



County of Simcoe
Social Services
Social Housing Division
1110 Highway 26
Midhurst On L9X1N6

County Orillia Campus Project
250 West Street North
Orillia, ON

NEIGHBOUR PROJECT UPDATE REPORT

NEIGHBOUR PROJECT UPDATE REPORT – June 1, 2022

Report by: Jason Allan – Construction Projects Supervisor





Hello and welcome to another neighbour project update communication.

As you may have noticed, construction progress went well during the past winter months.

The goal of the winter season was to excavate and get the footings and foundation walls out of the ground on the Borland Street wing. This was done so that all the back-filling and grading around the perimeter of the building could be raised and compacted in a timely manner, with the expectation that all the noise and vibration from this activity be largely completed before the spring weather returned and the increased enjoyment of the outdoors.

The direct communication through this update and through email seems to be working nicely as I have been in communication with many of the neighbours quite regularly. And, if a concern or question is raised please know that I usually correspond, or visit in person, promptly. As mentioned previously, I am not only onsite every day to supervise the work being completed and act on behalf of the County as the owner representative, but I am also here to follow through on items that were approved throughout the planning stage, address any questions or concerns from our neighbours, and adhere to City of Orillia by-laws.

We are now fortunate to have more favorable construction weather with very minimal rain delays to date and as a result production is ramping up! The majority of the Borland Street wing ground floor, where our community partners will be located, is now backfilled. All of the structural masonry walls have been built and structural steel is expected to arrive in the first week of June. One of the construction milestones is precast concrete slab installations. Currently the precast supplier is booked for the first delivery of concrete slabs on June 20th, 2022. This will make up the second floor on the Borland Street wing and the masonry walls for suites on that floor will proceed shortly after the concrete slabs are installed.

An aggressive summer construction schedule has been coordinated, as the goal is to have the roof on the Borland Street wing by winter. To achieve this goal, concrete slab deliveries are scheduled every 4 weeks.

As always, feel free to reach out if you have any questions or concerns.



PROGRESS/COMMENTS

All footings and walls have been poured for the Borland Street wing and backfilling will be completed by June 1st, 2022. All structural masonry walls for the Borland Street wing will be completed by the first week of June in anticipation for the structural steel delivery and erection, followed by the concrete slabs being delivered June 20th. While waiting for the concrete slab delivery, underground plumbing will commence.

The majority of the central hub area exterior walls have been poured and the contractor is now making their way along the West Street wing. Both large elevator pits have been poured and waterproofed along with the drains being installed.

Electricians and masons are onsite daily completing structural masonry walls, corridor walls, elevator walls and stairwell walls within the central hub area

Site services and excavation will continue along the West Street wing throughout June. While excavation for footings and walls continues, the parking lot and the right-in right-out entrance/exit to Peter Street is being installed. This entrance/exit will remain closed for the majority of the construction phase.

A high-tech camera surveillance system is being installed on the construction site shortly to assist with community safety, and loss and damage prevention. On that note, I would like to personally thank our neighbours for keeping an eye on the site after hours and over the weekends. There have been a couple of events whereby if it wasn't for a friendly call - it wouldn't have been addressed until early Monday morning.

Construction Activity

- On-going site safety, sanitation, hoarding and dust mitigation
- Underground storm and sanitary infrastructure installation continuing
- Installation of the parking lot and Peter Street entrance/exit continuing
- Installation of service access road around storm water retention pond to begin shortly
- Privacy fencing will continue once changes are completed next to the childcare tenancy
- Continue building footprint excavations on the West Street wing.

Upcoming Activity

- Complete building footprint excavation
- Underground storm and sanitary continuing
- Complete parking lot up to top of B-gravel
- Continue with the removal of excess soils



- Continue deliveries of hollow metal door frames
- Continue deliveries of rebar
- Continue footing forming and concrete walls on the West Street wing
- Plumbers to start underground inside the building
- Concrete slab delivery for 2nd floor of the Borland Street wing
- Masonry to continue in the central hub then move up to the second floor of the Borland Street wing

Total Number of Workers Onsite: 35

Progress Photos:



Foundation and walls being constructed in the hub basement.



Temporary power enclosure completed. Hydro One to hook up to grid shortly.



Stair D raising out of the ground.



View looking towards West Street.



Mason grouting half the constructed wall. This wall dissects the childcare area and EarlyON



Wall and elevator pit back forming complete so waterstop and rebar inspections can take place.



Continuation of the elevator pit excavation.



Continuation of exterior wall waterproofing.



Half loads have been lifted so we are now starting to remove excess soils from the site.



Pouring of columns and step footings for Stair B.



Insulation installed on exterior walls. Ready for weeping tile to be installed and then backfilling can commence.



Dust mitigation controls.



Start of backfilling the excavation around the foundation with fill from the stockpile.



Relocation of rebar onto parking lot and view of all the roofing materials.



View of parking lot looking towards North Street.

As previously mentioned, if you have any questions or concerns please don't hesitate to email or call me, and I will do my best to assist.

Thank you,

Jason

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