

MUNICIPALITY



OF ASSIGINACK

BOX 238, MANITOWANING, ON, P0P 1N0

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www.assiginack.ca

**SPECIAL MEETING OF COUNCIL
IN CHAMBERS**

Tuesday, August 29, 2023, at 7:00 p.m.

AGENDA

1. OPENING

- a) Land Acknowledgment
- b) Adoption of Agenda
- c) Disclosure of Pecuniary Interest and General Nature Thereof

2. ANNOUNCEMENTS

3. ADOPTION OF MINUTES

4. DELEGATIONS

5. REPORTS

6. ACTION REQUIRED ITEMS

- a.) Norisle Disposition- Marine Recycling Corporation
- b.) 115 Arthur Street – EXP Feasibility Report

7. INFORMATION ITEMS

8. BY-LAWS

9. CLOSED SESSION

- a.) Personal matters about an identifiable individual, including municipal employees.

10. ADJOURNMENT

Heidi Ferguson

From: Alton Hobbs
Sent: Tuesday, August 22, 2023 1:15 PM
To: Brenda Reid; Janice Bowerman; Dwayne Elliott; Jennifer Hooper; loonsnest92@gmail.com
Cc: Deb MacDonald; Ron Cooper (assignroads@amtelecom.net); Heidi Ferguson
Subject: Fw: Norisle - Removal/Recycling Proposal

From: [REDACTED]
Sent: Tuesday, August 22, 2023 1:11 PM
To: Alton Hobbs <ahobbs@assignack.ca>
Cc: [REDACTED]
Subject: Norisle - Removal/Recycling Proposal

Good day Alton,

We propose to remove the vessel for recycling before September 31 of this year. We would be towing the vessel to our certified vessel recycling facility on Lake Erie at Port Colborne, ON.

All-inclusive towing costs, including vessel preparations, certified gear, TCMS inspection, towing insurance (including new/mandatory Wreck Removal coverage), riding crews when necessary, US assist tugs required in the Soo Locks and Port Huron/Sarnia to Windsor — \$327,250

Cost to recycle the vessel, including all waste disposals as required — \$416,700

Total cost for removal and recycling = \$743,950 plus applicable taxes.

Please confirm receipt and let us know if you would like to receive a formal proposal. I wanted to get this to you immediately so you can review with your team.

We would appreciate letting us know if you would like to proceed as soon as possible. Our formal proposal would have a validity period as previously noted, in order for MRC to put plans in motion and book the towing and project personnel required to make this a success in short order. Also to protect us from a volatile scrap market.

Thank you for your consideration. You can call anytime.

Best Regards,

Jordan Elliott

President

Marine Recycling Corporation - ISO 14001 Certified



Recycling solutions for a cleaner, greener tomorrow.



Please consider the environment before printing this email note



Feasibility Report

Township of Assiginack

Project Name:

Existing Post Office/Bank Building 115 Arthur Street, Manitowaning
Renovation or Replacement Feasibility Report

EXP Project Number:

HAM-23005223-A0

Prepared and Reviewed By:

Ed Kolodziejski, P.Eng.

Senior Structural Advisor

EXP

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Date + Time Submitted:

2023-08-10

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1 INTRODUCTION

The Township of Assiginack, via signed EXP Proposal Number 23037-PR, dated 2023-03-01, retained EXP Services Inc. to prepare a Feasibility Report discussing the renovation or replacement of the existing Post Office/Bank Building located at 115 Arthur Street, Manitowaning, Ontario.

The requested Scope of Services, as outlined in EXP Services Inc., Proposal No. 23037-PR, and as slightly modified at the Client Meeting of May 25, 2023, included:

- .1 Site review of the existing building in conjunction with the J. L. Richards Building Condition Assessment Report.
- .2 Produce an up-dated estimate of probable renovation costs based on in the J. L. Richards report and additional potential building upgrades to bring the building to Ontario Building Code (OBC) and Accessibility for Ontarians with Disabilities Act (AODA) Standards, as well as modernize the building in a cost-efficient way.
- .3 Develop a preliminary building floor plan, in consultation with the Township Representatives, for a replacement building that is suitable for prefabricated construction and is an "apples-to-apples" comparison with the existing building.
- .4 Produce a cost estimate for the replacement building, assuming a prefabricated building assembly on site, and include demolition costs of the existing building.
- .5 Summarize all the above items in an Engineering Feasibility Report.

This report, prepared by EXP Services Inc., is intended for the exclusive use of the Township of Assiginack. Neither EXP Services Inc., nor the Township of Assiginack assume any liability for the use of this report, or for the use of any information disclosed in the report, or for damages resulting from the use of this report, by other parties.

2 METHODOLOGY

The development of this report included the following methodology:

1. A review of the Building Condition Assessment report for the subject building as produced by J.L. Richards Engineers • Architects • Planners, Project JLR No. 31309, dated July 5, 2021 and provided by the Township of Assiginack. The received report was labelled as a "draft" report.
2. A site visit of the building was made on the afternoon of May 24, 2023. The writer (Ed Kolodziejski, P.Eng., EXP) was accompanied by Alton Hobbs, Assiginack CEO and Ron Cooper, Public Works Superintendent during the visit.
3. A review meeting was held at the Township Offices on the morning of May 25, 2023. In attendance were:
 - Brenda Reid, Mayor
 - Dwayne Elliott, Deputy Major and Fire Chief
 - Ron Cooper, Public Works Department
 - Alton Hobbs, Chief Administration Officer
 - Ed Kolodziejski, P.Eng., EXP Services Inc.

The purpose of the meeting was to review potential renovations to the existing building, as well as the design of a new prefabricated building that would be of the same size and amenities as the existing building.

The requested Report was to provide a true "apples-to-apples" comparison between a new, versus a renovated, building.

4. A meeting was held with John Melanson of Canadian Portable Structures Ltd (CPS) in Burlington, Ontario, on July 26, 2023, to review the design and layout of a potential prefabricated building and assist CPS in calculating a budget estimate for the delivered building costs.
5. Potential renovations are itemized in this Report, based on the J.L. Richards Report, OBC and AODA requirements, and comments made by Assiginack personnel on May 25, 2023, and other factors required to make the building more comparable to a new building.
6. All of the above are summarized in the subject report submitted herein on August 10, 2023.

3 EXISTING BUILDING REVIEW

As previously mentioned, a site visit was made on May 24, 2023, by the writer, who was accompanied by Alton Hobbs and Ron Cooper of the Township of Assiginack.

Prior to the site visit, the existing J.L. Richards Building Condition Assessment Report, dated July 5, 2021, was reviewed by the writer. This Report is very comprehensive and detailed and the purpose of the visit was not to re-visit and document the deficiencies mentioned in the Report again, but to obtain an appreciation for the primary overall building deficiencies and issues and establish objectives for proposed renovations that would not just be "band-aid" renovations but bring the building up to current building construction levels and also meet current AODA and OBC requirements.

The writer's general impressions of the existing building deficiencies are summarized, as follows:

1. The building is approximately 60 years old (circa 1960's) and shows signs of its age and building construction of that time period.
2. The partial basement has significant water penetration and mold issues and is also minimally used by the tenants (see Photographs 1 and 2).
3. The main heating system is an oil-fired, hot water heating system with heating radiators that appears to be original, is inefficient, and does not meet current Technical Standards & Safety Authority (TSSA) requirements.
4. There is a newer, propane fuelled, rooftop mechanical unit that provides ventilation, supplementary heating and air conditioning via an exposed ductwork system that appears to have been designed and installed in a manner below industry standards (see Photograph 3). Ron Cooper indicated the air conditioning component of the rooftop unit is not functioning and needs repair.
5. The two (2) washrooms are small, cramped, with outdated plumbing fixtures, and do not provide barrier-free accessibility (see Photograph 4).
6. Stair access to the basement is cramped and does not meet OBC requirements.

7. The Main Entrance does not meet AODA or OBC requirements for accessibility and existing concrete and stairs are spalling and in poor condition (see Photograph 5).
8. The Post Office loading dock does not meet OBC requirements for guarding and the concrete slab is in a deteriorated state (see Photograph 6).
9. The building envelope, being of 1960's vintage, has minimal insulation and would not meet current OBC energy efficiency standards and, likely, results in high energy costs.
10. The Richards Report refers to the need for a 'Designated Substances Survey (DSS)' to be performed to identify hazardous materials within the building, which is very typical of buildings of this vintage. The existing ceiling tiles and some flooring are usually suspect in this instance. No DSS report was made available.
11. There has been failure of the existing interior entrance slab where an original recessed floor grille was present. The wood framed temporary shoring in the basement under the slab area would not be considered an acceptable long-term solution for this construction (see Photograph 7).
12. The existing mechanical and electrical systems serving the building are not suited to having two (2) tenants in the same building and providing each with adequate individual control of their environments. Heating and cooling demands of each tenant will vary.
13. The exterior of the building is a combination of brick veneer and pre-finished metal siding. The brick veneer has had some replacement, but is spalling, cracked and in need of mortar re-pointing in many areas. The metal siding colour is faded, and in need of caulking at many locations (see Photograph 8).
14. Existing windows are metal framed, but single paned and, therefore, result in significant heating/cooling loss.
15. The steel joist framing system over the basement areas which supports the ground floor slab is significantly rusted and does not provide the OBC required fire rated separation over the Basement (see Photograph 9).
16. Main Entrance area glazed hollow metal doors appear to be in good condition.

Further to the general impressions of the existing building listed above, proposed existing building renovations are developed in the following sections of the Report.

4 PROPOSED EXISTING BUILDING RENOVATIONS

In order to make an "apples-to-apples" comparison between the existing renovated building and a new prefabricated building, both of which will meet OBC and AODA requirements and provide interior spaces to an equal standard, we recommend the following renovations to the existing building.

4.1 Removal of Basement Area

The water penetration, mold, difficult access, outdated and inefficient heating system problems all associated with the Basement, coupled with the very limited use of the Basement by the tenants leads us to recommending the Basement be deleted.

The cost of water-proofing the Basement, providing a new heating system in the Basement, providing adequate heating and ventilation, removing the temporary shoring of the floor slab and permanently repairing the slab, removing rust from the steel floor framing and providing a 45-minute fire resistance rated floor assembly are not warranted based on the limited access and limited use of the existing Basement.

4.2 Basement Stair Removal/Barrier Free Washroom

With the deletion of the Basement, the Basement Access stair can be removed and additional ground floor area can be created and utilized for other purposes.

Based on the total building occupant load, not exceeding 10 persons, per OBC 3.7.4.7(2), one (1) water closet serving all genders is sufficient for this building.

Utilizing the space created by the stair removal, one (1) washroom can be created with the size and clearances required for a barrier-free washroom (See SKS-1).

The two (2) existing washrooms can then be repurposed for other uses, and we recommend a Janitors Closet and an Electrical Room.

In addition, with the stair deletion, the common corridor between the two tenants can be widened to meet barrier free requirements for clearances and door access (See SKS-1).

4.3 Exterior Ramp Entrance

The existing exterior concrete entrance ramp does not meet OBC requirements for width, guarding and top landing area.

The existing ramp/landing can be reworked or replaced with the costs, potentially, being comparable.

In our opinion, the ramp/landing area should be partially demolished and replaced with a wider ramp, and with guards and handrails that meet OBC requirements.

The wider top landing area will encroach on the existing of the entrance stair, however, the existing entrance stair width can accommodate this width reduction (see SKS-1).

4.4 Additional Building Insulation/Appearance

The existing building, being of 1960's vintage, will have minimal, if any, wall and roof insulation.

In addition, the exterior brick is spalling and cracked, and the exterior siding is faded in colour and requires recaulking in many locations.

If considerable monies are to be spent renovating the subject building, then a fresh, new exterior appearance should also be provided to go along, with increasing the energy efficiency of the building.

The complete exterior of the building should either have 2" of rigid insulation and fibre reinforced cement stucco added, or 2" nominal wood strapping and insulation added and then clad with a coloured, patterned, fibre cement board such as "HARDIE" board.

Both the insulated stucco and the HARDIE board come in a variety of colours and profiles and there are numerous examples of buildings that have been tastefully clad with these materials and present themselves very well.

4.5 Replace/Remove Windows

All of the existing windows at the main floor level are single-paned, metal-framed windows. The windows to the Basement at the rear areaway are also single-paned, metal-framed (see Photograph 2).

These existing windows are not energy efficient by today's standards.

It is recommended that all existing windows at ground level be replaced with double or triple pane, low 'e' glass windows in thermally broken vinyl frames.

The Basement windows would be eliminated as part of the deletion of the Basement as would the Basement areaway at the rear of the building (see Photograph 10) and one areaway on the side of the Building.

4.6 New Ceilings

The existing building at ground floor level has a ceiling system of 12" x 12" pressed fibre tiles that are damaged, stained or missing at many locations.

These ceiling tiles appear to be original and ceiling tiles from that time period likely contain hazardous materials.

In addition, these ceiling tiles were measured at approximately 9'-6" above finished floor level.

It is recommended that all these existing ceiling tiles be removed and replaced with a new 2' x 2' or 2' x 4' lay-in acoustic tile ceiling grid at a slightly lower level.

The slightly lower, new ceiling level at approximately 9'-0" above finished floor, will also permit the installation of new ductwork, hidden above the ceiling, which will properly service all the interior spaces in the building with heating, ventilation and air conditioning.

4.7 Post Office Loading Dock

The existing post office loading dock is deteriorating and does not meet OBC requirements for stair access and guarding.

It is recommended that the loading dock slab be replaced, proper stairs with handrails be provided for access, and guarding be provided at edges where loading access is not required.

4.8 General Cosmetic Upgrades

In addition to the renovations proposed in the preceding items of this Section, additional "cosmetic" upgrades are proposed in this section. These proposed upgrades are well documented in the J.L. Richards Report and we are including the ones that have not already been addressed in our previously recommended upgrades.

For example, all the Richards Report upgrades recommended for the Basement no longer apply with the proposed deletion of the Basement.

Therefore, further to the upgrades already proposed in the previous sections of this Report, we are also recommending the following at Ground Floor level:

- Repainting all the existing walls and doors
- Providing new flooring throughout (composite tile, carpet tile, other)
- Replace door hardware throughout
- Replace glass in entrance door and provide automatic door operator
- New Loading Dock door
- Replace main entrance concrete sidewalk slab
- Add fixed ladder for roof access

The cost for these cosmetic upgrades will be provided as a lump sum in the cost Estimate in this Report.

4.9 New HVAC System

The following HVAC system description applies to both the existing renovated building and the new prefabricated building.

The building will be heated, cooled and ventilated by two (2) packaged, 4-Ton, 150 MBH, heating/cooling units. Each unit to consist of the following:

- Economizer section
- Filter section
- Propane heating section
- Heat pump cooling section
- Supply fan.

The units would be mounted on concrete pads located to the south of either building. Supply and return ductwork would be extended from each unit and enter the building at high level.

Supply and return distribution ductwork complete with supply diffusers and return grilles will be installed in the ceiling spaces to distribute supply air to each room. For the existing renovated building option, the ductwork would be field installed. For the prefabricated building, the ductwork would be installed by the prefabricated building vendor prior to shipment to the site.

Each packaged heating/cooling unit would be controlled by a dedicated programmable thermostat to provide independent temperature control for each Tenant.

The Washrooms and the Janitor Room will be exhausted by a 250 CFM cabinet exhaust fan.

4.10 New Electrical System

With the deletion of the Basement area, a new Electrical Room will be required on the Ground Floor. The Richards Report indicated that the 200A, 240V single phase service and the associated electrical distribution equipment appeared to be at the end of its useful life.

The new Ground Floor Electrical Room provides an opportunity to replace the main service entrance and downstream distribution equipment, as well as to consolidate existing loads spread across many panels to a revised, reduced distribution scheme. Separation of different load types (i.e. receptacles, HVAC, lighting, exterior lighting) for the purposes of energy monitoring to satisfy ASHRAE90.1 requirements is not required given this would be a renovation.

Existing lighting installations consist of various fluorescent fixture types which represent an outdated source technology. Some existing fixtures are missing lenses, while others are non-functional. As part of the ACT ceiling replacements, we would propose to provide new efficient LED lighting (recessed troffers and downlights) layouts which would satisfy IES recommendations for illuminance.

Existing toggle switches for lighting control would be replaced with new controls which incorporate occupancy/vacancy sensing, dimming and daylight harvesting as applicable to improve energy efficiency. We would propose a combination of line and low voltage controls for this application.

Existing exit and emergency lighting installations which are nearing the end of their life cycle would also be replaced with LED equivalents. Green running man pictogram signs would replace existing exit signs to conform with Ontario Building Code requirements, and battery packs/remote heads utilizing 5W MR16 LED heads would be specified.

It is anticipated that the existing hydro service will have sufficient spare electrical capacity to power the proposed electrical heat pump system with propane back up, which has similar power requirements as the existing building air conditioning system being replaced.

5 PROPOSED PREFABRICATED BUILDING

The proposed prefabricated building is of a size similar to the existing and will provide similar or improved amenities when compared to the existing building (see SKS-2).

The building layout has been tailored to be suitable for prefabricated construction and transportation to the site.

The current proposed design consists of six (6), 11'-08" wide x 40'-0" long modules that are very transportable.

Due to the nature of prefabricated construction and shipment there will be some double-wall locations where modules join, as indicated on SKS-2. This is typical in prefabricated construction because the modules have to be rigid and protected from the elements during transportation.

For a new building, the objective is to have the Ground Floor as close to grade as possible so that there will be no exterior access ramps required.

As a result, it is envisioned that the prefabricated building will be placed on an insulated floating concrete slab, with all the building service stub-ups in place ahead of time.

Unfortunately, this requires the prefabricated building modules to be shipped without a floor, which will necessitate the modules be provided with temporary framing at floor level. This framing would be removed at the time of placement of the modules on the Ground Floor slab.

The temporary framing is necessary to ship the building modules to the site without distortion or collapse.

Also with the prefabricated building modules without having a floor, the plumbing fixtures, cabinetry/millwork, counters and flooring will have to be site installed.

The exterior loading dock and canopy, as well as the Main Entrance canopy will also have to be site installed.

It is envisioned there will be two (2) separate HVAC systems to permit individual control by the tenants and provide both heating and air conditioning. The proposed HVAC systems for the existing and new building will be quite similar.

The ductwork would be hidden above a lay-in acoustic tile ceiling already in the prefabricated modules and would be hooked up on site to an electric heat pump unit with propane backup.

The two HVAC units would be located on-grade at the rear of the prefabricated building.

The new prefabricated building will meet all OBC and AODA requirements, including the OBC SB-10 energy efficiency requirements.

The exterior of the building is envisioned to be "Hardie" Board which is a fibre reinforced cement board that is available in a wide variety of colours and textures.

Interior wall surfaces will, primarily, be vinyl coated drywall which minimizes the requirement for site patching and painting. Taped and mudded drywall will suffer damage during the transportation of the prefabricated modules and is usually avoided.

The resulting prefabricated building would not result in any shared space or services, giving each tenant complete control of their space.

6 ESTIMATES OF PROBABLE CONSTRUCTION COSTS

The construction estimates below are our opinion of probable construction costs based on our experience and knowledge of costs of work of this nature. This does not rule out the possibility of the final construction costs being higher or lower. Costs depend on such factors as the types and methods of construction chosen, the workload in the market place, additional inflationary pressures and your business relationships that may exist with potential contractors. Costs are listed in current, August 2023, values.

6.1 Existing Building Renovation Estimate of Probable Construction Costs

The existing building is a solid structure with "good bones".

Structurally, other than the slab failure at the main entrance, there are few signs of any structural distress.

Therefore, there are some savings in structural, site work and interior features that may make it worthwhile to renovate.

However, in order to make an "apples-to-apples" comparison to a new prefabricated building, the proposed renovations discussed in Report Section 4.0 have summarized costs, as follows:

Item	Probable Cost
Temporary Rental of Trailers for Two (2) Tenants (5 months)	\$100,000.00
Existing building removals/demolition*	\$50,000.00
Underfloor plumbing repairs/modification/fixtures	\$20,000.00
Basement in-fill with granular fill	\$60,000.00
Interior slab repairs/new slabs	\$20,000.00
Replacement of barrier-free access ramp	\$60,000.00
Loading Dock upgrades	\$25,000.00
Exterior insulated cladding of building	\$95,000.00
New Windows/Entrance Storefront	\$35,000.00
New interior ductwork throughout	\$35,000.00
New ceilings throughout	\$30,000.00
New floor finishes throughout	\$45,000.00
Two (2) new electric heat pumps with propane backup and controls	\$110,000.00
New Doors and Hardware as required	\$30,000.00
Roof access ladder	\$10,000.00
New roof and insulation	\$50,000.00

Item	Probable Cost
Interim sub-total	\$775,000.00
Painting	\$15,000.00
Miscellaneous Items	\$10,000.00
Electrical Service Relocation	\$25,000.00
New Lighting, Electrical Devices	\$60,000.00
Subtotal 1)	\$885,000.00
GC OH&P (10%±)	\$100,000.00
Permit Fees (1%±)	\$10,000.00
Consultant Fees	\$75,000.00
10%± Contingency	\$100,000.00
Subtotal 2)	\$1,170,000.00
+13% HST	\$152,100.00
Total	\$1,322,100.00

* The demolition costs do not include for any designated substances abatement in the existing building. It is suspected there will be some abatement required, however, no designated substances study was provided for the building so this item does not include for any abatement costs.

6.2 Prefabricated Building Estimate of Probable Construction Costs

In the following Probable Cost Estimate for the prefabricated building, the following items were assumed:

- a) There is enough site area to construct a new prefabricated building without affecting the continued operation of the existing facility.
- b) The prefabricated building will be placed on an insulated concrete floating slab foundation in order to minimize any ramps for barrier-free accessibility.
- c) Site Pan approvals will not be required for this development.
- d) Site surface preparation around the new facility will consist of asphalt paving. It is assumed that the demolished existing building area will be a combination of landscaping and asphalt paving.
- e) Due to the deletion of a prefabricated floor system, floor finishes, plumbing fixtures, floor mounted counters and millwork will all have to be site installed.
- f) Consultant and Permit Fee estimates are included.
- g) A cost estimate was received from John Melanson of Canadian Portable Structures in Burlington ON and is included in the Appendix. The value of that estimate of probable construction costs is included in the following summary.

Probable cost for the prefabricated building is:

Item	Probable Cost
Basic prefabricated building, site delivered and assembled (per quotation)	\$950,000.00
Insulated concrete slab floating foundation	\$60,000.00
Two (2) ground level HVAC units	\$85,000.00
Electrical service	\$20,000.00
Plumbing services and fixtures	\$40,000.00
Counters, Millwork, Accessories	\$36,000.00
Floor finishes	\$25,000.00
Demolition of Existing Building*	\$25,000.00
Site Work	\$20,000.00
Subtotal 1)	\$1,261,000.00
GC OH&P (8%±)	100,000.00
Site Plan and Permit Fees	\$15,000.00
Consultant Fees	\$50,000.00
10%± Contingency	\$100,000.00
Subtotal 2)	\$1,526,000.00
+13% HST	\$198,380.00
Total	\$1,724,380.00

* The demolition costs do not include for any designated substances abatement during demolition of the existing building. It is suspected there will be some abatement required, however, no designated substances study was provided for the abatement component of the cost so this item does not include for any abatement costs.

7 CONSTRUCTION SCHEDULE

The following outlines a basic description of the project schedule for each of the two (2) building options.

Some of the tasks for each option occur concurrently or overlap.

A project schedule comparison diagram is included in the Appendix.

7.1 Existing Building Renovation

The estimated project schedule for the existing building renovation, starting from development of Permit Application and Tender Documents, tendering and receipt of Permit to final construction completion and Tenant moving back in is, as follows:

1.	Preparation of Permit Application and Tender documents.....	7 weeks
2.	Permit Application and Tendering	4 weeks
3.	Relocate Tenants	2 weeks
4.	Demolition and removals.....	4 weeks
5.	Underfloor plumbing repairs/Modifications and Basement Infilling/Interior Slabs.....	4 weeks
6.	New Ductwork, Ceilings, Exterior Cladding, Entrance, Barrier-Free Ramp, Loading Dock	6 weeks
7.	New Flooring, Doors, Windows and Hardware.....	4 weeks
8.	Deficiency Cleanup, Commissioning, etc.	2 weeks
9.	Tenant Relocation.....	1 week

The total time the existing building is under renovation with no Tenants is approximately 23 weeks.

7.2 Prefabricated Building

The estimated project schedule for the prefabricated building, starting from development of Permit Application and Tender documents, tendering and receipt of a Building Permit to final Construction compete is, as follows:

1.	Preparation of Permit Application and Tender documents.....	5 weeks
2.	Permit Application and Tendering	4 weeks
3.	From issue of the Purchase Order, construction of prefabricated building modules and delivery to site	16 weeks

4. Site preparation, including provision of underground services, construction of insulated floor slab, rough grading of site area. This work will proceed concurrently with the production of the prefabricated building, starting approximately 10 weeks after issue of Purchase Order 6 weeks
5. Prefabricated building installation, including wall joints, roof joints and temporary floor frame removals 2 weeks
6. Interior floor finishes, loading dock slab and canopy, HVAC hook-up, interior plumbing and millwork 6 weeks
7. Final deficiencies clean-up, HVAC commissioning, systems demonstration 2 weeks
8. Tenants Move In 1 week
9. Existing building demolition and site restoration. This work would occur after the tenants have moved into the new building 5 weeks.

In this construction option, the existing two (2) tenants would move into the new building, once it is completed.

8 SUMMARY

The primary purpose of this Report was to make an "apples-to-apples" comparison between an existing renovated building and a new prefabricated building located elsewhere on the same site.

The comparison is not only based on estimated project construction costs, but also the amenities provided by the two (2) proposed building options, since an exact comparison strictly based on cost does not take all factors into consideration.

Extensive renovations are required to bring the existing building up to current standards.

Also, as discussed, based on its use and costs to mitigate its problems, the existing Basement area is not worth keeping and renovating.

The relative cost estimates including HST for the two (2) building options are summarized, as follows:

- Existing Building Renovations \$1,322,100.00
- New Prefabricated Building \$1,724,380.00

Although the existing renovated building has a lower project cost, the following other considerations should be taken into account:

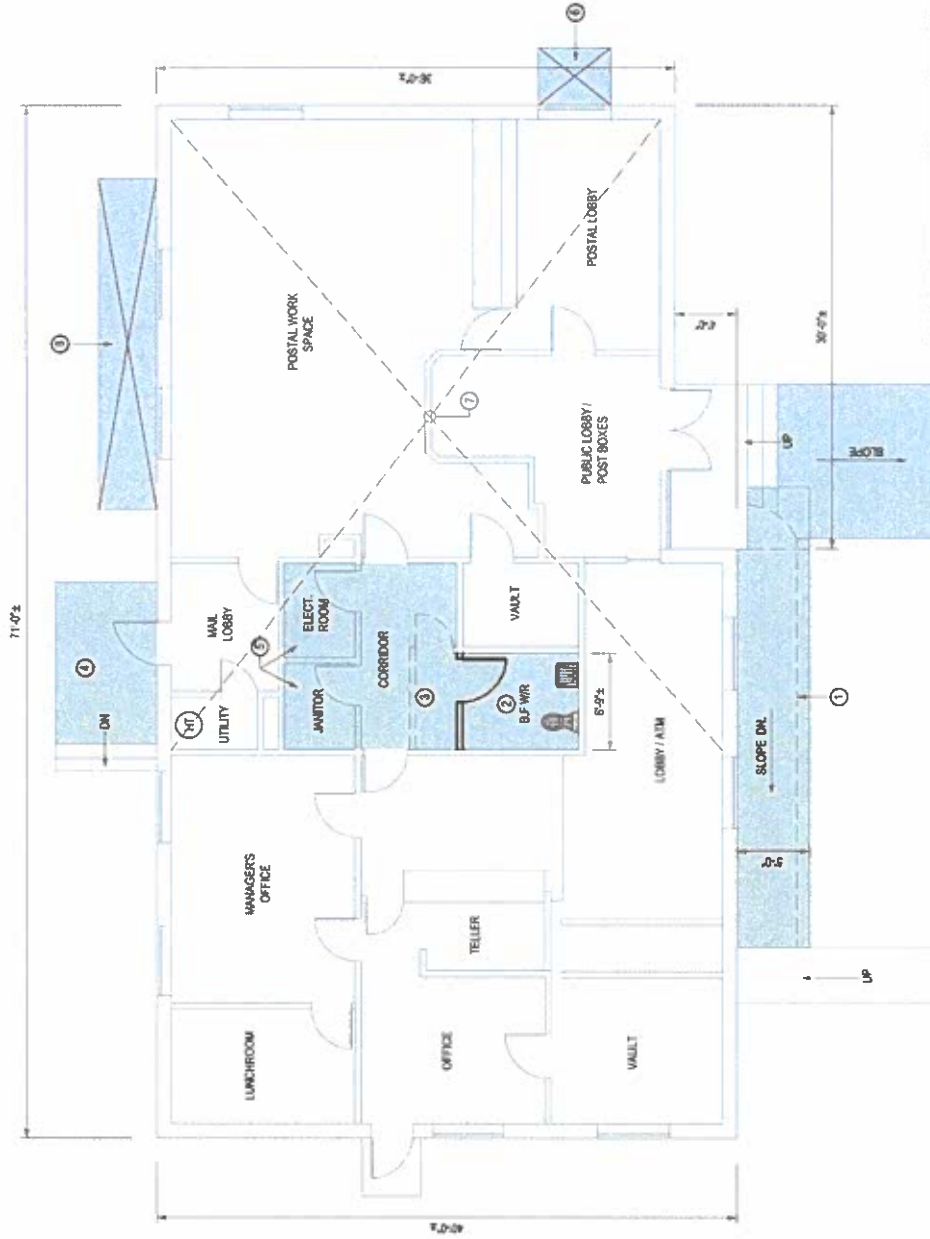
1. Renovating the existing building will inconvenience the two (2) tenants for approximately five (5) months. During that time, they will have to operate out of rented trailers on the site or be relocated elsewhere, if possible. The inconvenience costs of such an exercise have not been estimated.
2. The existing renovated building would not have totally separate occupancies with their own Lunchrooms, Washrooms, etc., which the prefabricated building would provide.
3. The existing building, after renovation, will still require entrance stairs and a barrier-free ramp. The prefabricated building, being closer to grade, will not.
4. Although the energy efficiency of the existing building will be greatly improved by renovation, it will not match the energy efficiency of the prefabricated building.

All of the above points, in addition to the estimated project costs, should be taken into consideration when deciding which construction option is favoured.

9 APPENDICES

- 9.1 Existing Ground Level Floor Plan, SKS-1
- 9.2 New Building Preliminary Floor Plan, SKS-2
- 9.3 Site Photographs
- 9.4 Prefabricated Building Estimate
- 9.5 Project Schedule Comparison

Appendix 9.1 - Existing Ground Level Floor Plan, SKS-1



DRAWING NOTES:

- ① → EXISTING CONCRETE RAMP DEMOLISHED AND RE-CONSTRUCTED WIDER WITH OBC GUARDS - HANDRAILS AND ADEQUATE SIZE LANDING AT TOP
- ② → EXISTING BASEMENT STAIR REMOVED AND NEW FLOOR AREA CREATED FOR A BARRIER-FREE WASHROOM
- ③ → LARGER COMMON CORRIDOR AREA CREATED AS A RESULT OF STAIR DEMOLITION
- ④ → POST OFFICE LOADING DOCK RE-BUILT WITH OBC HANDRAILS AND GUARDS
- ⑤ → EXISTING WASHROOMS CONVERTED TO JANITORS CLOSET AND ELECTRICAL ROOM
- ⑥ → EXISTING BASEMENT AREAWAYS TO BE GRAVEL FILLED WITH CONCRETE SLAB ON TOP
- ⑦ → BASEMENT AREA BELOW, FILLED IN

	Project Number :	HAM-23005223
	Date :	JUNE, 2023
	Drawn by :	TT
	Drawing Number :	SKS-1
	EXP Services Inc. 1 905.525.6089 F: 905.528.7310 1266 South Service Road, Suite C1-1, Stoney Creek, ON, L8E 5R6, Canada www.exp.com	Project Title : TOWNSHIP OF ASSIGNACK CONSTRUCTION OPTIONS REPORT 115 ARTHUR ST., MANITOWANING. Drawing Title : EXIST. MAIN LEVEL FLOOR PLAN

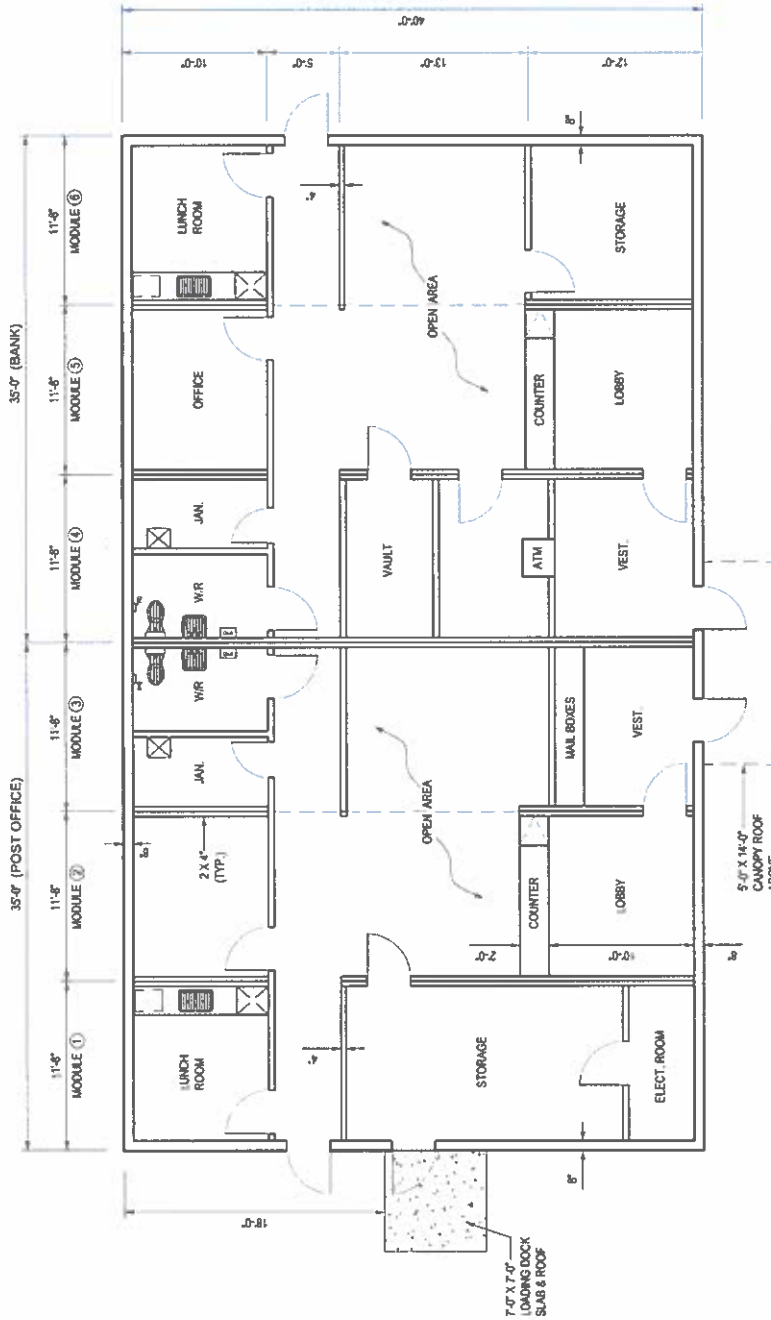


EXIST. MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: MODIFIED BUILDING AREAS SHOWN SHADED.

Appendix 9.2 - 9.2 New Building Preliminary Floor Plan, SKS-2



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

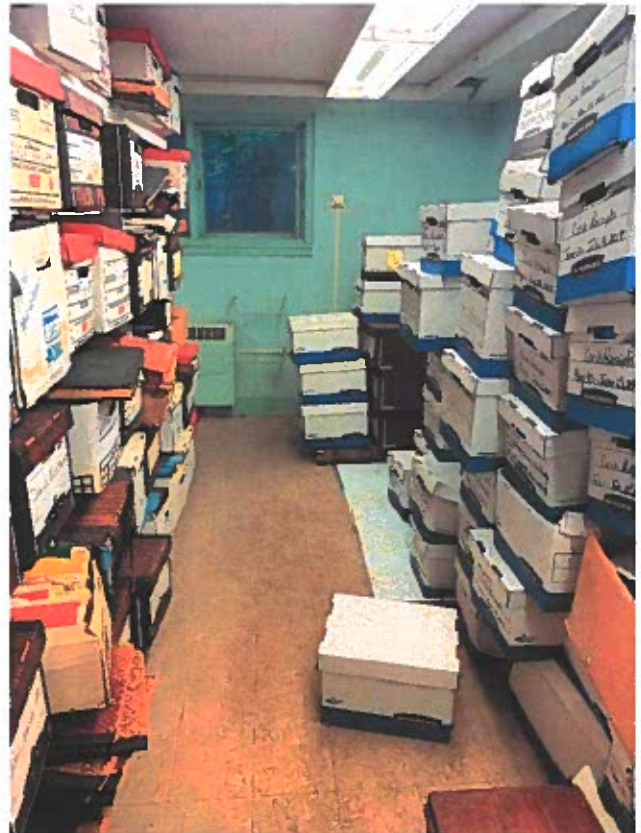
<p>exp.</p> <p>EXP Services Inc. 1-800-525-8889 F: 905.528.7310 1296 Silver Star Road, Suite C1-1, Stoney Creek, ON, L3E 5R9, Canada www.exp.ca</p>	<p>Project Number : HAM-23005223</p>
<p>Seal REGISTERED PROFESSIONAL ENGINEER E. A. VOLONTES 2436015 DIVISION OF PROVINCE OF ONTARIO</p>	<p>Date : JUNE, 2023</p> <p>Drawn by : TT</p> <p>Drawing Number : SKS-2</p> <p>Rev : 0</p>
<p>Project Title : TOWNSHIP OF ASSIGNACK CONSTRUCTION OPTIONS REPORT 115 ARTHUR ST., MANITOWANING.</p> <p>Drawing Title : NEW BUILDING PRELIMINARY FLOOR PLAN</p>	

Appendix 9.3 - Site Photographs



Photograph 1
Basement Water Penetration

Photograph 2
Basement Storage





Photograph No. 3
Ground Floor Ductwork

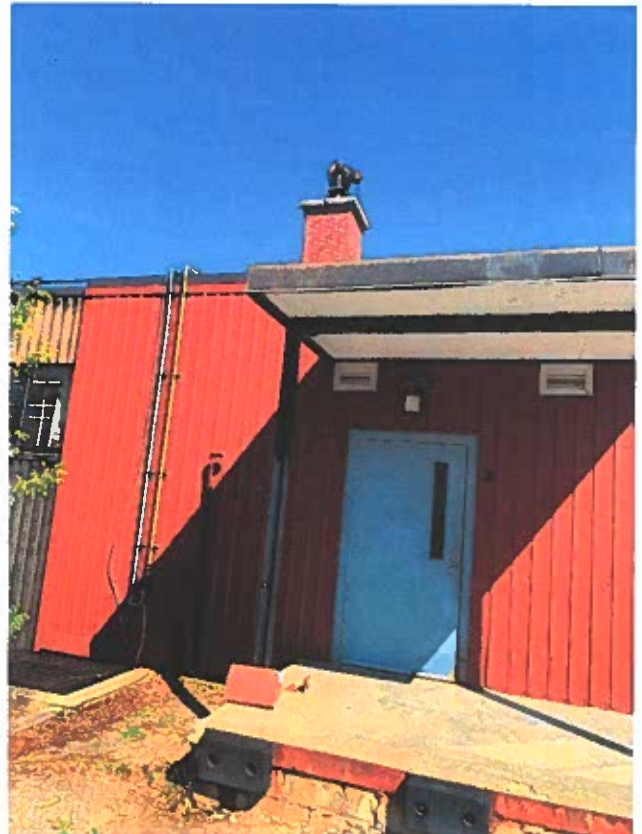


Photograph 4
Existing Men's Washroom



Photograph 5
Main Entrance Ramp

Photograph 6
Post Office Loading Dock





Photograph 7
Basement Wood Shoring under
Entrance Vestibule



Photograph 8
Front Building Elevation



Photograph 9
Rusted Ground Floor Framing



Photograph 10
Basement Areaway

Appendix 9.4

Prefabricated Building Estimate

EXP



Attention: Mr. Ed Kolodziejski

RE: CPS

We are pleased to submit our quotation for the supply of a C.P.S. subject to the following terms, conditions, and specifications.

<u>Size</u>	<u>Wood Mark VII</u>
40' x 70'	\$950,000.00

Unit is Pre-assembled

HST Extra, Freight Included

Terms: 15% Deposit, 50% Before Production, Balance Net 30. Deposit is Non Refundable after 30 days.

F.O.B: CPS Factory - Burlington, Ontario.

Delivery Period: 14/18 Weeks from receipt of Purchase Order, signed Order Confirmation, signed Change to Orders (if applicable), Final Drawing Approval, and 15% Deposit have all been received.

Prices are firm for 30 days (unless otherwise noted below)

Non stock items may prolong delivery.

Please note that change to orders requested at the drawing/building stage will halt production. Production will not re-start until changes are approved with customer signature.

Any item or service not specifically mentioned in this quote that varies from CPS standard is not included in the price.

Specifications are exactly as detailed:

FLOOR

- NO FLOOR
- STRUCTURAL STEEL RINGS TO SUPPORT THE WALLS FOR FREIGHT WALLS

- Hardie Board Siding with Battens
- Guardwrap building wrap
- R10 polystyrene rigid insulation
- 2" x 4" spruce studs @ 16" o/c
- R14 fiberglass insulation
- 6 mil poly vapour barrier
- ½" vinyl clad drywall c/w joint covers

ROOF

- EPDM roofing membrane
- ½" OSB sheathing
- 2" x 10" spruce rafters @ 24" o/c
- R40 polystyrene rigid insulation
- 6 mil poly vapour barrier
- ½" acoustic suspended ceiling

RE: CPS Portable Plug-In

Price includes for the supply of:

- 6 only 4' x 3' 6" Vinyl SB-10 SLIDER, 6 only 4'x 3'6" Vinyl SB-10 Fixed
- 12 only 3' x 7' Pre-hung HM door, c/w Insulglass half light SB-10, 7 only 3' x 7' Pre-hung HM door

- All doors complete with frame, insulglass light, butt hinges, keyed lock set, seals, threshold, door stop or check chain.

Electrical package includes:

- 85 only 1' x 4' LED Recess Flat Panel Light
- 25 only Switch
- 1 only ESA Electrical inspection and certification.
- 1 only 100A single phase Service panel
- 30 only Duplex receptacle 15A, 120V, 8 GFI's
- 5 only Exterior Lights

- 4 only exhaust fans- All above pre-installed, ready for connection to site services by owner.

Standard CPS MK IV Interior Plant Offices will reduce sound by approximately 25 decibels from the current noise level.

Remember that wall openings for HVAC units, exhaust fans etc. will let some noise into the building.

Optional items included are:

- Duct Work (Heat pumps by others)
- Hardie Board and Batten

Note:

Engineer stamped drawings, design certifications, calculations, or field reviews if requested by your Building Department will be considered an extra to contract.

Vinyl floor tile note: The vinyl floor tile fit and finish is only covered by the CPS one year warranty if the floor is sealed and waxed by customer upon delivery. If floor will be subject to excessive moisture or wear and tear an upgrade to a commercial sheet flooring product may be a better option and is available upon request.

Site note: CPS buildings are built square and plumb on level ground. Doors open, close, and lock without binding buildings are shipped. If the building is not placed on level ground the doors will not open, close, or latch/lock properly. Door performance is only covered by CPS one year warranty if the building was placed and leveled by CPS.

Any structure that is installed inside your existing building must conform to the Building Code requirements that your existing building would have had to meet, if it were built today. Square footage, occupancy type (what you do in this building), and whether your building has sprinklers, are the factors that determine what Building Code Classification and the required construction requirements.

CPS Portable 'Plug In' are supplied completely assembled in one piece, ready for use as soon as set in place by customer and electrical connection made a junction box provided. Customer must ensure that access, to the desired location, is available for the unit.

We thank you for this opportunity to quote on your requirements and wish to assure you of our best attention to quality and service at all times.

Yours truly,

Canadian Portable Structures (1992) Ltd

We thank you for this opportunity to quote on your requirements and wish to assure you of our best attention to quality and service at all times.

Appendix 9.5 Project Schedule Comparison

