



To: Mayor and Council  
From: Paul McMunn, Director of Public Works and Utilities  
Date: August 26, 2025  
Committee of the Whole Date: September 2, 2025  
Title: Confederation Bridge – Stone Masonry Option Selection

☒ For Direction  
☐ For Information  
☐ For Adoption  
☐ Attachment

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**Recommendation:** THAT Council provide direction to staff regarding its preferred stone masonry veneer option for the concrete pedestals of the new timber bridge, as presented in Committee of the Whole Report 2025-087.

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**Purpose:** To seek Council's direction on the selection of a stone masonry veneer for the concrete pedestals supporting the new timber bridge.

**Background:** StructureCraft's timber bridge design includes a stone masonry veneer for the concrete pedestals, which serve as connection points for the glulam arches. See Image 1 below. These pedestals are visible and form part of the architectural character of the bridge. StructureCraft's original intent was to select a stone that complements the natural heritage features of the surrounding buildings and landscape.



**Image 1**

**Analysis and Options:** Bridge construction commenced on August 15, 2025. StructureCraft requires confirmation of the Town's preference for the stone masonry veneer. Three options have been provided for Council's consideration:

### **Option 1 – Ledge Stone Masonry**



- Originally budgeted by StructureCraft at \$25,000 based on British Columbia market rates
- Actual Ontario (local) quote: \$42,384 (plus HST)
- StructureCraft will absorb approximately \$18,000 of additional cost
- No additional cost to the Town
- Installation time: approximately 4 weeks

### **Option 2 – Fieldstone Veneer**



- Revised design featuring natural fieldstone



- Actual Ontario (local) quote: \$57,762 (plus HST)
- StructureCraft will absorb approximately \$33,000 of additional cost.
- Preferred by StructureCraft for its aesthetic appeal and compatibility with the surrounding landscape
- No additional cost to the Town
- Installation time: approximately 4 weeks

### **Option 3 – Salvaged stone (from the former Water Treatment Plant)**



- Requires sorting, cutting, transporting, and installing salvaged stone currently stored at Campbell's Trucking quarry
- Actual Ontario (local) quote: \$138,890 (plus HST) plus additional costs of \$60,967 (plus HST) for extended timeline and winter conditions
- Total: \$199,957 (plus HST)
- StructureCraft will credit the value of Option 1 (\$42,384) reducing Town's net cost to \$157,573 (plus HST)
- Installation duration: 8–9 weeks, pushing work past early November and increasing project risk

**Budget/Financial Implications:** As per Committee of the Whole Report 2025-054 presented on June 2, 2025, the current projected budget surplus for this project is \$112,991.45, assuming no further change orders.

- Options 1 and 2: No additional cost to the Town
- Option 3: Additional cost of \$157,573 (plus HST), which exceeds the remaining budget by \$44,582 and introduces further risk of delay.

**Link to Strategic Plan (2023-2026):**

Vision – Item 1 – Investing in our infrastructure to keep up with the growing needs of the community

**Existing Policy:** By-Law no. 7850-2004, Policies respecting the procurement of goods and services

**Consultation:** StructureCraft Builders Inc., TSI Inc.

**Attachment:** NA

**Notes/Action (space for Council Member's notes):**

Respectfully Submitted:

Approved for agenda by:

Original Copy Signed  
Paul McMunn, C.E.T.  
Director of Public Works and Utilities

Original Copy Signed  
Malcolm Morris, CMO  
CAO





To: Mayor and Council

From: Paul McMunn, Director of Public Works and Utilities

Date: August 27, 2025

Committee of the Whole Date: September 2, 2025

Title: Public Works Garage Fire – Insurance Claim Update and Building Selection Options

☒ For Direction

☐ For Information

☐ For Adoption

☐ Attachment

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**Recommendation:** THAT Council provide direction to staff regarding the future of the Public Works Garage, as outlined in Committee of the Whole Report 2025-085.

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**Purpose:** To update Council on the property insurance claim related to the February 2025 Public Works Garage fire, and to seek direction on preferred options for the facility's future.

**Background:** On February 21, 2025, a fire occurred at the Public Works Garage located at 11 Air Care Drive. The Smiths Falls Fire Department quickly contained the blaze, which originated in the north end of the building. While the office area and south-end bays were spared from direct fire, they sustained significant heat and smoke damage.

The Town's insurance provider, Intact Public Entities (IPE), was notified the same day and dispatched a contractor to secure the site. Cleanup and restoration work has since been completed to allow for building condition assessments. Those assessments have also been completed.

Separately, during 2024 budget deliberations, Council approved \$75,000 for a 30% design of a new Public Works Operations Centre on the same site. This work was awarded to Integrated Design Engineering Architecture (IDEA), tasked with designing a modern, purpose-built facility to address:

- Expanded storage for vehicles, equipment, and materials
- Relocation of Public Works administration staff (currently in Town Hall)
- Separate male and female change rooms with showers
- A dedicated lunchroom/training room (currently staff eat in garage bays)
- An on-site fueling depot for all municipal departments, including Police, Fire, and potentially County Paramedic Services
- Additional storage for Community Services equipment currently stored in out building that are in poor condition

**Analysis and Options:** IPE's assessment concluded that the existing garage can be repaired, though extensive work is required. Three contractor bids were received, ranging from \$1.43M to \$1.79M, to return the building to its pre-fire condition.

### **Option 1 – Cash Settlement toward New Facility on the existing footprint**

- Council could direct staff to negotiate a settlement with IPE (estimated at \$1.43M)

- Settlement funds could be applied to the construction of a new Operations Centre on the same footprint
- Would significantly reduce the Town's net cost to build a new facility
- This option would cause for the demolition of the existing building resulting in the loss of building space for staff while construction is underway

### **Option 2 – Cash Settlement toward New Facility fronting Walker Road**

- Council could direct staff to negotiate a settlement with IPE (estimated at \$1.43M)
- Settlement funds could be applied to the construction of a new Operations Centre fronting Walker Road
- Would significantly reduce the Town's net cost to build a new facility
- The existing facilities could be maintained through construction to provide space for staff while construction is underway

### **Option 3 – Repair through IPE, renovate, and add an addition**

- IPE would hire the lowest bidder and begin work as soon as this fall
- The building would be restored to pre-fire condition only
- Add an administrative wing with office, lunchroom, and change rooms to the existing structure
- IDEA and staff recommend against this option, as the existing building still requires major upgrades (roof replacement, drainage improvements, and building code compliance) that will not be covered through the insurance claim
- Renovation would not address long-term functional needs

### **Repair through IPE**

- IPE would hire the lowest bidder and begin work as soon as this fall
- The building would be restored to pre-fire condition only
- Does not address deficiencies with the building nor meet the Town's identified needs for modernization or expansion
- No net cost to the Town

IDEA has provided Class D estimates for three site plan options (Attachment 1). Staff and IDEA recommend Option 2 as the best fit for Town needs.

**Budget/Financial Implications:** No capital budget has been approved to proceed. Assuming a settlement of **\$1.43M**, the estimated net costs are:

<b>Site Plan Option</b>	<b>Total Cost (not including net HST)</b>	<b>Less Settlement</b>	<b>Net Town Investment (not including net HST)</b>
Option 1	\$10,605,400.00	\$1,430,688.29	\$9,174,711.71
Option 2	\$10,458,520.00	\$1,430,688.29	\$9,027,831.71
Option 3*	\$8,766,480.00	n/a	\$8,766,480.00

\*Option 3 assumes IPE completes remediation work with no cash settlement.

If the building was repaired through IPE and restored to pre fire condition, there would be no investment from the Town. However, this option does not address existing deficiencies with the building nor does it meet the needs for modernization or expansion. Options 1 – 3 would require debt financing.

**Link to Strategic Plan (2023-2026):** Vision – Item 1 – Investing in our infrastructure to keep up with the growing needs of the community

**Existing Policy:** By-Law no. 7850-2004, Policies respecting the procurement of goods and services

**Consultation:** IPE, Halpenny Insurance Brokers Ltd, IDEA, Director of Community Services

**Attachment:** Attachment 1 - IDEA Class D estimates and Site Plan design options

**Notes/Action (space for Council Member's notes):**

Respectfully Submitted:

Approved for agenda by:

Original Copy Signed  
Paul McMunn, C.E.T.  
Director of Public Works and Utilities

Original Copy Signed  
Malcolm Morris, CMO  
CAO



# *Estimate of Probable Cost*

for



**SMITHS FALLS**  
RISE AT THE FALLS

*Class D(r0)*

## *Town of Smiths Falls New Public Works Operations Facility*



prepared by:

**IDEA Inc**

Integrated design engineering + architecture

595 Byron Ave.  
Ottawa, Ontario  
K2A 4C4

August 12, 2025

## Estimate Summary

IDEA inc. was retained by The Town of Smiths Falls to complete a conceptual design and site planning exercise for three potential redevelopment strategies for the existing Public Works Operations Facility. The existing facility is located at 11 Air Care Drive and consists of a single story steel building. The exiting facility mainly consists of storage garage space, with a small area for administration offices, lunchrooms and washrooms. Attached to this summary are conceptual site plans showing three potential site redevelopment arrangements. To accompany these redevelopment options a summary below was prepared to provide a rough order of magnitude for the costs associated with each option. The estimates provided are a high level (Class D) estimate which are provided to within a level of accuracy of +/-20%.

### Site Development Option 1:

In this option the existing building would be demolished, and a new structure would be constructed in it's place. This option would require temporary facilities for workers on site during construction and anticipates that construction would be staged sequentially along with the demolition of the existing building in at least 2 separate stages.

It is anticipated that the construction costs associated with the project would be in the order of:

Main Building:	<b>\$4,830,000</b>
Cold Storage Building:	<b>\$500,000</b>
Existing Building Demolition:	<b>\$175,000</b>
Temporary facilities:	<b>\$60,000</b>
Site Development:	<b>\$1,500,000</b>
Fuel Service Station:	<b>\$500,000</b>
General Requirements & Fees:	<b>\$907,000</b>
Design Costs	<b>\$439,000</b>
<b><u>Sub-Total</u></b>	<b><u>\$8,911,000</u></b>
Pricing Contingency (20%):	<b>+/- \$1,694,000</b>
<b><u>Total</u></b>	<b><u>\$10,605,400</u></b>

## Site Development Option 2:

In this option the existing building would be demolished, and a new structure would be constructed to replace it. The new structure would be built facing Walker Road. This option would allow the existing facilities to remain operational during construction. Once construction of the new facility is completed the existing facility will be demolished and site work completed on the existing building footprint.

It is anticipated that the construction costs associated with the project would be in the order of:

Main Building:	<b>\$4,830,000</b>
Cold Storage Building:	<b>\$500,000</b>
Existing Building Demolition:	<b>\$125,000</b>
Site Development:	<b>\$1,500,000</b>
Fuel Service Station:	<b>\$500,000</b>
General Requirements & Fees:	<b>\$894,600</b>
Design Costs	<b>\$439,000</b>
<b>Sub-Total</b>	<b><u>\$8,788,600</u></b>
Pricing Contingency (20%):	<b>+/- \$1,669,920</b>
<b>Total</b>	<b><u>\$10,458,520</u></b>

## Site Development Option 3:

In this option the existing building would be retained and renovated, and a new structure would be constructed adjacent to it. The new structure would be built facing Walker Road and would contain administrative and staff facilities, such as office, washroom, locker and lunchroom spaces. This option would allow the existing facilities to remain operational during construction.

It is anticipated that the construction costs associated with the project would be in the order of:

New Building:	<b>\$3,270,000</b>
Renovate existing building:	<b>\$1,200,000</b>
Cold Storage Building:	<b>\$500,000</b>



Existing Building Demolition:	<b>\$25,000</b>
Site Development:	<b>\$750,000</b>
Fuel Service Station:	<b>\$500,000</b>
General Requirements & Fees:	<b>\$749,400</b>
Design Costs	<b>\$373,200</b>
<b><u>Sub-Total</u></b>	<b><u>\$7,367,600</u></b>
Design And Pricing Contingency (20%):	<b>+/- \$1,398,880</b>
<b><u>Total</u></b>	<b><u>\$8,766,480</u></b>

## Exclusions

The following are a list of exclusions to the cost listed above:

- Geotechnical investigations
- Winter heating and hoarding
- Furniture and Equipment
- Escalation
- HST
- Legal Fees
- Operating Expenses
- Interest/Financing Charges
- Site Remediation
- Designated Substance Abatement

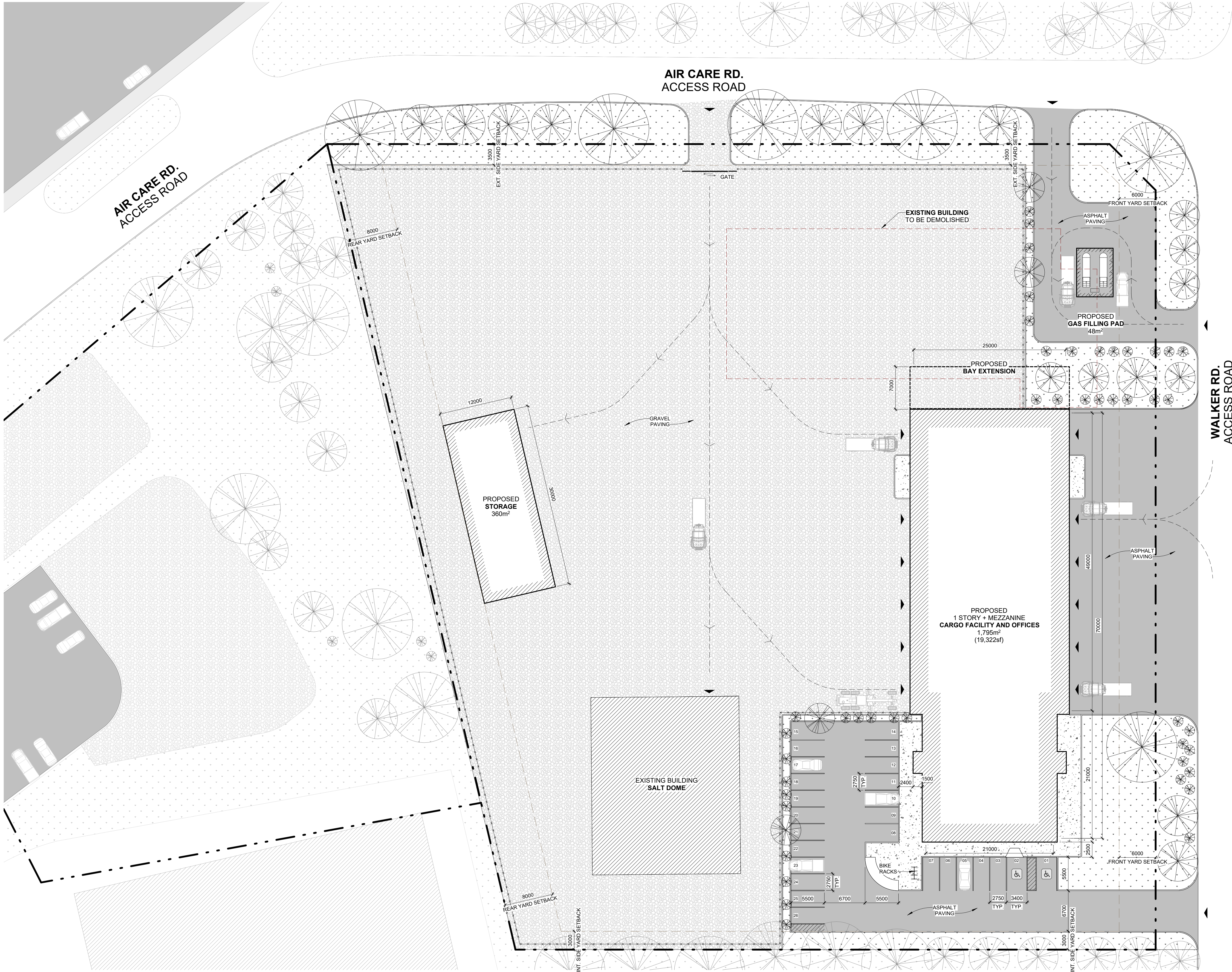
## Appendix

- A1.01 – Proposed Site Plan Option 1
- A1.02 – Proposed Site Plan Option 2
- A1.03 – Proposed Site Plan Option 3









- LEGEND**
- GRASS AREA
  - ASPHALT PAVING
  - CONCRETE WALKWAY
  - GRAVEL PAVING
  - PLANTING
  - PROPERTY LINE
  - SETBACK LINE
  - CENTRELINE
  - FENCE LINE
  - FH FIRE HYDRANT
  - LS LIGHT STANDARD
  - FDC FIRE DEPARTMENT CONNECTION

**SITE DATA**

LEGAL DESCRIPTION:  
x

ZONING DESIGNATION:  
M2 - LIGHT INDUSTRIAL ZONE

USE:  
INDUSTRIAL OR BUSINESS SERVICE OFFICE

REQUIRED SETBACKS:

FRONT YARD (m)	
REQUIRED	6
ACTUAL	6
REAR YARD (m)	
REQUIRED	8
ACTUAL	8
INTERIOR SIDE YARD (m)	
REQUIRED	3
ACTUAL	3
EXTERIOR SIDE YARD (m)	
REQUIRED	3.5
ACTUAL	3.5
MAXIMUM BUILDING HEIGHT (m)	
REQUIRED	22
ACTUAL	x
MINIMUM LOT FRONTAGE (m)	
REQUIRED	NO MINIMUM
ACTUAL	N/A
MINIMUM LOT AREA (m²)	
REQUIRED	NO MINIMUM
ACTUAL	N/A
MINIMUM LANDSCAPED OPEN SPACE (%)	
REQUIRED	20
ACTUAL	20
MAXIMUM FLOOR SPACE INDEX	
REQUIRED	1.5
ACTUAL	x

REQUIRED PARKING (Area C of ZBL):

OFFICE (1 SPACE/34m² OF GFA)	
REQUIRED	15
ACTUAL	18
WAREHOUSE (1 SPACE/120m² OF GFA)	
REQUIRED	10
ACTUAL	13
TOTAL	
REQUIRED	25
ACTUAL	30
NUMBER OF ACCESSIBLE SPACES	
REQUIRED	1
ACTUAL	2
BICYCLE PARKING (1/1,000m² OF WAREHOUSE)	
REQUIRED	4
ACTUAL	4

idea

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

595 BYRON AVE. OTTAWA, ONT. K1A 4C4  
T 613.728.0008 E info@integratedesign.ca

SEAL

SEAL

GENERAL NOTES  
DO NOT SCALE DRAWINGS.  
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH

TRUE NORTH

LEGAL DESCRIPTION:  
x

ZONING DESIGNATION:  
M2 - LIGHT INDUSTRIAL ZONE

USE:  
INDUSTRIAL OR BUSINESS SERVICE OFFICE

REQUIRED SETBACKS:  
FRONT YARD (m)  
REQUIRED 6  
ACTUAL 6  
REAR YARD (m)  
REQUIRED 8  
ACTUAL 8  
INTERIOR SIDE YARD (m)  
REQUIRED 3  
ACTUAL 3  
EXTERIOR SIDE YARD (m)  
REQUIRED 3.5  
ACTUAL 3.5  
MAXIMUM BUILDING HEIGHT (m)  
REQUIRED 22  
ACTUAL x  
MINIMUM LOT FRONTAGE (m)  
REQUIRED NO MINIMUM  
ACTUAL N/A  
MINIMUM LOT AREA (m²)  
REQUIRED NO MINIMUM  
ACTUAL N/A  
MINIMUM LANDSCAPED OPEN SPACE (%)  
REQUIRED 20  
ACTUAL 20  
MAXIMUM FLOOR SPACE INDEX  
REQUIRED 1.5  
ACTUAL x

REQUIRED PARKING (Area C of ZBL):  
OFFICE (1 SPACE/34m² OF GFA)  
REQUIRED 15  
ACTUAL 18  
WAREHOUSE (1 SPACE/120m² OF GFA)  
REQUIRED 10  
ACTUAL 13  
TOTAL  
REQUIRED 25  
ACTUAL 30  
NUMBER OF ACCESSIBLE SPACES  
REQUIRED 1  
ACTUAL 2  
BICYCLE PARKING (1/1,000m² OF WAREHOUSE)  
REQUIRED 4  
ACTUAL 4

No. | DATE | DESCRIPTION

REVISIONS

PROJECT

TOWN OF SMITHS FALLS  
PUBLIC WORKS  
OPERATIONS CENTRE

ISSUED FOR REVIEW

11 AIR CARE DR.  
SMITHS FALLS, ON. K7A 0B2

IDEA # 23556 CLIENT #

SHEET NAME

SITE PLAN Option 2

DATE 2025-08-19

SCALE AS NOTED.

CHECKED BY CWS

DRAWN BY IP

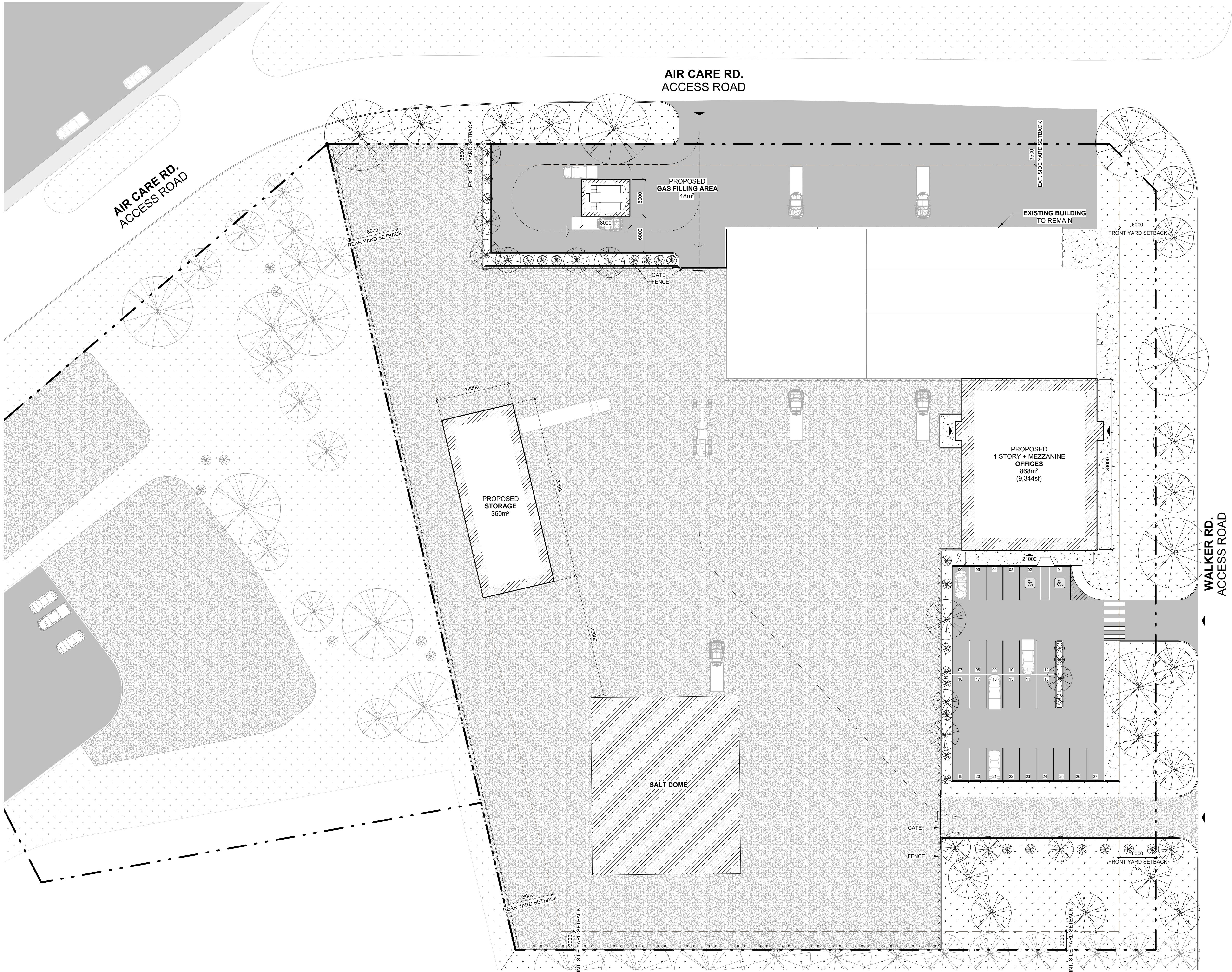
SHEET No.

A1.02

D (36"x24")

A1 SITE PLAN Option 2  
A1.02 1:300





LEGEND	
	GRASS AREA
	ASPHALT PAVING
	CONCRETE WALKWAY
	GRAVEL PAVING
	PLANTING
	PROPERTY LINE
	SETBACK LINE
	CENTRELINE
	FENCE LINE
	FH FIRE HYDRANT
	LS LIGHT STANDARD
	FDC FIRE DEPARTMENT CONNECTION

SITE DATA	
LEGAL DESCRIPTION: X	
ZONING DESIGNATION: M2 - LIGHT INDUSTRIAL ZONE	
USE: INDUSTRIAL OR BUSINESS SERVICE OFFICE	
REQUIRED SETBACKS:	
FRONT YARD (m)	
REQUIRED	6
ACTUAL	6
REAR YARD (m)	
REQUIRED	8
ACTUAL	8
INTERIOR SIDE YARD (m)	
REQUIRED	3
ACTUAL	3
EXTERIOR SIDE YARD (m)	
REQUIRED	3.5
ACTUAL	3.5
MAXIMUM BUILDING HEIGHT (m)	
REQUIRED	22
ACTUAL	X
MINIMUM LOT FRONTAGE (m)	
REQUIRED	NO MINIMUM
ACTUAL	N/A
MINIMUM LOT AREA (m²)	
REQUIRED	NO MINIMUM
ACTUAL	N/A
MINIMUM LANDSCAPED OPEN SPACE (%)	
REQUIRED	20
ACTUAL	20
MAXIMUM FLOOR SPACE INDEX	
REQUIRED	1.5
ACTUAL	X
REQUIRED PARKING (Area C of ZBL):	
OFFICE (1 SPACE/34m² OF GFA)	
REQUIRED	15
ACTUAL	18
WAREHOUSE (1 SPACE/120m² OF GFA)	
REQUIRED	10
ACTUAL	13
TOTAL	
REQUIRED	25
ACTUAL	30
NUMBER OF ACCESSIBLE SPACES	
REQUIRED	1
ACTUAL	2
BICYCLE PARKING (1/1,000m² OF WAREHOUSE)	
(1/250m² OF OFFICE)	
REQUIRED	4
ACTUAL	4

idea

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

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T 613.728.0008 E info@integrateddesign.ca

SEAL

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GENERAL NOTES  
DO NOT SCALE DRAWINGS.  
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.

PROJECT NORTH

TRUE NORTH

No.	DATE	DESCRIPTION		
REVISIONS				
PROJECT				
TOWN OF SMITHS FALLS				
PUBLIC WORKS				
OPERATIONS CENTRE				
ISSUED FOR REVIEW				
11 AIR CARE DR.				
SMITHS FALLS, ON. K7A 0B2				
IDEA #	CLIENT #			
23556				
SHEET NAME				
SITE PLAN Option 3				
DATE	2025-08-19	SCALE		
CHECKED BY	CWS	AS NOTED.		
SHEET No.		DRAWN BY		
		IP		

A1.03

1:300

SITE PLAN Option 3.2

A1.03

1:300

SITE PLAN Option 3.2





To: Mayor and Council  
From: Rick Chesebrough Fire Chief  
Date: August 28, 2025.  
COW September 2, 2025.  
Title: Out of Province Training Session

☒ For Direction  
☐ For Information  
☐ For Adoption  
☒ Attachments 1 pages

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**Recommendation:** That Council of the Corporation of the Town of Smiths Falls pass a resolution to approve the out of Province travel for two (2) Firefighters to attend a specialized training in Denver Colorado with Canadian Pacific-Kansas City (CPKC) railroad.

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**Purpose:** The purpose of this report is to request approval from Council authorizing two (2) Smiths Falls Firefighters to attend a formal training session in Denver Colorado at the Canadian Pacific-Kansas City (CPKC) training grounds.

**Background:** On August 20, 2025, I received a call from Michael Magee from CPKC asking if we had 2 firefighters interested in attending a formal training session in Denver Colorado. This training session is a specialized training program dealing with rail car incidents and would be beneficial for staff (we have a main rail yard in Smiths Falls). CPKC offers this opportunity to Ontario fire services to enhance the knowledge and skills when dealing with train incidents.

The total cost for staff to attend is covered by CPKC (includes air fare, hotel, car rental, meals and the training).

This is a state-of-the-art training facility and the only one in North America. The training facility has been recently upgraded, and this would be the first class through the new site.

#### **Analysis and Options:**

**Option #1 (recommended)** – Council support staff's recommendation to authorize two (2) firefighters to attend the training session in Denver.

**Budget/Financial Implications:** There is no financial implications as the total cost is covered by CPKC.

**Link to Strategic Plan (2023-2026):** NA

**Existing Policy:** Expenses Bylaw 8048-2004, as amended



**Consultation:** WSIB

Halpenny Insurance Broker  
Kerry Costello Clerk  
Nadine Bennett HR Advisor  
Malcolm Morris CAO

**Attachment:** N/A

**Notes/Action (space for Council Member's notes):**

Respectfully Submitted:

Approved for agenda by:

Original Copy Signed

Rick Chesebrough  
Fire Chief, CEMC

Original Copy Signed

Malcolm Morris, CMO  
CAO