant's satisfaction prior to occupancy (ex. door kick plates lifting). A warranty item is generally an item that the contractor/manufacture must repair/correct after the work is completed/ accepted by the Owner (ex. sod dies through winter).

There is approximately \$42,000 outstanding on the TRP construction contract as of Certificate of Payment 18 for work completed to the end of December 2023, including the approved cash allowance reconciliation not included on the CoP (Change Order 53).

2.2. 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
Structural Masonry Block	December 1 st , 2022
Roof Trusses	December 16 th , 2022
Mechanical Rough ins	January 19 th , 2022
Electrical Rough ins	January 19 th , 2022
Aluminum Windows	March 13 th , 2023
Drywall	April 14 th , 2023
Overhead Doors	May 12 th , 2022
Millwork	May 16 th , 2023
Plumbing Fixtures	June 14 th , 2022
Permanent Power	June 14 th , 2022
Concrete Curbs and Sidewalks	June 16 th , 2023
Electrical Devices & Fixtures	June 19 th , 2022
Asphalt Paving – Base Course	June 21 st , 2023
Fire Alarm Verification	August 3 rd , 2023
Planting, Seed, Sod	November 3 rd , 2023
Occupancy	November 27 th , 2023
Vinyl Plank Flooring	November 30 th , 2023
Substantial Completion	December 7 th , 2023

Throughout the project’s construction, the contractor advised twenty-four (24) working days lost due to inclement weather and difficult working conditions in 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.

Construction Site meetings have concluded; site reviews are coordinated on an as-needed basis.

3.0 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

October 1st to October 31st, 2022

- In-floor radiant heat piping complete
- Floor slab complete
- Structural steel columns completed
- Load bearing masonry commenced

November 1st to November 30th, 2022

- Load bearing masonry ongoing
- Electrical rough-ins within masonry
- Mechanical rough-ins within masonry

December 1st to December 31st, 2022

- Load bearing masonry complete
- Roof trusses and sheathing complete
- Mezzanine stair and metal decking installed
- Attic space electrical conduit installed
- Roof membrane commenced

January 1st to January 31st, 2023

- Roof fascia framing complete

- Mezzanine concrete poured
- Roof membrane complete on Administration side
- Attic fire block complete on Administration side
- Underside of truss drywall complete on Administration side
- Mechanical and electrical rough-ins on going

February 1st to February 28th, 2023

- Roof watertight
- Non-load bearing masonry commenced
- Ductwork installation commenced
- Exterior spray foam insulation complete on Administration side
- Mechanical and electrical rough-ins on going

March 1st to March 31st, 2023

- Glazing installed
- Non-load bearing masonry completed
- Mechanical equipment in mechanical room underway
- Electrical switchgear and transfer switch installed
- Painting commenced
- Exterior masonry commenced

April 1st to April 30th, 2023

- Brick veneer completed
- Floor polishing in Administration completed
- Metal roofing commenced
- Fire cisterns installed
- Gas meter/station installed
- Apparatus bay ceiling commenced

May 1st to May 31st, 2023

- Potable water cistern installed
- Metal roofing complete
- Siding commenced
- Drywall ceilings complete
- Second coat of paint complete
- Apparatus bay doors installed
- Administration millwork completed
- Mechanical equipment installation ongoing
- Electrical devices installation commenced

June 1st to June 30th, 2023

- Concrete curbs and sidewalks complete
- Base course asphalt complete
- Generator installed
- Permanent power connected
- Light fixture installation
- Plumbing fixture installation
- Soffit installation commenced
- Floor polishing apparatus bay commenced

July 1st to July 31st, 2023

- Washroom fixtures and partitions installed
- Generator installation complete
- IT room complete
- Fire alarm devices installed
- Bunker gear racks installed
- Bollards and fencing installed

August 1st to August 31st, 2023

- Potable water pump installed
- Fire cistern pump installed
- Mechanical controls installed
- IT network online
- Security cameras installed
- Appliances delivered

September 1st to September 30th, 2023

- Top-coat asphalt complete
- Line painting complete
- Mechanical start-ups commenced
- Mechanical and electrical deficiencies ongoing
- Commissioning activities commenced.

October 1st to December 31st, 2023

- Mechanical start-ups completed
- Mechanical system commissioning and balancing completed
- Mechanical and Electrical Owner training completed
- LVT flooring complete
- Deficiencies correction ongoing
- Occupancy, November 27th, 2023
- Town move-in
- Substantial Performance: December 8th, 2023

4.0 FORECASTED CASH FLOW

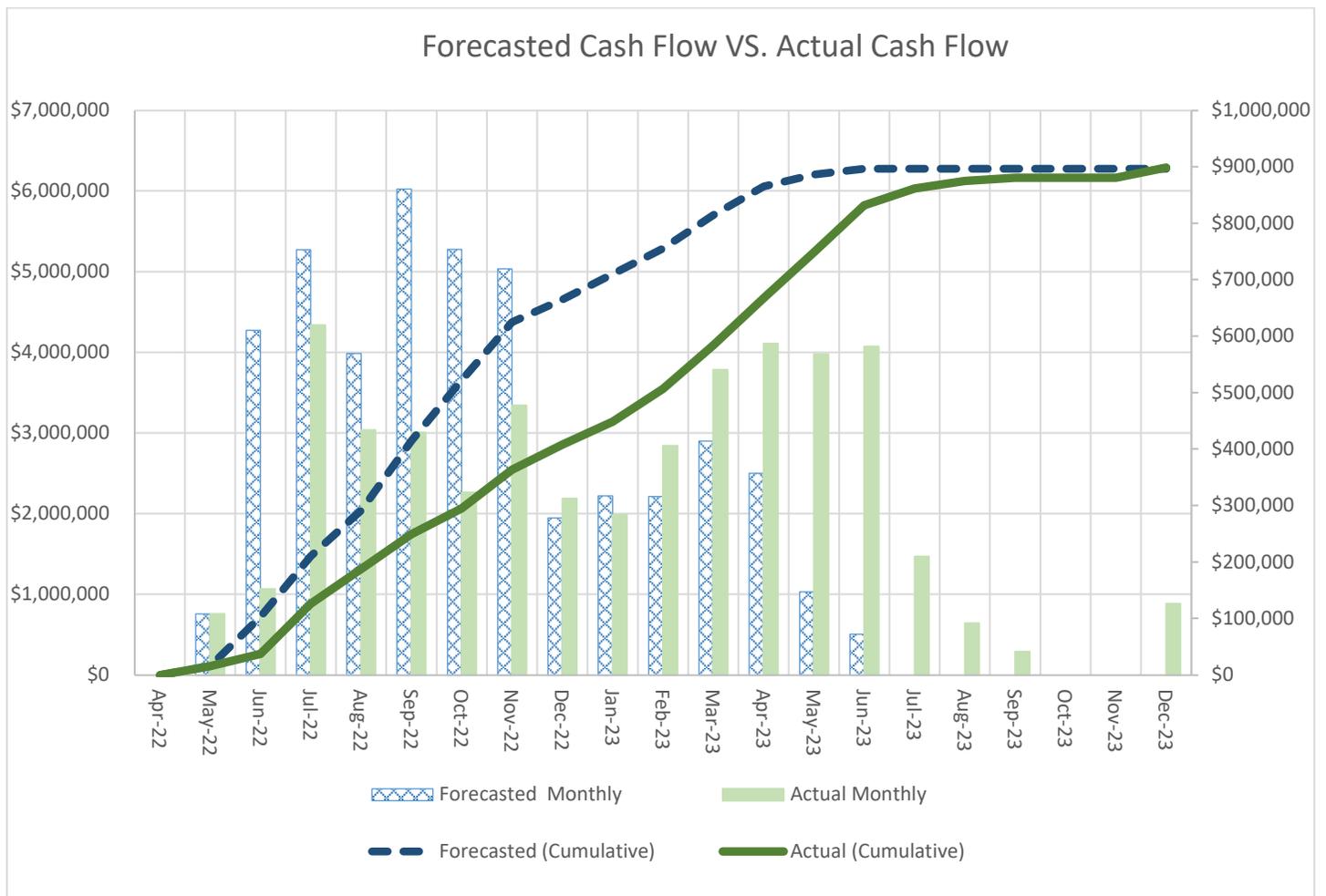
The TRP Construction contract includes the Wainfleet Central Fire Station construction (\$5,950,000) and allowances (\$325,000) for Testing and Inspection, Door Hardware, Interior Signage, Hydro & Gas Services, Security, Construction Rubble, Window Covers, Project Sign Board, and Commissioning for a 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	\$322,973	\$2,065,493
November	\$4,373,750	\$477,447	\$2,542,940
December	\$4,651,550	\$321,219	\$2,855,160
2023			
January	\$4,968,550	\$283,731	\$3,138,890
February	\$5,284,550	\$406,077	\$3,544,967
March	\$5,698,717	\$540,286	\$4,085,252
April	\$6,055,800	\$586,702	\$4,671,954
May	\$6,203,000	\$568,279	\$5,240,232
June	\$6,275,000	\$581,284	\$5,821,517
July	-	\$209,686	\$6,031,203
August	-	\$91,378	\$6,122,590
September	-	\$41,285	\$6,163,875
December	-	-	\$6,289,516

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



Cashflow Commentary: UEM raised concerns to the contractor in November 2022 about the lagging actual cashflow against the forecasted cashflow. This is a concern as it is an indicator that the project may be behind schedule. The contractor provided background information explaining the trailing trend. This project has several large cost items, anticipated by the contractor to be procured or completed earlier in the project. The fire cisterns and associated work is valued at approximately two hundred thousand dollars and scheduled to be complete in Summer of 2022. This work delayed until Spring 2023 was completed in April 2023. The delays in underground mechanical rough-ins pushed the entire schedule back, impacting several high cost tasks such as the masonry, and roofing, both completed in May 2023.

The above graph shows that the contractor’s draws increased February through May 2023, as anticipated, as the large cost items were completed. However, August through November shows that minimal work was undertaken to achieve occupancy and substantial performance until the end of November/Early December.

5.0 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	CO-18
PC 11.0	Sept. 15/22	-	Kitchen Grease Interceptor	CO 19.0
PC 12.0	Oct. 11/22	-	New Concrete Pad and Splash Pad	N/A
PC 12.1	Nov. 7/22	-	New Concrete Pad and Splash Pad & Cistern Revisions	CO-22.0
PC 13.0	Oct. 11/22	-	Electrical Pull Vault	CO-29.0
PC 14.0	Nov. 21/22	-	Truss Anchorage	CO-21.0
PC 15.0	Nov.23/22	-	Controls & High-Water Alarm	CO-31.0
PC 16.0	Jan. 3/23	-	Thermostat Wiring	CO-33.0
PC 17.0	Jan. 17/23	-	Exterior Lighting Controls	CO-23.0
PC 18.0	Jan. 24/23	-	Soft Starter for pump SP-02 and Controller	CO-30.0
PC 19.0	Feb. 3/23	-	Exterior Lighting, Signage, Network Cabling, Conduit, and Mezzanine Floor Finish	CO-32.0
PC-20.0	Feb. 21/23	-	Primary Wiring to Transformer	AD-14
PC-21.0	Mar. 2/21	-	Excess Soil/Clay	Cancelled

PC-22.0	Mar. 8/22	-	New pad for 40' Container & Concrete Pad Removal	N/A
PC-22.0R1	Mar. 22/23	-	New pad for 40' Container & Concrete Pad Removal	CO-34.0
PC-23.0	Apr. 11/23	-	New Outlets in Offices	CO-35.0
PC-24.0	Apr. 11/23	-	SCBA Washer Water Line Modifications	CO-38.8
PC-25.0	Apr. 17/23	-	CO and NOx Sensor – Option 1 & 2	Cancelled for PC-29.0
PC-26.0	Jun. 19/23	-	Apparatus Bay Ceiling Fan	CD-1.0 / CO-48.0
PC-27.0	Jun. 22/23	-	IT Room Power	CO-42.0
PC-28.0	Jun. 27/23	-	Female Washroom Outlet	CO-40.0
PC-29.0	Jun. 28/23	-	CO and NOx Sensor – Option 3	CO-47
PC-30.0	Jul. 6/23	-	Door D8-04 Hardware Revision	CO-44.0
PC-31.0	Jul. 10/23	-	Fire Cistern Draft Pipe	CO-46.0
PC-32.0	Jul. 17/23	-	Data Cabling	CO-45.0
PC-33.0	Aug. 9/23	-	Combustion Air Intake	-
PC-34.0	Sept. 6/23	-	Carpet Tile and Vinyl Plank Flooring	CO-51.0
PC-35.0	Sept. 22/23	-	Backflow and French Drains	CO-50.0
PC-36.0	Nov. 24/23	-	Delete Bike Rakes	CO-52.0
PC-37.0	Dec. 20/23	-	Replace VFD Wiring	-

6.0 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
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
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
RFCO-11	Nov. 9/22	Floor Drain Change	CO-20.0
RFCO-12	Jan. 20/23	Hydro cost Credit to Township	CO-24.0
RFCO-13	Jan. 26/23	Revise Door to Mechanical Room (SI-9.0)	CO-25.0
RFCO-14	Feb. 1/23	New Electrical Outlets (SI-8.0)	CO-26.0
RFCO-15	Feb. 6/23	Mezzanine Gate	CO-27.0
RFCO-16	Feb. 17/23	Additional Attic Duct Insulation	CO-28.0
RFCO-18	May 1/23	Window Passthrough Detail	CO-39.0
RFCO-19	May 12/23	IT Room Ceiling	CO-36.0
RFCO-20	May 17/23	Drywall Bulkhead – Bunkergear Room	CO-37.0
RFCO-21	Jul. 11/23	Corridor Bulkheads	CO-41.0
RFCO-22	Jul. 13/23	ERV Control Valve	-
RFCO-23	Aug. 18/23	Emergency Lighting Battery Pack	-
RFCO-24	Oct. 10/23	Additional Subdrains	CO-49.0

RFCO-25	Oct. 30/23	Asphalt Cement Index Price Adjustment	-
RFCO-26	Jan. 9/24	SP-03 Pump Replacement	CO-54.0
RFCO-27	Jan. 9/24	Cash Allowance Reconciliation	CO-53.0

7.0 APPROVED CHANGE ORDERS (CO)

The total cost of approved Change Orders and Change Directives is a cost of \$179,610.56 which is approximately 2.0% of the awarded contract cost (\$6,275,000). Changes required because of design team issues is 2.9% 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	\$217,402.36	93.1%	3.46%
Owner Requested	\$16,067.53	6.9%	0.26%
Address Existing Conditions	\$0.00	0.0%	0.0%
Credits	(\$53,859.33)	N/A	N/A
Total Change Orders to Date	\$179,610.56		

7.1. 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%

7.2. 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 (\$6,275,000)
Architectural (A)	\$48,528.81	22.3%	0.77%
Structural (S)	\$2,841.85	1.3%	0.05%
Electrical (E)	\$98,040.40	45.1%	1.56%
Mechanical (M)	\$18,316.45	8.4%	0.29%
Civil (C)	\$42,398.61	19.5%	0.68%
Other (O)	\$7,276.24	3.3%	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
CO-19.0	Grease Interceptor	M	PC-11.0	Nov. 4/22	Nov. 7/22	\$2,303.18
CO-21.0	Girder Truss Anchor	S	PC-14.0	Nov. 25/22	Dec. 7/22	\$1,862.70
CO-22.0	Fire Cistern and Storm Outlet	C	PC-12.2	Dec. 22/22	Jan. 1/22	\$26,109.17

CO-23.0	Exterior Lighting Control	E	PC-17.0	Jan. 20/23	Jan. 23/23	\$805.54
CO-25.0	Mechanical Room Door	A	RFCO-13	Jan. 26/23	Jan. 27/23	\$2,730.00
CO-26.0	Additional Electrical Outlets	E	RFCO-14	Feb. 2/23	Feb. 7/23	\$2,398.59
CO-27.0	Mezzanine Gate	A	RFCO-15	Feb. 21/23	Feb. 21/23	\$4,025.70
CO-28.0	Attic Duct Insulation	M	RFCO-16	Mar. 2/23	Mar. 7/23	\$1,540.77
CO-29.0	Ductbank Vaults	E	PC-13.0	Mar. 14/23	Mar. 14/23	\$20,612.05
CO-30.0	SP02 Soft Start and Control Panel	E	PC-18.0	Mar. 15/23	Mar. 16/23	\$18,195.12
CO-31.0	High Water Alarm & Door Control Panel	E	PC-15.0	Apr. 3/23	Apr. 4/23	\$2,020.92
CO-32.0	Exterior Wall Packs & Data Cabling	E	PC-19.0	Apr. 4/23	Apr. 4/23	\$10,083.61
CO-33.0	Thermostat Wiring	E	PC-16.0	Apr. 12/23	Apr. 13/23	\$9,240.00
CO-36.0	IT Room Ceiling	A	RFCO-19.0	May 12/23	May 29/23	\$607.40
CO-37.0	Bulkhead in Bunker Gear RM	A	RFCO-20.0	May 25/23	May 29/23	\$934.29
CO-39.0	Kitchen Pass-Throughs	A	RFCO-18.0	Jun. 22/23	Jun. 22/23	\$2,794.41
CO-40.0	Female Washroom Receptacle	A	PC-28.0	Jul. 5/23	Jul. 14/23	\$315.00
CO-41.0	Corridor Bulkheads	A	RFCO-21.0	Jul. 14/23	Jul. 16/23	\$854.12
CO-42.0	IT Room Power	E	PC-27.0	Jul. 19/23	Jul. 25/23	\$1,571.25
CO-43.0	ERV Control Valve	M	RFCO-22.0	Jul. 19/23	Jul. 25/23	\$1,254.68
CO-44.0	D8-04 Change	A	PC-30.0	Jul. 31/23	Jul. 31/23	\$3,118.50
CO-45.0	Additional Data Cables	E	PC-32.0	Jul. 31/23	Jul. 31/23	\$617.40
CO-46.0	Correct Draft Pipe Elbows	C	PC-31.0	Aug. 4/23	Aug. 8/23	\$1,247.40
CO-47.0	CO2 & NO2 Sensor	M	PC-20.0	Aug. 11/23	Aug. 15/23	\$13,217.82
CO-49.0	Additional Subdrains	C	RFCO-24	Oct. 11/24	Oct. 16/23	\$15,042.04
CO-51.0	LVT Flooring	A	PC-34.0	Nov. 8/23	Nov. 8/23	\$30,795.00

	Sub-Total Errors, Omissions, Design Changes Change Orders	\$217,402.36
	Percentage of Total Change Orders	93.1%

7.3. 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
CO-34.0	New pad for 40' Container & Concrete Pad Removal	PC-22.0	Apr. 25/23	Apr. 25/23	\$986.43
CO-35.0	Additional Receptacles In Administration	PC-23.0	May 12/23	May 12/23	\$1,063.23
CO-38.0	SCBA Washer Water Line	PC-24.0	Jun. 12/23	Jun. 13/23	\$859.00
CO-48.0	Apparatus Bay Fan Rough-in	PC-26.0	Sept. 25/23	Sept. 13/23	\$2,143.32
CO-50.0	Storm Backflow Valves	PC.25.0	Oct. 25/23	Nov. 1/23	\$9,241.05
Sub-Total Owner Requested Change Orders					\$16,067.53
Percentage of Total Change Orders					6.9%

7.4. 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%

7.5. 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)
CO-18.0	Steel Deletions	PC-10.0	Oct. 17/22	Oct. 17/22	(\$7,182.62)
CO-20.0	Floor Drain Revisions	RFCO-11	Nov. 14/22	Nov. 23/22	(\$18,735.50)
CO-24.0	Hydro Credit	RFCO-12	Jan. 20/23	Jan. 23/23	(\$2,121.46)
CO-52.0	Delete Bike Racks	PC-36.0	Jan. 8/24	Jan. 9/24	(\$2,200.00)
Sub-Total Credit Change Orders					(\$53,859.33)

8.0 CHANGE DIRECTIVES (CD)

CD #	Change Directives to Original Contract	Date CD Issued	CO Reference	Cost/(Credit)
CD-1.0	Apparatus Bay Ceiling Fan	Jun. 14/23	CO-48.0	\$2,143.32
Total Change Directives				\$ 2,143.32

9.0 ALLOWANCE DISPERSAL (AD)

Section 11.0 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 compete 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 Pasword 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
AD-09	Commissioning – CFMS-West retained as the commissioning agent for this project.	Dec. 20/22	Jan. 1/23	\$14,700.00
AD-10	Surveying – work completed by Lanthier & Gilmore Surveying Ltd. for the construction layout prior to construction.	Dec. 21/22	Jan. 1/23	\$1,729.80
AD-11	Testing & Inspection – Extension of Allowance disbursement 05 (approved on Jul. 27/22) for GHD to compete all testing and inspection services listed in their proposal dated June 10 th , 2022. This allowance has been extended due to the increased number of visits and test required to complete the project. The total for the testing an inspection allowance is now \$22,000.	Jan. 4/23	Jan. 10/23	\$9,634.00
AD-12	Signage – Retain Harrison Solutions to supply and install the two exterior building signs for the new fire station.	Jan. 4/23	Jan. 10/23	\$11,193.82
AD-13	Hydro & Gas – Enbridge Gas charges for the new gas service.	Feb. 23/23	Mar. 2/23	\$6,153.38
AD-14	Hydro & Gas – Supply and installation of the primary electrical cables from the pole to the transformer.	Mar. 14/23	Mar. 14/23	\$13,237.01
AD-15	Signage – Supply and installation of a “2023” date stone to be installed adjacent to the front entrance.	Mar. 30/23	Mar. 30/23	\$450.00
AD-16	Signage – Supply and installation of four pot lights in the north soffit above the apparatus bay doors to illuminate the building signage.	Apr. 4/23	Apr. 4/23	\$2,545.57
AD-17	Signage – Supply and installation the interior wayfinding signage and exterior traffic signage.	Apr. 20/23	Apr. 21/23	\$4,160.60
AD-18	Window Coverings – Supply and installation of 15 roller window shades by Interiors By Better Shade.	May 25/23	Jun. 1/23	\$5,905.00

AD-19	Door Hardware – Supply of glass trim for the exterior doors. The Issued for Construction drawings and specifications omitted this item.	Jun. 1/23	Jun. 8/23	\$1,200.00
AD-20	Surveying – Concrete curb layout and GPS file.	Jun. 1/23	Jun. 8/23	\$2,500.00
AD-21	Testing & Inspection – Extension of Allowance disbursal 11 (approved on Jan. 10/23) for GHD to complete additional concrete testing and compaction testing during the site hardscaping activities. The total for the testing an inspection allowance is now \$24,930.50.	Jul. 17/21	Jul. 18/23	\$2,930.50
AD-22	Testing & Inspection – Extension of Allowance disbursal 11 and 12 (approved on Jul. 25/23) for GHD to complete asphalt testing during the site hardscaping activities for \$1,077.50. The total for the testing and inspection allowance is now \$26,008.00.	Jul. 12/23	Sept. 13/23	\$1,077.50
AD-23	Surveying – Complete final topographic survey of the site for record drawings and verification of grading as designed.	Oct. 24/23	Oct. 25/23	\$3,850.00
AD-24	Surveying – Registry fees associated with the survey work undertaken from CAA-23	Jan. 8/24	Jan. 9/24	\$285.17

10.0 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 is \$192,810.92 against the Allowance Budget of \$325,000. As of Certificate of Payment 17, \$170,090.92 has been paid to the contractor. See summary table on next Page:

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	\$46,350.00	\$0.00	\$0.00
Door Hardware (AD-02)	\$250.00	\$250.00	\$0.00	\$0.00
Door Hardware (AD-19)	\$1,200.00	\$1,200.00	\$0.00	\$0.00
Testing & Inspection (AD-05)	\$12,366.00	\$12,366.00	\$0.00	\$0.00
Testing & Inspection (AD-11)	\$9,634.00	\$9,634.00	\$0.00	\$0.00
Testing & Inspection (AD-21)	\$2,930.50	\$2,930.50	\$0.00	\$0.00
Testing & Inspection (AD-21)	\$1,077.50	\$1,077.50	\$0.00	\$0.00
Hydro & Gas (AD-03)	\$1,571.06	\$1,571.06	\$0.00	\$0.00
Hydro & Gas (AD-07)	\$20,074.08	\$20,074.08	\$0.00	\$0.00
Hydro & Gas (AD-13)	\$6,153.38	\$6,153.38	\$0.00	\$0.00
Hydro & Gas (AD-14)	\$13,237.01	\$13,237.01	\$0.00	\$0.00
Surveying (AD-10)	\$1,729.80	\$1,729.80	\$0.00	\$0.00
Surveying (AD-20)	\$2,500.00	\$2,500.00	\$0.00	\$0.00
Surveying (AD-23)	\$3,850.00	\$3,850.00	\$3,850.00	\$0.00
Surveying (AD-24)	\$285.17	\$285.17	\$285.17	\$0.00
Security Control (AD-08)	\$25,780.00	\$11,300.00	\$0.00	\$15,780.00
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 (AD-18)	\$5,905.00	\$5,905.00	\$0.00	\$0.00
Building Signage (AD-12)	\$11,193.82	\$11,193.82	\$0.00	\$0.00
Signage – Date Stone (AD-15)	\$450.00	\$450.00	\$0.00	\$0.00
Signage – Illumination (AD-16)	\$2,545.57	\$2,545.57	\$0.00	\$0.00
Signage – Interior & Traffic (AD-17)	\$4,160.60	\$4,160.60	\$0.00	\$0.00
Project Sign Board	n/a	\$0.00	\$0.00	n/a
Commissioning (AD-09)	\$14,700.00	\$11,960.00	\$4,200.00	\$2,740.00
Total Allowance in Contract (A)	\$325,000.00	-	-	-
Total Approved CAD's (B)	\$196,946.09	\$179,729.09	\$8,335.17	\$18,520.00
Difference (A - B)	\$128,053.91	-	-	-

* 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.

11.0 CERTIFICATE OF PAYMENTS SUMMARY

Certificate of Payment “CoP No. 18”, Draw 18 for the period from October 1st, 2023 to December 31st, 2023, was issued by the Architect on January 9th, 2024, and recommended for payment by UEM on January 9th, 2024, for the Wainfleet Central Fire Station project. The amount payable excluding HST is \$113,076.77. 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	\$6,167,100.00
\$136,785.44 (CoP No. 02 for Jun. '22)	\$259,883.82	\$6,283,318.65	\$25,988.38	\$6,023,434.83
\$557,822.46 (CoP No. 03 for Jul. '22)	\$879,686.56	\$6,288,705.18	\$87,968.66	\$5,409,018.62
\$390,213.62 (CoP No. 04 for Aug. '22)	\$1,313,257.24	\$6,276,187.03	\$131,325.72	\$4,963,818.96
\$386,336.47 (CoP No. 05 for Sept. '22)	\$1,742,519.99	\$6,296,260.45	\$174,252.00	\$4,553,740.46
\$290,675.70 (CoP No. 06 for Oct. '22)	\$2,065,492.99	\$6,289,077.83	\$206,549.30	\$4,223,584.84
\$429,702.53 (CoP No. 07 for Nov. '22)	\$2,542,940.24	\$6,274,508.21	\$254,294.02	\$3,731,567.97
\$280,997.33 (CoP No. 08 for Dec. '22)	\$2,855,159.50	\$6,300,617.38	\$285,515.95	\$3,445,457.88
\$255,358.04 (CoP No. 09 for Jan. '23)	\$3,138,890.66	\$6,302,031.46	\$313,889.07	\$3,163,140.80
\$365,468.30 (CoP No. 10 for Feb. '23)	\$3,544,966.54	\$6,308,455.75	\$354,496.65	\$2,763,489.21
\$486,257.13 (CoP No. 11 for Mar. '23)	\$4,085,252.24	\$6,348,803.69	\$408,525.22	\$2,263,551.45
\$528,031.39 (CoP No. 12 for Apr. '23)	\$4,671,953.79	\$6,371,134.65	\$467,195.38	\$1,699,180.86

\$511,450.81 (CoP No. 13 for May '23)	\$5,240,232.47	\$6,373,739.57	\$524,023.25	\$1,133,507.10
\$523,155.94 (CoP No. 14 for Jun. '23)	\$5,821,516.85	\$6,377,393.20	\$582,151.69	\$555,876.35
\$188,717.29 (CoP No. 15 for Jul. '23)	\$6,031,202.72	\$6,381,388.03	\$603,120.27	\$350,185.31
\$82,248.32 (CoP No. 16 for Aug. '23)	\$6,122,589.75	\$6,399,589.15	\$612,258.98	\$276,999.40
\$37,156.50 (CoP No. 17 for Sept. '23)	\$6,163,874.75	\$6,401,732.47	\$616,387.48	\$237,857.72
\$113,076.77 (CoP No. 18 for Dec. '23)	\$6,289,515.60	\$6,454,610.56	\$628,951.56	\$165,094.96

12.0 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
SI-4.0	October 27, 2022	Revise Window Location – Deputy Chief Office
SI-5.0	November 28, 2022	Commissioning Requirements
SI-6.0	December 13, 2022	Keypad Clarifications
SI-7.0	January 11, 2023	Additional Electrical Outlet Clarifications
SI-8.0	January 20, 2023	South Exterior Lights
SI-9.0	January 26, 2023	Revise Mechanical Room Door, Revise Attic Space Firestopping
SI-9.0r1	January 26, 2023	Revise Attic Space Firestopping
SI-10.0	March 21, 2023	Paint Colours and Accent Walls

SI-11.0	March 31, 2023	Date Stone Location
SI-12.0	May 18, 2023	Metal Siding – Trims & Box-outs
SI-13.0	June 27, 2023	Administration – Floor Polishing
SI-13.1	July 14, 2023	Floor Polishing & Grinding
SI-14.0	August 21, 2023	Fire Alarm System Clarification
SI-15.0	September 12, 2023	Parking Lot Line Painting
SI-16.0	October 4, 2023	Air Balancing

13.0 STATUS OF PROJECT BUDGET

The status of the project budget and costs (excluding HST) to December 31st, 2023, 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	\$5,983,457
A2. Construction Allowances (By Competitive Bid)	\$325,000	\$179,326
Construction Contingency	\$311,000	\$126,732
A3. Pre-Construction Township Activities	\$8,100	\$7,979
B. Owners Allowances	\$686,100	\$741,504
C. Advisory Services	\$378,700	\$368,587
TOTAL PROJECT BUDGET	\$7,658,900	\$7,407,586

14.0 CLOSE OUT DOCUMENTS

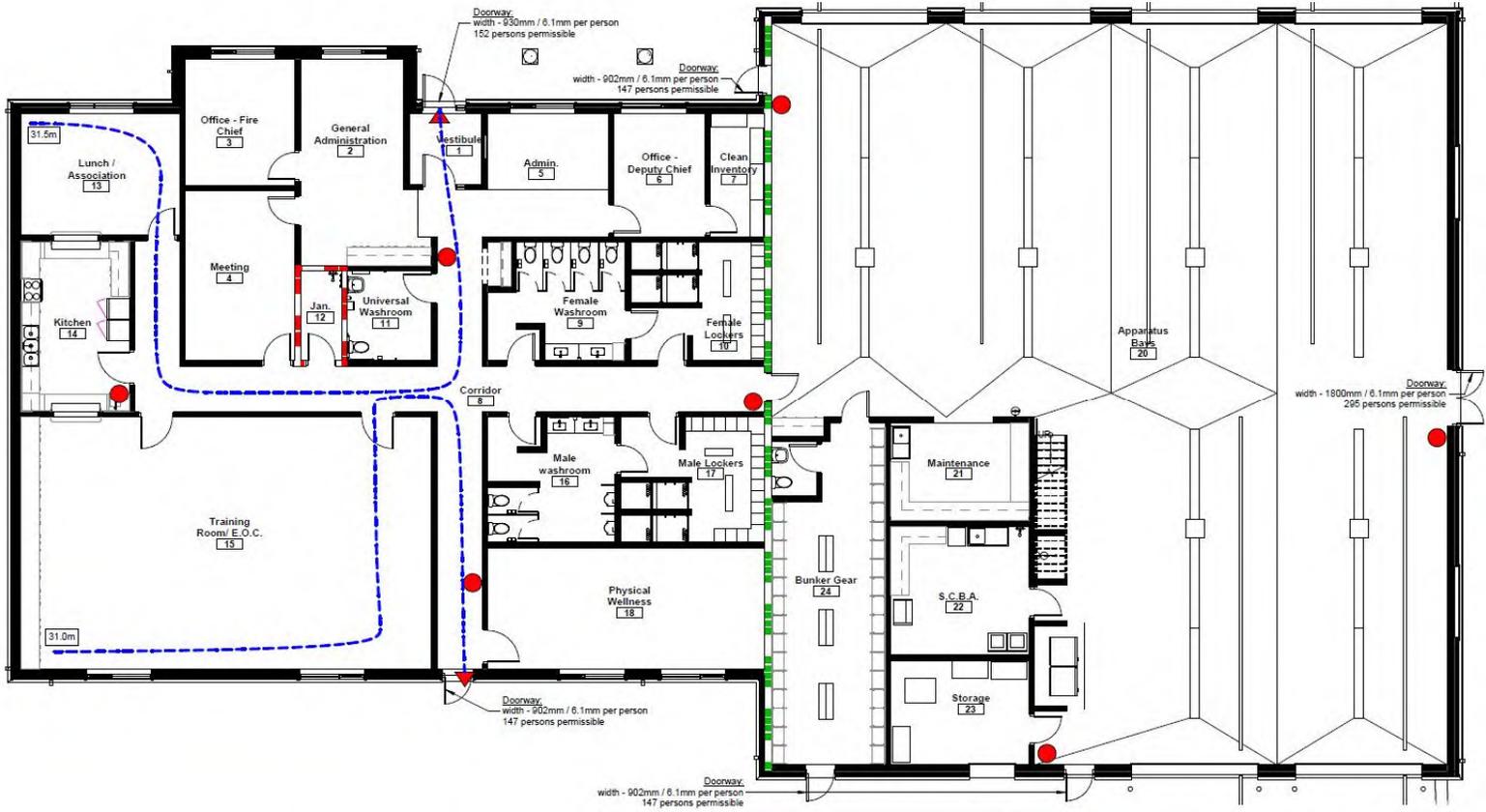
There are four significant milestones at the end of a construction project that must be addressed to permit occupancy:

- Certificate of Substantial Performance
 - **Certified December 8th, 2023**
- 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.
 - **Achieved November 27th, 2023**
- Architectural/Civil, Electrical, Mechanical and Structural As-Built Drawings
 - **Construction in Progress** – Architectural drafts submitted to consultant team for review
- Operation and Maintenance Manuals
 - **Construction in Progress** – Drafts submitted for architect / design team review

15.0 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	CFMS- West	Grimsby
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

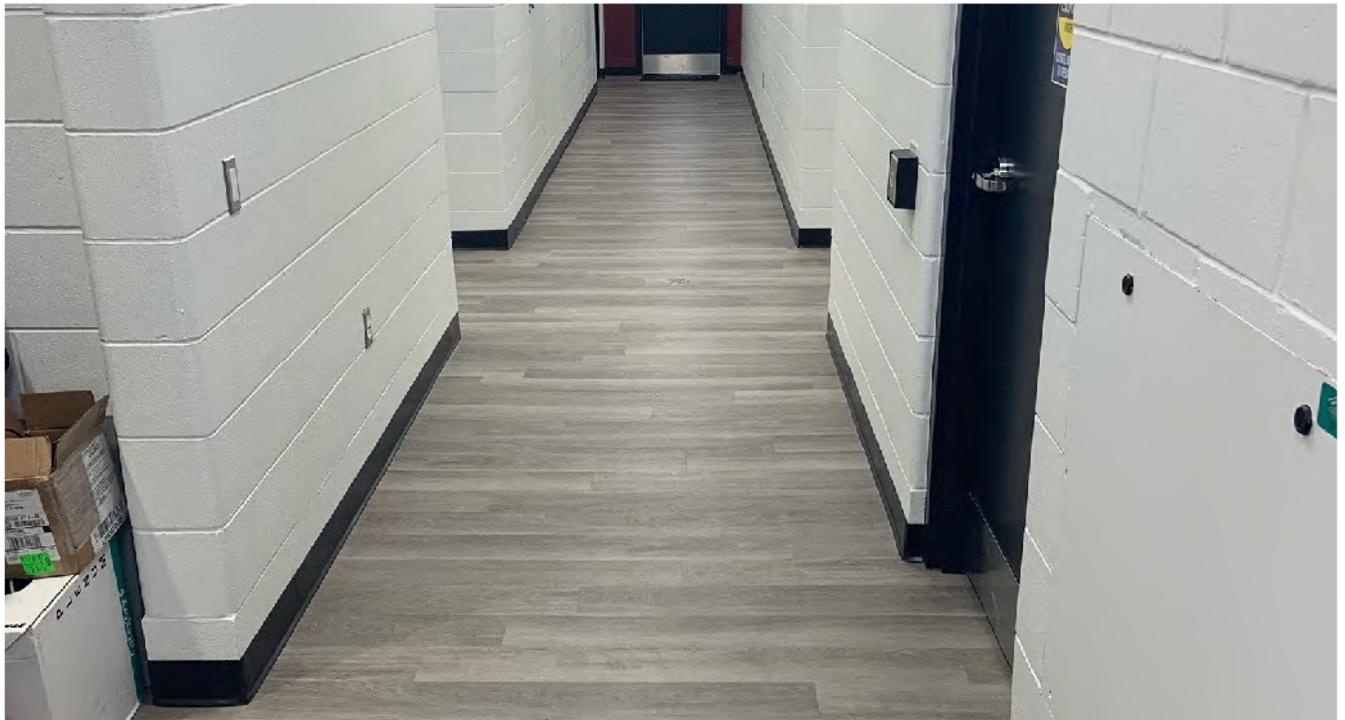
16.0 WAINFLEET CENTRAL FIRE STATION FLOOR PLAN



17.0 SITE PICTURES



Training Room LVT Flooring



Corridor LVT Flooring



Vestibule Tile Flooring



West Side Sod Completed



East Side Sod Completed



Road Base Sub-Drains Installed, Hydroseeding Complete



Front Landscaping Complete

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	November 27 th , 2023
Substantial Completion	December 8 th , 2023