

ADMINISTRATIVE REPORT

Subject: Award of Tender 2025-OF-11 : Hallett and Owandem Park Construction

Date: September 8, 2025

To: Mayor and Council

From: Craig Miller, Environmental Superintendent

Item Number: AR-25-0888



ISSUE:

At the August 11, 2025 Council meeting, Council deferred report AR-25-0869 to the September 8, 2025 Council Meeting. During this window, other options have been considered and the Analysis/Options section has been updated accordingly in this updated report.

The Town issued a Request for Tenders for the construction of Hallett and Owandem Park to establish the final berthing locations for the Hallett and Owandem tugboats, based on detailed design drawings and specifications prepared from the Council selected conceptual design Option 3B late 2023 / early 2024.

RECOMMENDATION:

THAT Council Approval of Report AR-25-0888 will provide direction to Administration to proceed with option ___ as detailed below.

AND THAT Council pass the required By-Laws to execute the required agreements based on the selected option.

STRATEGIC PLAN ALIGNMENT:

This overall project best aligns with Council's strategic plan under Quality of Life - Initiatives for Growth of Tourism and Attractions to Enhance Vitality of Community:

Goal: We will work with Indigenous groups, governments, non-profits and economic development agencies to open the door to increased tourism, attractions and quality of life for residents.

Increased tourism will contribute to the vitality, beauty and prosperity of the town and partners.

- The Town of Fort Frances will encourage and partner on joint tourism Initiatives that highlight the unique cultural heritage, attractions, and experiences of both the municipality and Indigenous communities to attract cross border visitors and boosting the local economy.
- Collaborate with external partners on cross-border tourism opportunities such as festivals, celebrations and leisure activities

- Fort Frances will have an environment that encourages and supports hosting a wide range of events

BACKGROUND:

During the 2022 flood, the Hallett Tugboat was removed from its wet dock in the Rainy River and placed in the Sorting Gap Marina parking lot after it began to float and posed a risk of breaking free and travelling downstream. Following Council's direction, Administration initiated a project to design a park at the Marina featuring the Hallett and Owandem tugboats as public displays to preserve and share their history.

In 2023, Council awarded a tender to a Manitoba-based landscape architecture firm to design the park and prepare a construction tender package. However, due to limitations with the selected firm, the project did not advance beyond the conceptual design stage. At the time, Council selected conceptual design option 3B and directed administration to proceed accordingly with detailed design work for conceptual design option 3B.

In 2024, the Town issued a tender for a turnkey project to restore the Hallett Tugboat and complete the park design for the reberthing of the Hallett, Owandem, and Anchor. Interest was limited and no submissions were received.

In March 2025, Council awarded Tender 2025-OF-03 to Scatliff, Miller and Murray (Report AR-25-0780) to complete detailed architectural and engineering designs for Hallett and Owandem Park, in alignment with the previously approved design concept. Upon completion of these works, the construction tender was issued.

ANALYSIS/OPTIONS:

Following the award of Tender 2025-OF-03 to Scatliff, Miller and Murray, per report AR-25-0780, the detailed design for the Hallett and Owandem Tugboat project was completed, including a Class B cost estimate of \$689,879.25 ($\pm 10\%$), excluding a provisional public-access staircase. The design, based on previously approved Concept 3B (Class D estimate approx. \$575,000 $\pm 25-50\%$), was modified slightly to meet budget and site constraints without altering the core concept. (reference attachment "design concepts proposal option 3B")

Construction Tender 2025-OF-11 was issued in early July and closed August 5, 2025. One bid was received from M-Builds Construction of Thunder Bay for \$1,626,690.00 (excluding HST), plus a provisional \$69,500 for the staircase. The price also excludes an estimated \$60,000 crane rental. No contingency allowance was included.

Following bid opening, the Town began discussions with M-Builds to explore cost-reduction options. The provisional staircase was removed from consideration due to the project already exceeding budget.

Options for Council

Option 1 - Award full project – Accept M-Builds' bid (excluding staircase) plus crane costs and Town's HST share, total \$1,716,376, requiring an unbudgeted overage of \$1,043,127 from the Museum Projects Reserve and Corporate Projects Reserve. (reference attachment "Engineering Option 3B)

Option 2A - Phased project – Phase 1: The lone bidder, M-Builds, proposed a phased plan where the boats would be placed on their new berths only, plus crane and HST, total \$843,742, requiring an overage of \$180,663 from reserves. Phase 2: Complete landscaping in a future budget year at an estimated \$872,637 (current costs). Note: This deviates from Concept 3B and would leave the site partially finished, requiring ongoing maintenance. (reference attachment "phased approach"). Also, Scatliff, Miller and Murray would need to be re-engaged (at additional cost estimated at \$9,000 - included in the additional reserve funds above) to update the drawings for this approach.

Only Phase 1 would be awarded to M-Built at this time. Phase 1 work would commence this fall with a goal to complete before winter. Phase 2 would need to be included in a future capital budget by Council and would be re-tendered and grant opportunities would be sourced to help off-set costs of Phase 2.

Option 2B - Phased project - Engage Scatliff, Miller and Murray (at additional cost) to prepare a new drawing package for a phased approach and re-tender the work to be completed by the end of March 2026. Phase 1 would be to place the Hallett on its permanent berth and to place the Owandem on its permanent berth and fully complete the works associated with the Owandem. Phase 2 would be to complete the plaza space around the Hallett. The goal of option 2B would be to get the project as close to the remaining budget as possible while managing ongoing operational needs and health and safety of pedestrians along the waterfront.

What does Phase 1 look like? The Owandem area would be completed in entirety with the exception of the two benches being installed. Below surface electrical work would be completed and "roughed in" for future completion. The Hallett would be placed in its final position, however no other work in the park / plaza area would be completed except for placing crusher chips beneath the Hallett and the completion of the curb work and asphalt patching.

What does Phase 2 look like? Phase 2 is the completion of the park and plaza. It includes the installation of park benches, installation of the Hallett anchor, the surface finish of the park around the Hallett (ie, paving stones), electrical lighting and outlets, any planting of trees, etc. Phase 2 does not currently include staircase access to the Hallett or any restoration, interior or exterior, of the Hallett.

Option 3 - Do not award – Use existing budget to relocate the Hallett and Owandem to a permanent, non-public-access storage location.

Option 4 - Preserve digitally, then scrap – With the Museum team, use photos, video, 3D imaging and heritage signage to preserve the tugboats' history for display, then scrap the vessels.

Option 5 - Return Hallett to the original crib in the river. The existing in water foundations are substantially damaged (probably from repeated freeze/thaw cycles) and would require engineering and repairs prior to returning the Hallett to this location. A location / plan for the Owandem would also need to be considered. Costs for the design and construction for this options are not know at this time.

FINANCIAL AND RESOURCE IMPLICATIONS:

The 2025 Capital Budget includes \$727,324 for the Hallett and Owandem projects, funded as follows:

\$137,500 – FedNor
\$442,368 – NOHFC
\$147,456 – Reserves

The architectural and engineering phase totalled \$54,075, leaving \$673,249 available for construction.

If Council awards the construction phase to M-Builds, based on their bid of \$1,626,690, plus an estimated \$60,000 for crane rental and the Town's share of HST, the total cost will be \$1,716,376. This would require additional unbudgeted capital funds of \$1,043,127. The Class B cost estimate for the project was \$689,879.25 (excluding the staircase), making the bid significantly higher than anticipated.

If Council chooses to change direction or abandon the project, the FedNor and NOHFC funding may be rescinded. Council may also choose to defer construction to 2026 and include the project in the 2026 Capital Budget; however, the FedNor funding must be spent by March 31, 2026 so doing so would result in a loss of most of that funding.

Should Council allocate the additional unbudgeted capital funds, the recommended funding sources are:

Museum Projects Reserve – estimated balance \$42,000

Corporate Projects Reserve – projected 2025 year-end balance \$3,200,000 (typically used for road works not eligible for water/sewer reserves or grants)

INTERNAL AND EXTERNAL CONSULTATION:

Travis Rob
Dawn Galusha
Marcel Michaels

SUPPORTING DOCUMENTS:

[Administration Report - AR-25-0869 - Original](#)

[Design Concepts Proposal Option 3B](#)

[Engineered Option 3B](#)

[Phased Approach](#)

[Administration Report - AR-24-0495 - Pdf](#)



ADMINISTRATIVE REPORT

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To: Mayor and Council

From: Craig Miller, Environmental Superintendent

Item Number: AR-25-0869



ISSUE:

The Town issued a Request for Tenders for the construction of Hallett and Owandem Park to establish the final berthing locations for the Hallett and Owandem tugboats, based on detailed design drawings and specifications prepared from the Council-approved conceptual designs completed in 2023.

RECOMMENDATION:

THAT Council Approval of Report AR-25-0869 will provide direction to Administration to proceed with option ___ as detailed below.

AND THAT Council pass the required By-Laws to execute the required agreements based on the selected option.

STRATEGIC PLAN ALIGNMENT:

This overall project best aligns with Council's strategic plan under Quality of Life - Initiatives for Growth of Tourism and Attractions to Enhance Vitality of Community:

Goal: We will work with Indigenous groups, governments, non-profits and economic development agencies to open the door to increased tourism, attractions and quality of life for residents.

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- Fort Frances will have an environment that encourages and supports hosting a wide range of events

BACKGROUND:

During the 2022 flood, the Hallett Tugboat was removed from its wet dock in the Rainy River and placed in the Sorting Gap Marina parking lot after it began to float and posed a risk of breaking free and travelling downstream. Following Council's direction, Administration initiated a project to design a park at the Marina featuring the Hallett and Owandem tugboats as public displays to preserve and share their history.

In 2023, Council awarded a tender to a Manitoba-based landscape architecture firm to design the park and prepare a construction tender package. However, due to limitations with the selected firm, the project did not advance beyond the conceptual design stage. In early 2024, via administration report AR-24-0495, Council directed administration to proceed forward with design concept 3B. (see attachment Administration Report - AR-24-0495 - Pdf).

In 2024, the Town issued a tender for a turnkey project to restore the Hallett Tugboat and complete the park design for the reberthing of the Hallett, Owandem, and Anchor. Interest was limited and no submissions were received.

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Options for Council

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Option 2 - Phase project – Phase 1: Mount boats on new berths only, plus crane and HST, total \$843,742, requiring an overage of \$170,493 from reserves. Phase 2: Complete landscaping in a future budget year at an estimated \$872,637 (current costs). Note: This deviates from Concept 3B and would leave the site partially finished, requiring ongoing maintenance. (reference attachment "phased approach")

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Should Council allocate the additional unbudgeted capital funds, the recommended funding sources are:

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INTERNAL AND EXTERNAL CONSULTATION:

Travis Rob
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SUPPORTING DOCUMENTS:

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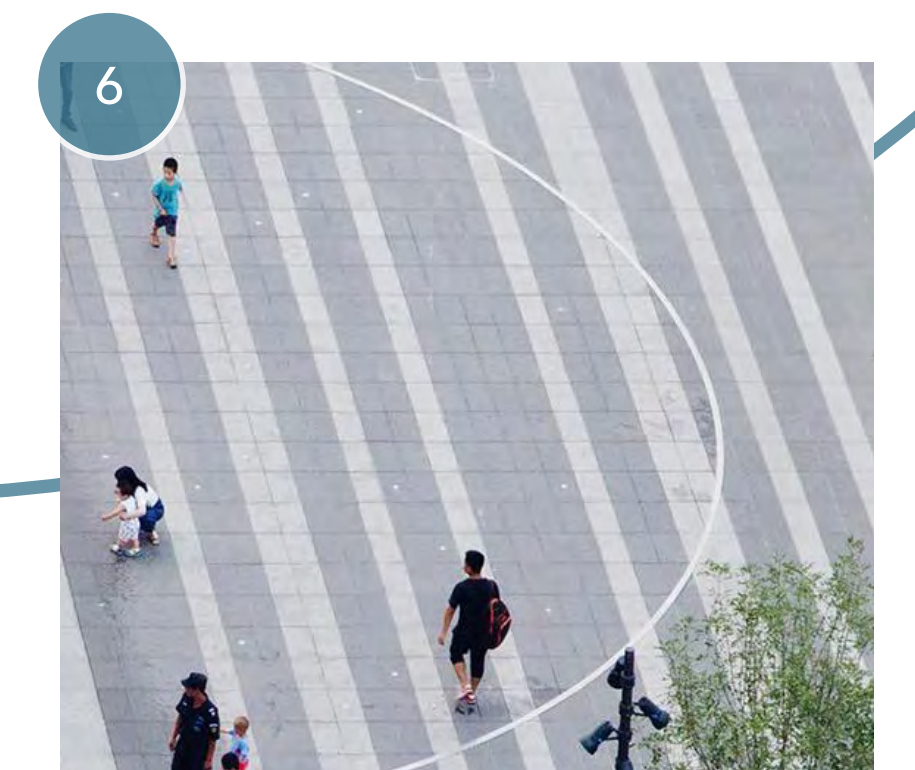
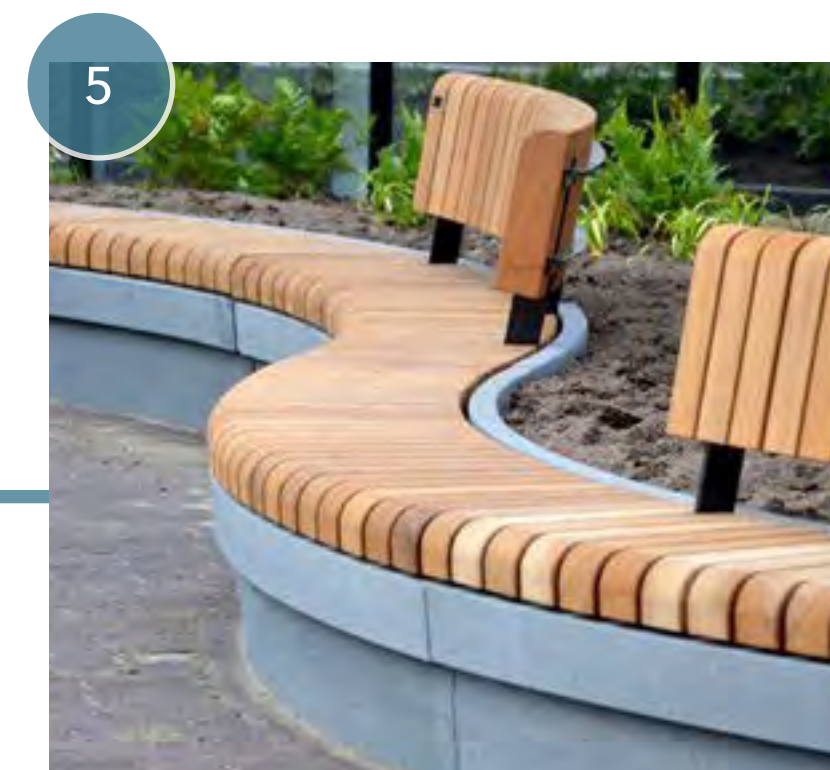
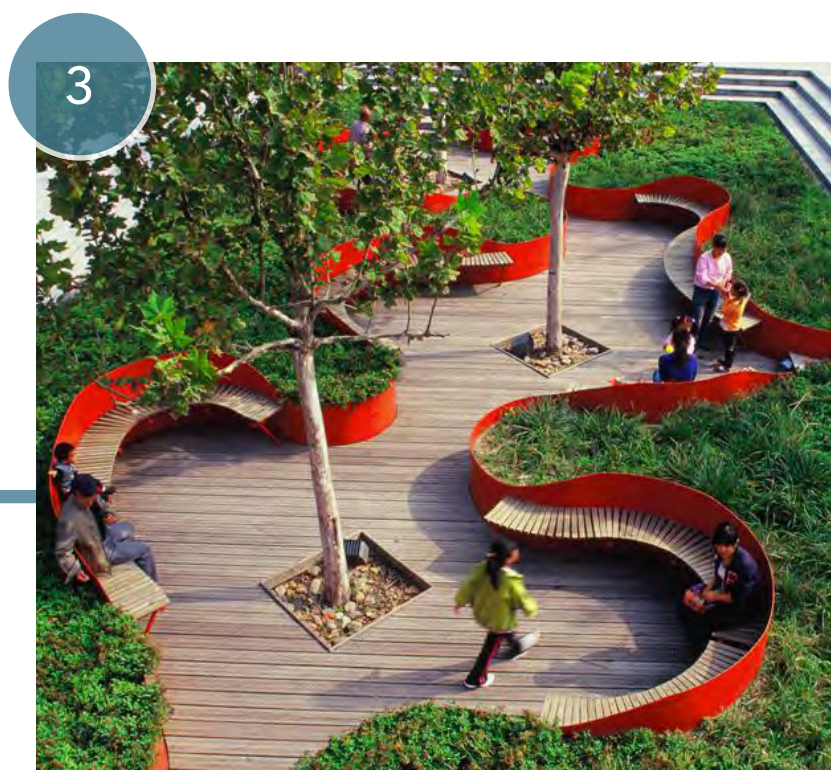
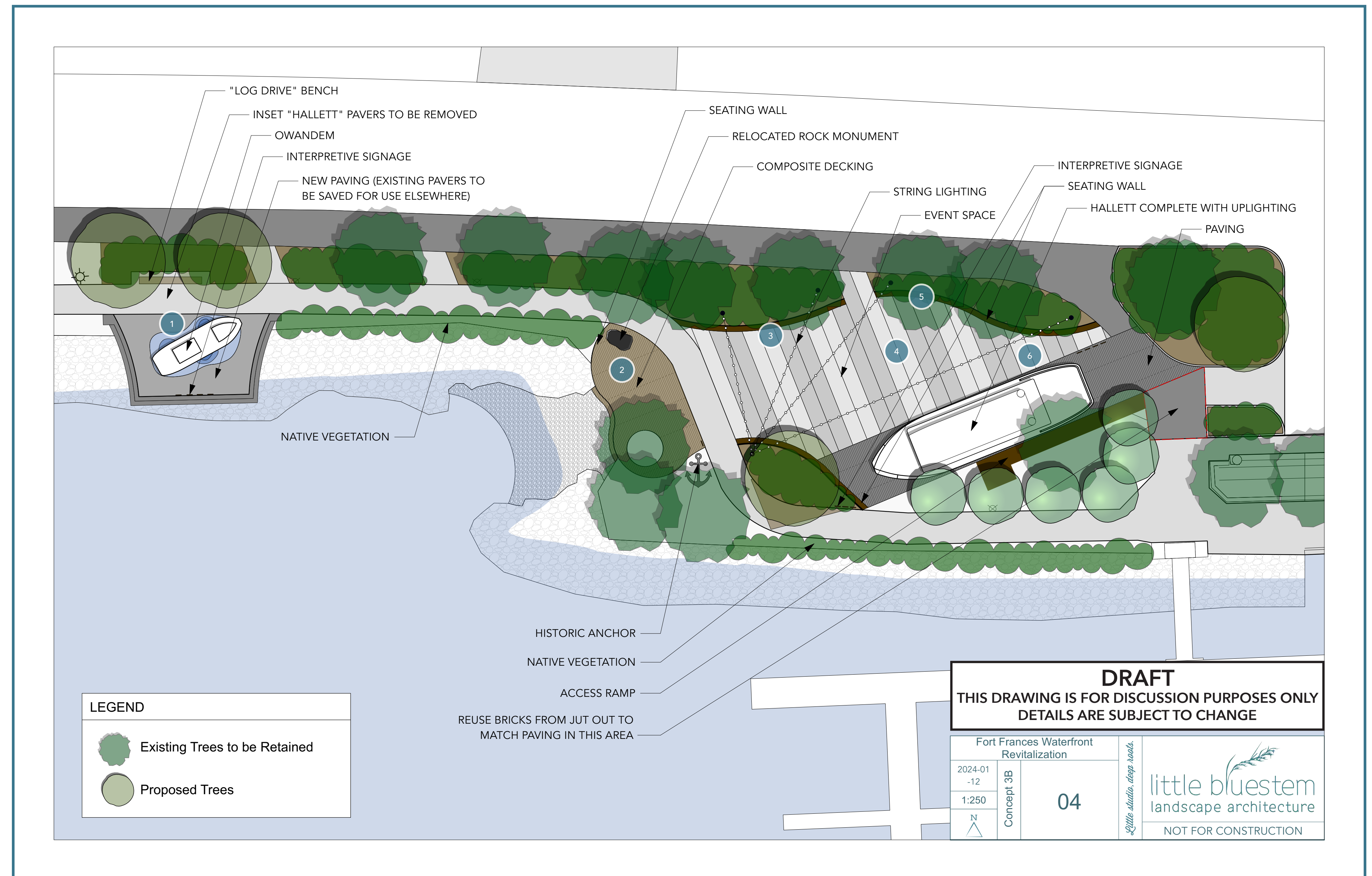
CONCEPT 3B | COMBINED

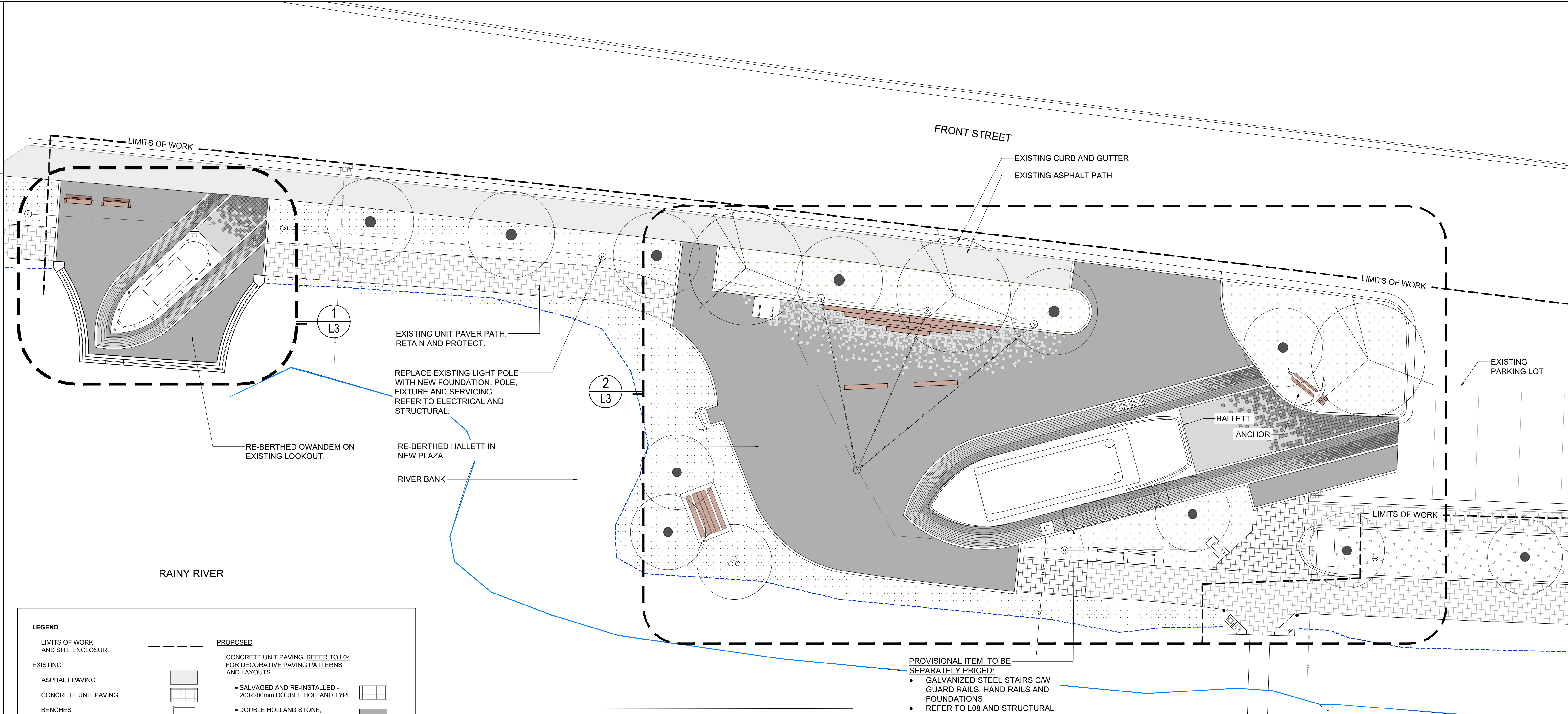
Concept 3B is a hybrid design which combines the ideas from Concept 1 and Concept 3. In concept 3B the OwanDEM is placed on the former Hallett dock. The undulating rubber surface surrounding the boat breathes colour into the playful space. Planting beds have been added to the north which define the area and connect it to the event space to the east. Curved planting beds frame the event space softening the defined geometries of the paving and the linear design of the existing waterfront park. String lighting overhead is reminiscent of Rainy Lake Square and adds a soft ambiance to the area at night. Seating is incorporated along the planting beds reducing the need for added site furniture and leaving the central plaza area open for a variety of events. Contrasting paving underneath the Hallett accents the vessel and uplighting highlights the ship at night. Access to the Hallett will be via a ramp on the south side of the boat, maintaining unobstructed views of the Hallett from the event space. The ramp will be accessible and the platform at the top will offer views out over the Rainy River as well as access onto the boat. Proposed trees on the south east corner of the site offer a shady space where families can sit and picnic. A new deck will define the existing beach and offer seating and space to display the existing rock monument and the historic anchor. The edge of the river bank will be softened with the addition of native riparian plants. All efforts will be made to preserve the existing trees on site, however the tree nearest to the proposed Hallett location may interfere with the structural support of the boat depending on the final design.

The images included below are meant to provide a sense of the atmosphere of the space. These are not depictions of the final outcome of the design. These images are not owned by LBLA and are for exemplary purposes only.

Image Sources:

1. Tourism Hamilton, Bayfront Park, Photograph, Pinterest. Accessed December 18, 2023, <https://www.pinterest.ca/pin/305752262175391497/>.
2. Sumner Adams, Research Park Plaza Ipe Courtyard, September 27, 2018, Photograph, Overseas Hardwoods Company. Accessed December 18, 2023, <https://www.ohc.net/research-park-plaza-ipe-courtyard/>.
3. Turenscape Design Institute, Tianjin Bridged Gardens, Photograph, Archello. Accessed December 18, 2023, <https://archello.com/project/link-the-city-to-nature>.
4. Barkman Concrete, Rainy Lake Square by Scatliff + Miller + Murray, Photograph, Barkman Concrete Website. Accessed January 11, 2024, <https://www.barkmanconcrete.com/case/rainy-lake-square/>.
5. Grijsen, Custom Curved Bench, Photograph, Grijsen. Accessed December 18, 2023, <https://grijsen-international.com/projects/s-herbergenbosch-bolduc/>.
6. Z+T Studio, U-Centre Plaza, Photograph, Divisare. Accessed December 18, 2023, <https://divisare.com/projects/336675-z-t-studio-u-center-plaza-waiting-for-the-next-ten-minutes>.



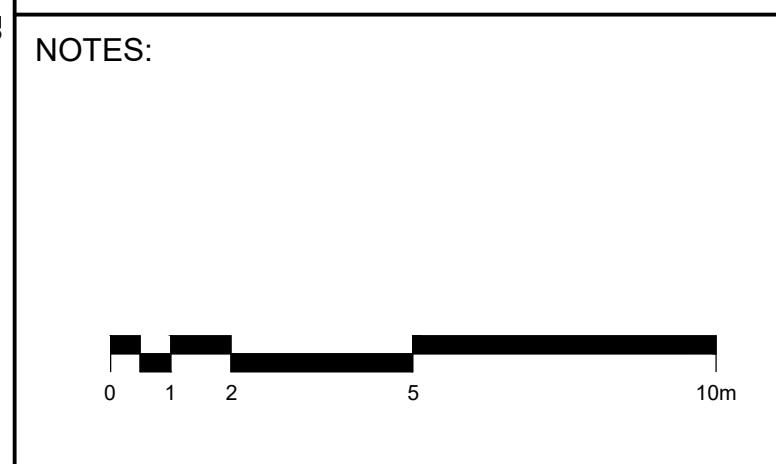


LEGEND

EXISTING	PROPOSED
LIMITS OF WORK AND SITE ENCLOSURE	CONCRETE UNIT PAVING, REFER TO L04 FOR DECORATIVE PAVING PATTERNS AND LAYOUTS.
ASPHALT PAVING	SALVAGED AND RE-INSTALLED - 200x200mm DOUBLE HOLLAND TYPE.
CONCRETE UNIT PAVING	DOUBLE HOLLAND STONE, 200x200mm, CHARCOAL COLOUR
BENCHES	DOUBLE HOLLAND STONE, 200x200mm, NATURAL COLOUR
BIKE RACKS	HOLLAND STONE, 100x200mm, CHARCOAL COLOUR
PEDESTRIAN SCALE LIGHT	HOLLAND STONE, 100x200mm, NATURAL COLOUR
BEAR PROOF WASTE RECEPTACLE	POURED IN PLACE CONCRETE PAVING
CATCH BASIN CURB INLET	PLANTING BED
LAND DRAINAGE SEWER (APPROX.)	LIGHT POLES, REFER TO ELECTRICAL
U.G. ELECTRICAL (APPROX.)	UNDERGROUND ELECTRICAL, REFER TO ELECTRICAL
PLANTING BED	CATENARY LIGHTING, REFER TO ELECTRICAL
TURF GRASS	TREES
TREES, REFER TO TREE PROTECTION NOTES L01	
TOP OF BANK, APPROX.	
NORMAL WATER LINE, APPROX.	

- NOTES:**
- ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOD, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION TO ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA DURING CONSTRUCTION BOTH ON AND OFF SITE TO ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AT THE CONTRACTORS COSTS
 - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ALSO REFER TO DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
 - CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
 - CONTRACTOR TO CONFIRM ALL EXISTING GRADES, BUILDING LOCATIONS, LAYOUT, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
 - CONTRACTOR MAY USE EXISTING BASE MATERIAL WHERE AVAILABLE. RE-GRADE, RE-COMPACT AND TOP UP AS REQUIRED TO MEET APPROPRIATE DETAIL AND SPECIFICATION.
 - CONTRACT ADMINISTRATOR TO REVIEW AND APPROVE ALL LAYOUTS, INCLUDING SITE FURNISHINGS AND TREES, PRIOR TO CONSTRUCTION.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS AND PROVISIONAL STAIR DETAILS
 - REFER TO ELECTRICAL FOR ALL LIGHTING AND ELECTRICAL CONNECTIONS
 - REFER TO CIVIL FOR CATCH BASIN AND OUTFALL
 - REFER ALSO TO WRITTEN SPECIFICATIONS

- PROVISIONAL ITEM, TO BE SEPARATELY PRICED:**
- GALVANIZED STEEL STAIRS C/W GUARD RAILS, HAND RAILS AND FOUNDATIONS.
 - REFER TO L08 AND STRUCTURAL



REV	YY / MM / DD	DESCRIPTION	CV	BY
00	25 / 07 / 03	ISSUED FOR CONSTRUCTION	CV	

SEAL

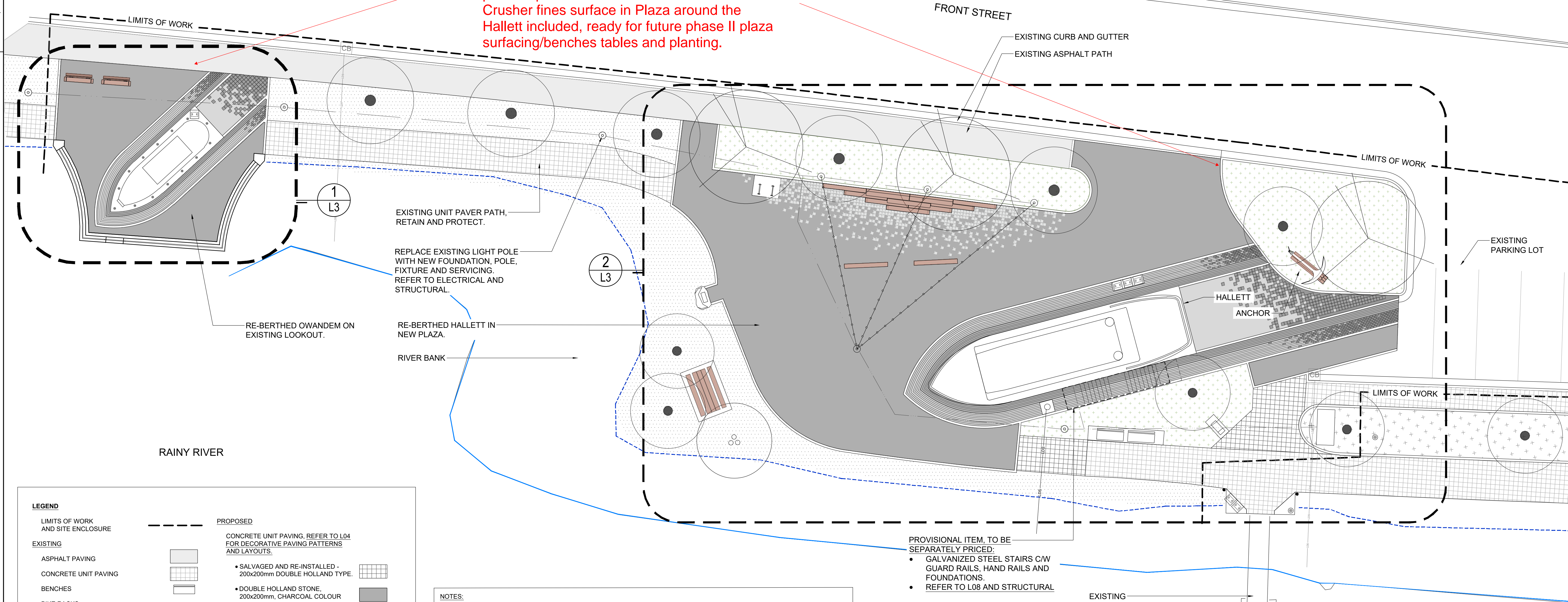
CLIENT

TOWN OF FORT FRANCES

SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

PROJECT		TITLE	
HALLETT, OWANDEM AND ANCHOR REBERTH PARK DESIGN		GENERAL ARRANGEMENT PLAN	
DESIGN	DRAWN	DATE - Y / M / D	SCALE
CV/AH	AH	25/05/02	1:125
CHECKED	APPROVED	PROJECT NO.	DRAWING NO.
CV	CV	25-0048-001	L-02

PHASE 1
 All work at Owandem - except the two benches
 All buried Electrical Work
 All foundation/cradles for the Hallett and stairs
 Light pole bases only, with electrical conduits
 Edge curb between plaza and parking, inc patch asphalt.
 Crusher fines surface in Plaza around the Hallett included, ready for future phase II plaza surfacing/benches tables and planting.



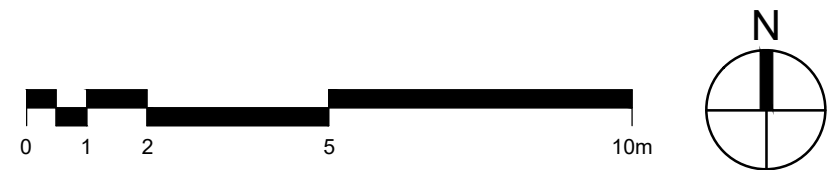
LEGEND

LIMITS OF WORK AND SITE ENCLOSURE		PROPOSED	
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PEDESTRIAN SCALE LIGHT		• HOLLAND STONE, 100X200mm, CHARCOAL COLOUR	
BEAR PROOF WASTE RECEPTACLE		• HOLLAND STONE, 100X200mm, NATURAL COLOUR	
CATCH BASIN CURB INLET		POURED IN PLACE CONCRETE PAVING	
LAND DRAINAGE SEWER (APPROX.)		PLANTING BED	
U.G. ELECTRICAL (APPROX.)		LIGHT POLES, REFER TO ELECTRICAL	
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TURF GRASS		CATENARY LIGHTING, REFER TO ELECTRICAL	
TREES, REFER TO TREE PROTECTION NOTES L01		TREES	
TOP OF BANK, APPROX.			
NORMAL WATER LINE, APPROX.			

- NOTES:**
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- PROVISIONAL ITEM, TO BE SEPARATELY PRICED:**
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 - REFER TO L08 AND STRUCTURAL

NOTES:



REV	YY / MM / DD	DESCRIPTION	BY
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A. SECTION LETTER OR DETAIL NUMBER, B. DRAWING WHERE SECTION OR DETAIL IS DRAWN.
 OR
 DRAWING WHERE SECTION OR DETAIL IS INDICATED.
 — SECTION OR DETAIL SHOWN ON SAME DRAWING.

SEAL

CLIENT

TOWN OF FORT FRANCES



PROJECT		HALLETT, OWANDEM AND ANCHOR	
TITLE		REBERTH PARK DESIGN	
DESIGN	DRAWN	DATE - Y / M / D	SCALE
CV/AH	AH	25/05/02	1:125
CHECKED	APPROVED	PROJECT NO.	DRAWING NO.
CV	CV	25-0048-001	L-02

SCATLIFF + MILLER + MURRAY
 visionary urban design + landscapes

ADMINISTRATIVE REPORT

Subject: Hallett and Owandem Restoration Project - Design Concept

Date: February 12, 2024

To: Mayor and Council

From: Nathan Young, Recreation and Culture Manager

Item Number: AR-24-0495



ISSUE:

The Town of Fort Frances has received concept drawings from Little Bluestem for the design work on the Hallett and Owandem project. At this time, administration is requesting a decision from Council on which design to move forward with into the next phase of the Hallett and Owandem Restoration project.

RECOMMENDATION:

THAT Council directs administration to move forward with Concept 3B as outlined in report AR-24-0495 for the berthing of the Hallett and Owandem along Front Street as part of the Hallett and Owandem Restoration Project.

STRATEGIC PLAN ALIGNMENT:

1. Quality of life

- Opportunities to enhance tourism through shared cultural and recreational activities.
- Develop waterfront and attractions to draw interest from regional and cross-boarder tourists.

2. Economic Growth

- Projects to increase tourism and give residents an exciting activation of programs and events.
- Initiatives for growing a thriving downtown and waterfront.

3. Municipal Services and Infrastructure

- Initiatives for sustaining municipal infrastructure and amenities.

BACKGROUND:

On May 30th, 2022, the Hallett, was removed from the water because of the unprecedented flooding along the Rainy River. The action was preventative, as the extremely high-water levels posed a significant risk to the vessel, as it was on the verge of breaching its cradle and floating down the river.

This has allowed the Town an unique opportunity to bring the Hallett and the Owandem together, by placing them in a dry berth near the Sorting Gap Marina/Shevlin Woodyard development. From a conservation viewpoint, this would allow the Town to preserve and protect the vessels from future flooding. In addition, it would also allow the Town to showcase the ships in a cohesive way that would highlight the impressive history of the vessels and the historic contributions that they have made.

On May 9th, 2023, an RFP was published for the design phase of the project. The project was awarded to Little Bluestem, a landscape Architecture firm based in Winnipeg in June 26th, 2023.

The initial design meeting with Little Bluestem was held July 28th, 2023, over Teams, and the Little Bluestem team had an onsite visit, August 15-16th, 2023. Communication was over email until the presentation of the design concepts on January 9th, 2024, to Town project leads and to the Museum Advisory committee on January 17th, 2024.

Concepts 1, 2, & 3 were presented to the Town's project leads. At this meeting, the team discussed each concept in detail and asked Little Bluestem to create concept 3B which included the desired pieces of the three designs.

ANALYSIS/OPTIONS:

When reviewing the concept designs, it is important to remember that the designs are conceptual and showcase possibilities for the project including placement and layout. Once a concept design is chosen, the project moves into a construction design phase that will expand on the particulars of the project and will include conversations about materials, design elements, colors, tree placement, etc.

It is important to note that all four designs include the removal of four existing parking spaces in the Sorting Gap Marina parking lot on Front Street.

Concept 1 - Enclosed

The Town's project team like the flow that was presented in concept 1. The team appreciated the rounded features and dedicated event space. The team did not like that the event space was filled with benches that would take away from the ability to use the space for events. Additionally, the Team felt that the placement of the Hallett closed off the event space from Front Street which would impact events like parades and the Bass Tournament as well as limiting the integration with the Shevlin Woodyard Development Project.

Concept 2 - Shared

This concept was the least appealing for the Town's team. The vessel placement limited the amount of use for larger events and had the space feeling stuffy and crowded. The team did appreciate the placement of the anchor closer to the vessels. The team did not agree with the canoe launch as it poses a liability risk due to the unpredictable conditions of the river at that spot.

Concept 3 - Open

This concept was the favorite of the first three concepts. The open concept allowed for a better connection to Front Street. The placement of the anchor was also well liked. The major concern from this concept was the additional benches that limited the total event space.

Concept 3B - Combined

This concept was created at the request of the Town team. It included moving the Hallett further southeast to maximize the open space that allows for event activation. The design takes into consideration the rounded features which creates a natural flow to the space. The design also removed a lot of the additional benches which allows for a more open space which is easier to activate for programs and events.

The plan is to have an accessibility ramp that allows for close up views of the Hallett, and potential boarding of the vessel pending restoration considerations.

Administration suggests that Concept 3B is most ideal concept based on the future plans for this space including the development of the Shevlin Woodyard and Front Street event activation.

The Museum and Culture Advisory Committee had some feedback with regard to specific design elements and materials that can be considered during the construction phase but agreed that concept 3B was the design concept of choice.

EXISTING POLICY/BY-LAW:

By-law 50-23 Hallett and Owandem awarded to Little Bluestem Landscape Architecture

FINANCIAL AND RESOURCE IMPLICATIONS:

No additional impacts to resources at this time. Council has committed to the Hallett and Owandem Rehabilitation Project through the support of issuing tender for RFP-2023-CS-01.

Additionally, Council has committed to this project by endorsing Phase 2 Funding from the Northern Ontario Heritage Fund Rural Enhancement Fund (\$487,500), as well as covering 25% of the project plus any overages related to the project (Resolution 231 - August 14th, 2023).

The estimated total project cost is \$650,000, with the Town contributing \$162,000 from Capital Reserve Funds.

INTERNAL AND EXTERNAL CONSULTATION:

- Town Project Team (Museum Curator - Danielle Marshall, Recreation and Culture Manager - Nathan Young, Interim CAO - Travis Rob)

- Museum and Culture Advisory Committee
- Little Bluestem Landscape Architecture
- TBTE Engineering

SUPPORTING DOCUMENTS:

[24-01-12 Site Analysis and Conceptual Design](#)



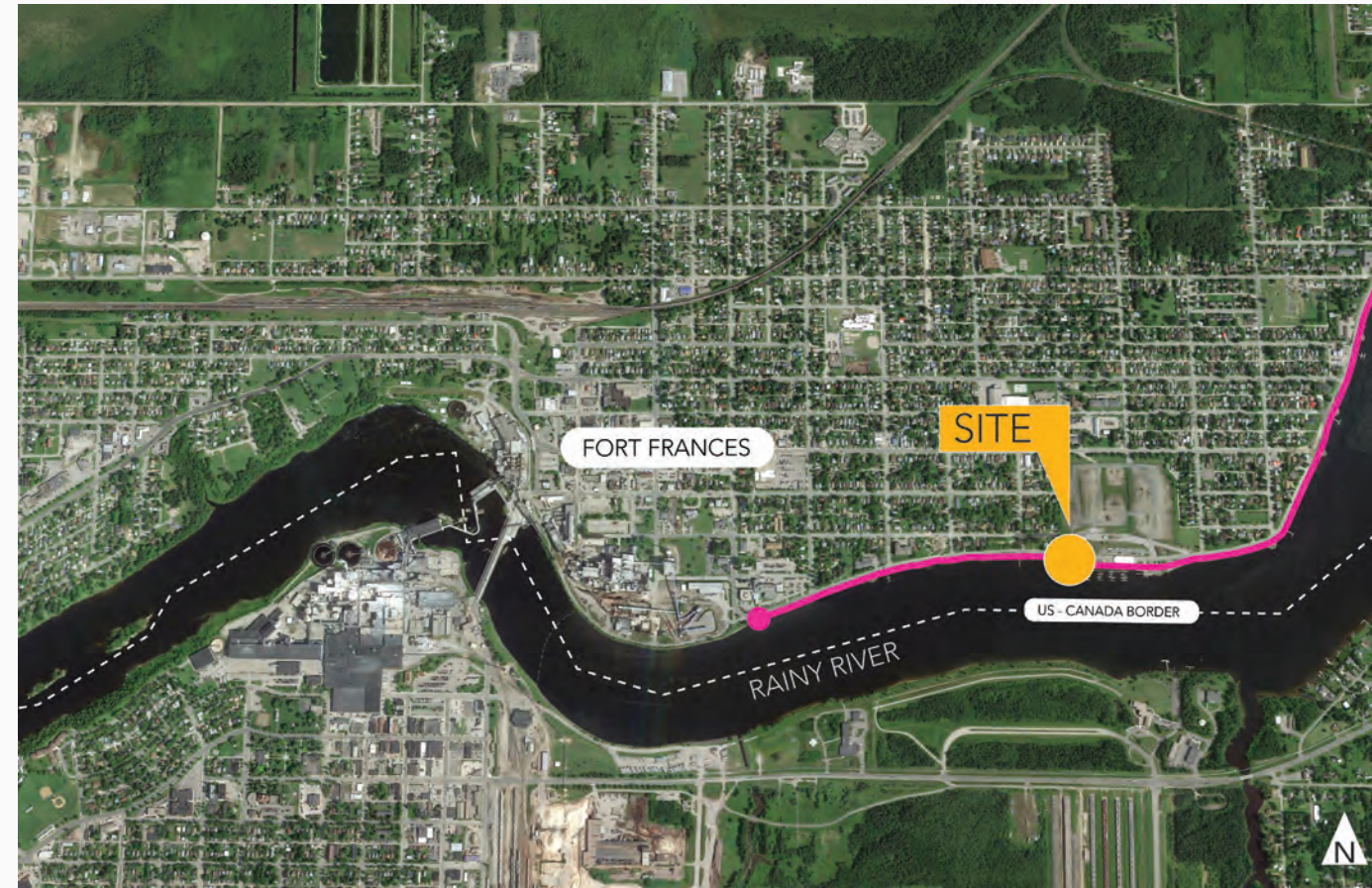


Town of Fort Frances

REVITALIZING THE WATERFRONT TO SHOWCASE THE HALLETT AND OWANDEM

Revised January 2024

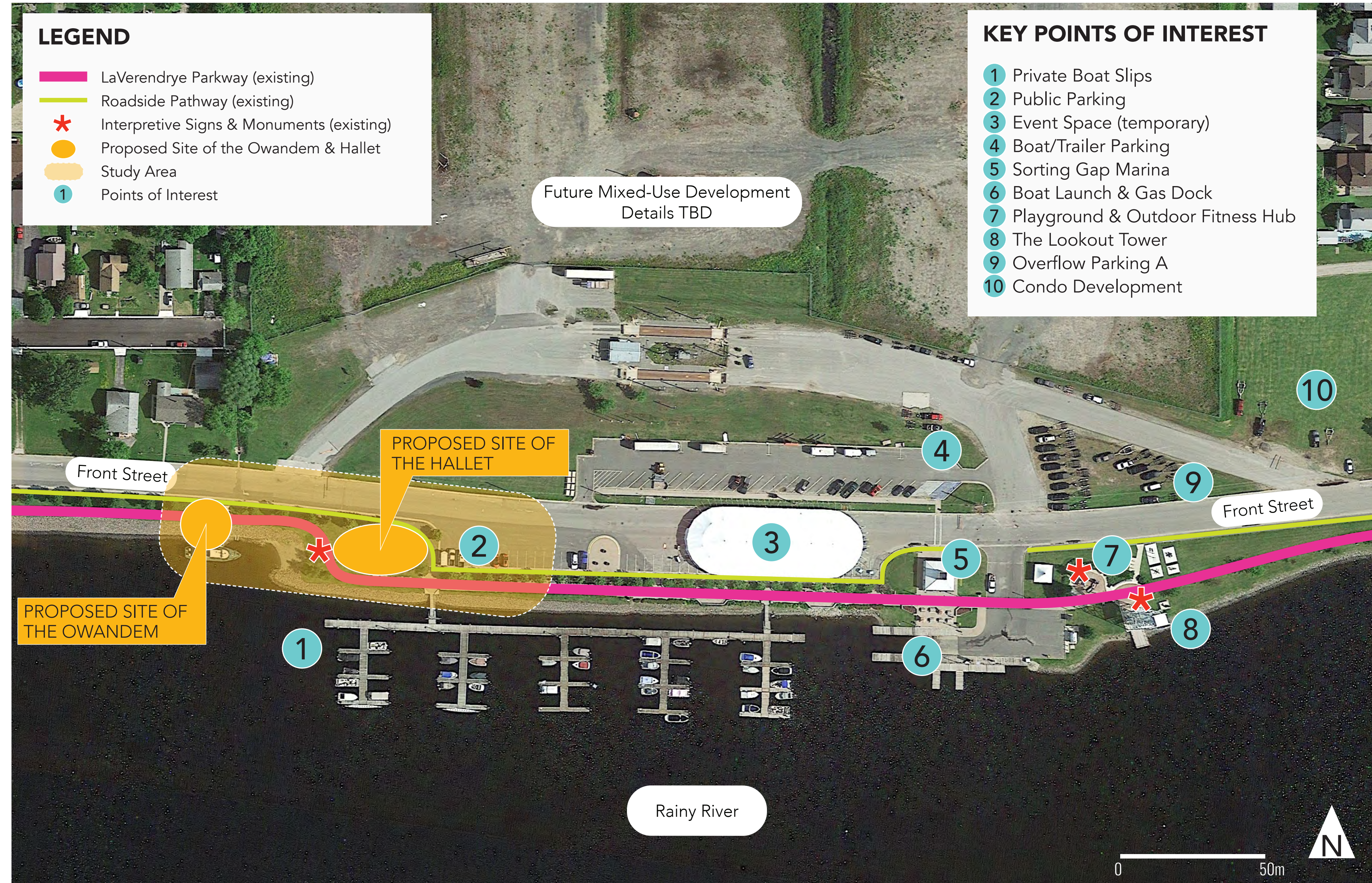
REVITALIZING THE WATERFRONT TO SHOWCASE THE HALLETT AND OWANDEM



The proposed location of the Hallett and OwanDEM, as identified by the Town of Fort Frances, is located along the La Verendrye Trail, south of Front Street and west of the Sorting Gap Marina. This area is a well-established community hub and tourist attraction, making it an ideal location for showcasing the two vessels. The observation platform and former loading dock of the Hallett is proposed to be re-purposed to showcase the OwanDEM. The Hallett is proposed to be relocated to the existing open space directly west of the parking lot.

PROJECT OBJECTIVES:

1. Accessible and unique public space that showcases the Hallett and OwanDEM.
2. Develop climate-resilient designs that adapt and accommodate year-round use.
3. Craft designs that are realistic and implementable.
4. Enhance tourism & improve the visitor experience along the waterfront and La Verendrye Trail.
5. Encourage additional economic growth through well-designed public space.
6. Provide inclusive opportunities for learning.
7. Design public space that is safe, welcoming, and supportive.
8. Encourage social connections and well-being.



Hallett



OwanDEM



REVITALIZING THE WATERFRONT TO SHOWCASE THE HALLETT AND OWANDEM

During a site visit in summer 2023, a site inventory and preliminary analysis was undertaken: key observations were recorded and mapped to help develop a critical understanding of the opportunities and challenges inherent to the chosen site(s). Topics explored during this site visit and preliminary mapping exercise included: microclimate, important views (view sheds), existing vegetation, site furnishings and materials, site topography and drainage, visible infrastructure, and how the site is presently being used. These topics helped inform the subsequent conceptual designs presented within this document.

POTENTIAL CHALLENGES AND UNKNOWNNS

1. Structural integrity and load-bearing capacity of chosen sites for OwanDEM and Hallett.
2. Proposed development directly north of Front Street.
3. Potential flooding of Rainy River.
4. Potential expansion of private slips.
5. Inset paving stones spelling 'HALLETT' where OwanDEM is proposed to be relocated.
6. Existing concrete pads from former Hallett observation platform and loading dock project (site furnishings removed).
7. Planting beds around Hallett observation platform removed.

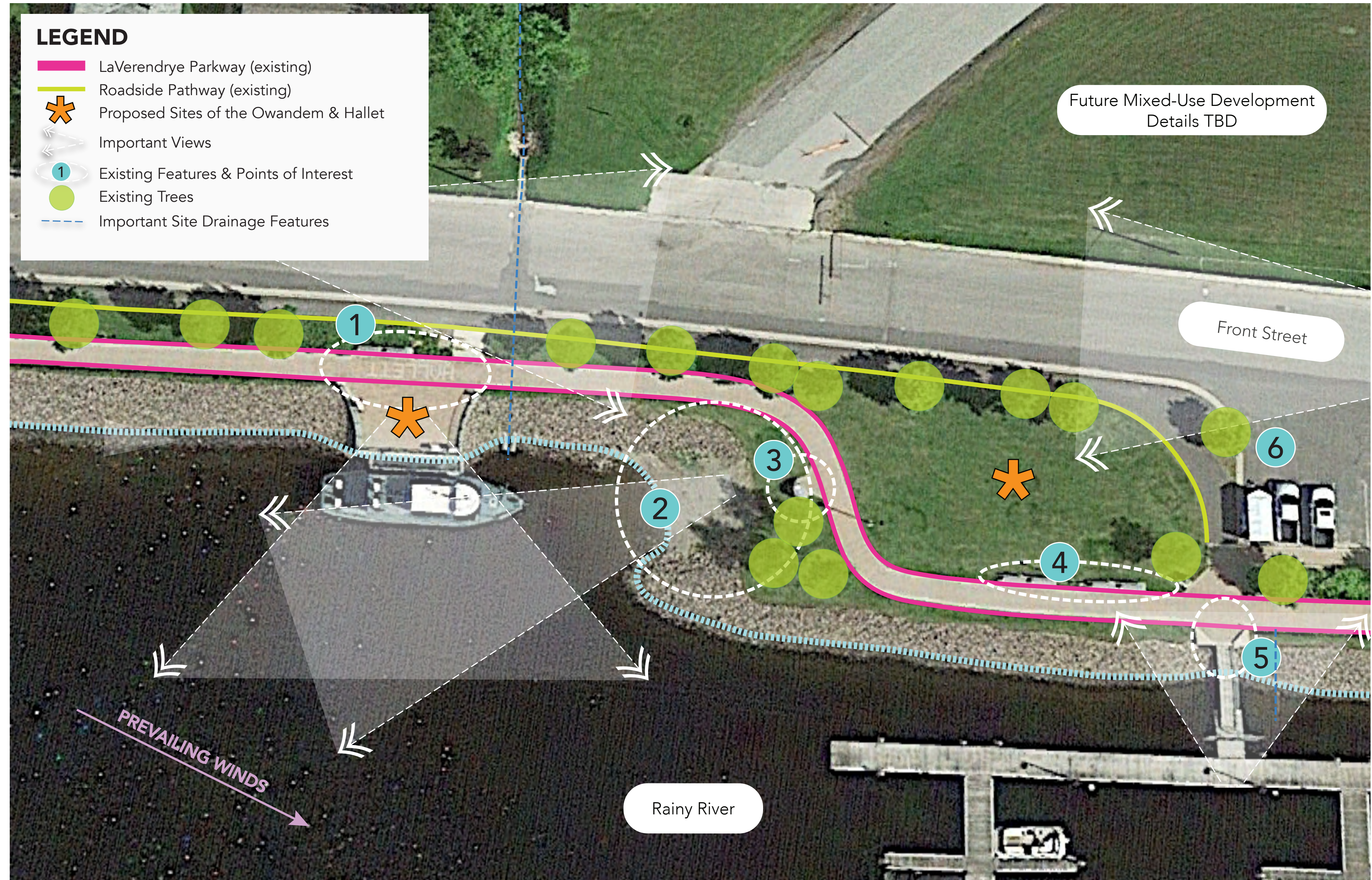
OPPORTUNITIES

1. Introduce a complimentary design language as Rainy Lake Square in Downtown Fort Frances.
2. Provide a unique event space for gatherings.
3. Design a climate resilient space that utilizes green infrastructure.
4. Encourage accessibility.
5. Design a public space that showcases the Hallett and OwanDEM in an unexpected way.
6. Approximately 4,500-5,000 vehicles pass into and out of the Town of Fort Frances daily.

EXISTING FEATURES & POINTS OF INTEREST:

1. The former observation platform and loading dock for the Hallett - inset paving stones spell out 'Hallett' along the La Verendrye Trail.
2. Granular beach providing direct (informal) access to Rainy River.
3. Existing plaque mounted on rock.
4. Existing site furnishings at the proposed site of the Hallett.
5. Private access to slips.
6. Visitor parking and the temporary location of the Hallett with the proposed site in the foreground.

All images taken by LBLA during 2023 site visit.



Existing Site Conditions - Summer 2023



**REVITALIZING THE WATERFRONT TO
SHOWCASE THE HALLETT AND OWANDEM**

CONCEPT 1 | ENCLOSED

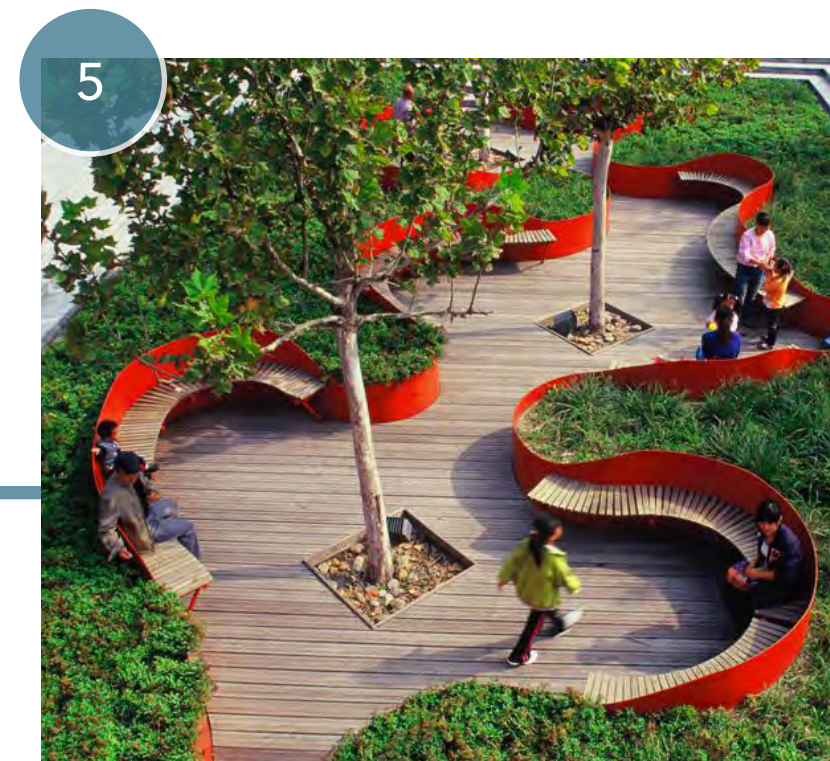
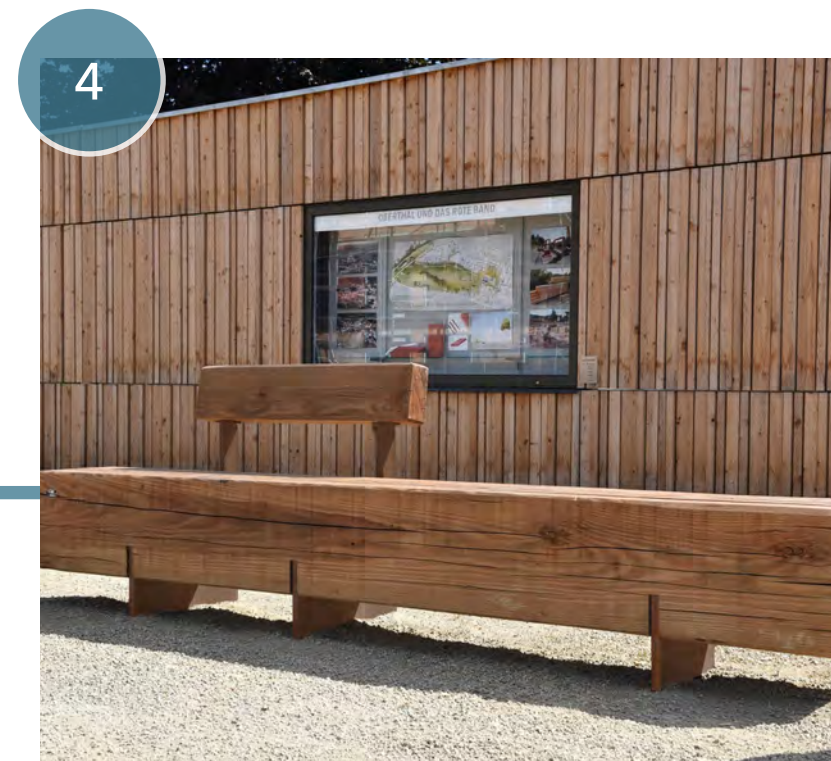
The landscape around the OwanDEM and Hallett ebb and flow in this concept, evoking the feeling of water and creating a sense of movement throughout the space. The OwanDEM is placed on rubberized paving which undulates, producing a playful space around the boat on the former Hallett dock. A vegetated buffer is planted between the sidewalk and the parkway providing a visual connection between the former dock and new plaza to the east. In the new plaza area the vegetated buffer widens, wrapping around the Hallett and framing a new event space to the south. In this concept the Hallett will be accessed by a wooden ramp which curves along the garden, leading visitors to a small viewing and entry platform. The plaza below is paved and punctuated with large-scale wooden benches reminiscent of the lumber industry and, more recently, the temporary base of the Hallett. Framing the garden to the south a concrete and wood bench winds along the length of the planting bed, allowing visitors to sit and view the Hallett.

In all concepts we are proposing that four parking stalls be removed to allow for a curb cut and proper entry to the site from the parking lot. The structural supports are still being determined for both the OwanDEM and the Hallett. The outlined designs are subject to change as the supports are finalized.

The images included below are meant to provide a sense of the atmosphere of the space. These are not depictions of the final outcome of the design. These images are not owned by LBLA and are for exemplary purposes only.

Image Sources:

1. Tourism Hamilton, Bayfront Park, Photograph, Pinterest. Accessed December 18, 2023, <https://www.pinterest.ca/pin/305752262175391497/>.
2. Grijsen, Custom Curved Bench, Photograph, Grijsen. Accessed December 18, 2023, <https://grijsen-international.com/projects/s-hertogenbosch-bolduc/>.
3. Keeo4design, Spiraling Viewpoint, December 10, 2018, Photograph, Dezeen. Accessed December 18, 2023, <https://www.dezeen.com/2018/12/10/keeo4design-walk-above-the-vineyards-viewpoint-czech-republic/#>.
4. Grijsen, Industrial Wooden Bench, June 14, 2022, Photograph, Grijsen. Accessed December 18, 2023, <https://landezine.com/grijsen-recommendation-street-furniture-made-with-craftsmanship/>.
5. Turenscape Design Institute, Tianjin Bridged Gardens, Photograph, Archello. Accessed December 18, 2023, <https://archello.com/project/link-the-city-to-nature>.



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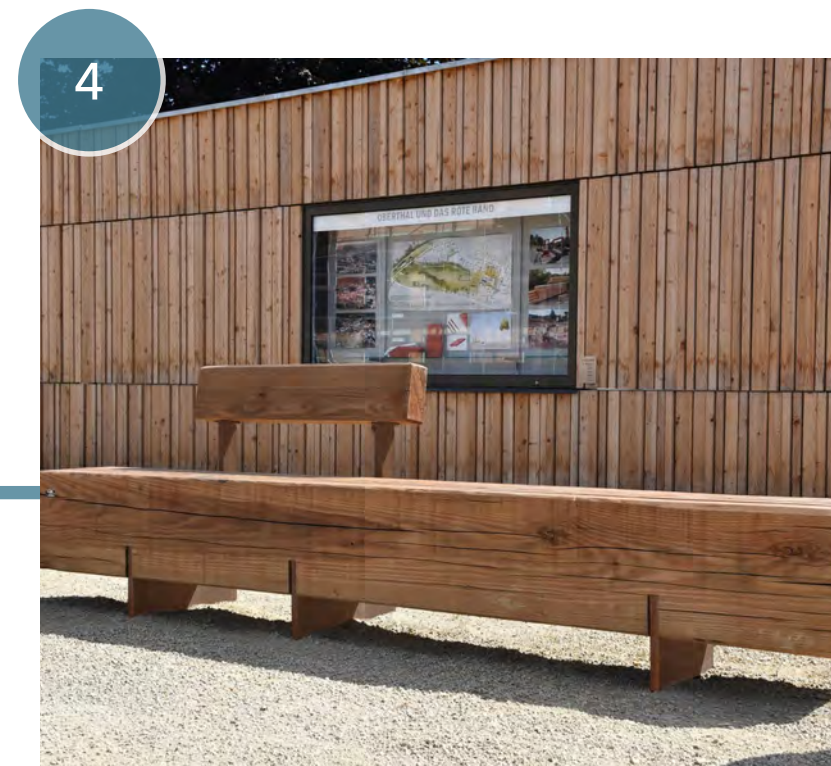
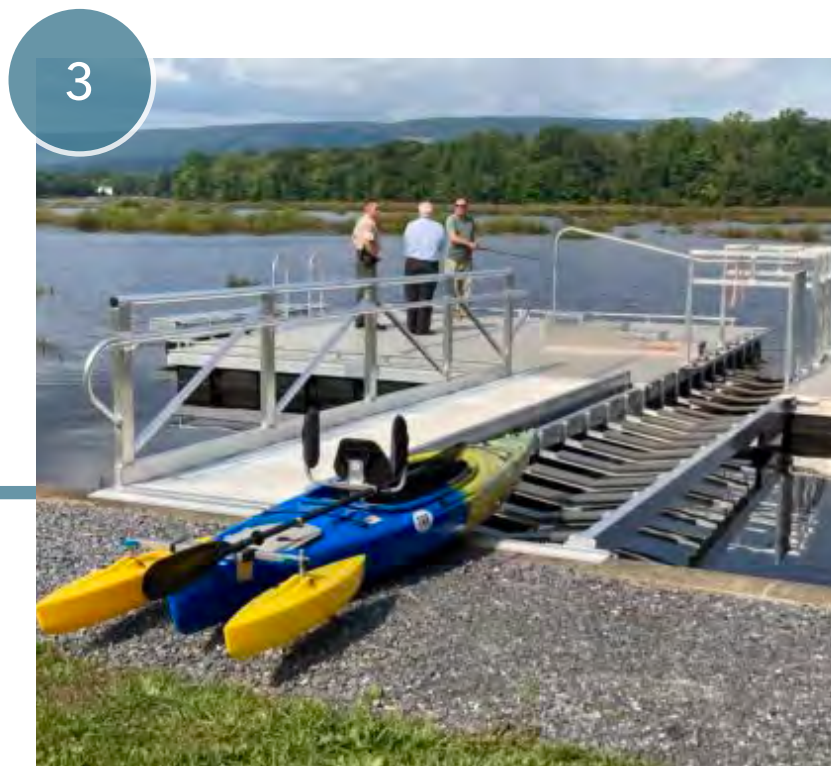
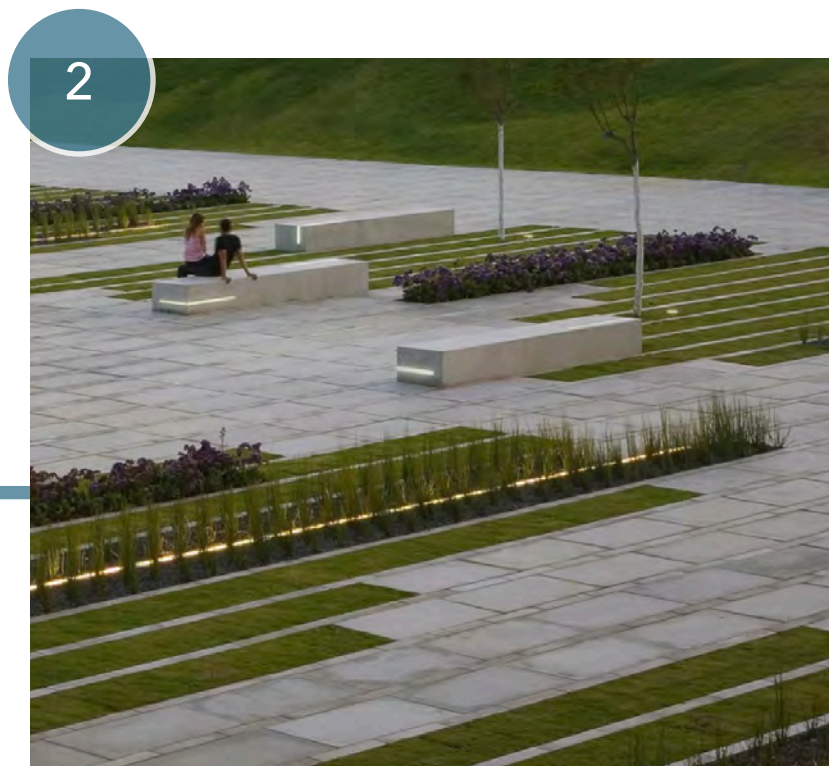
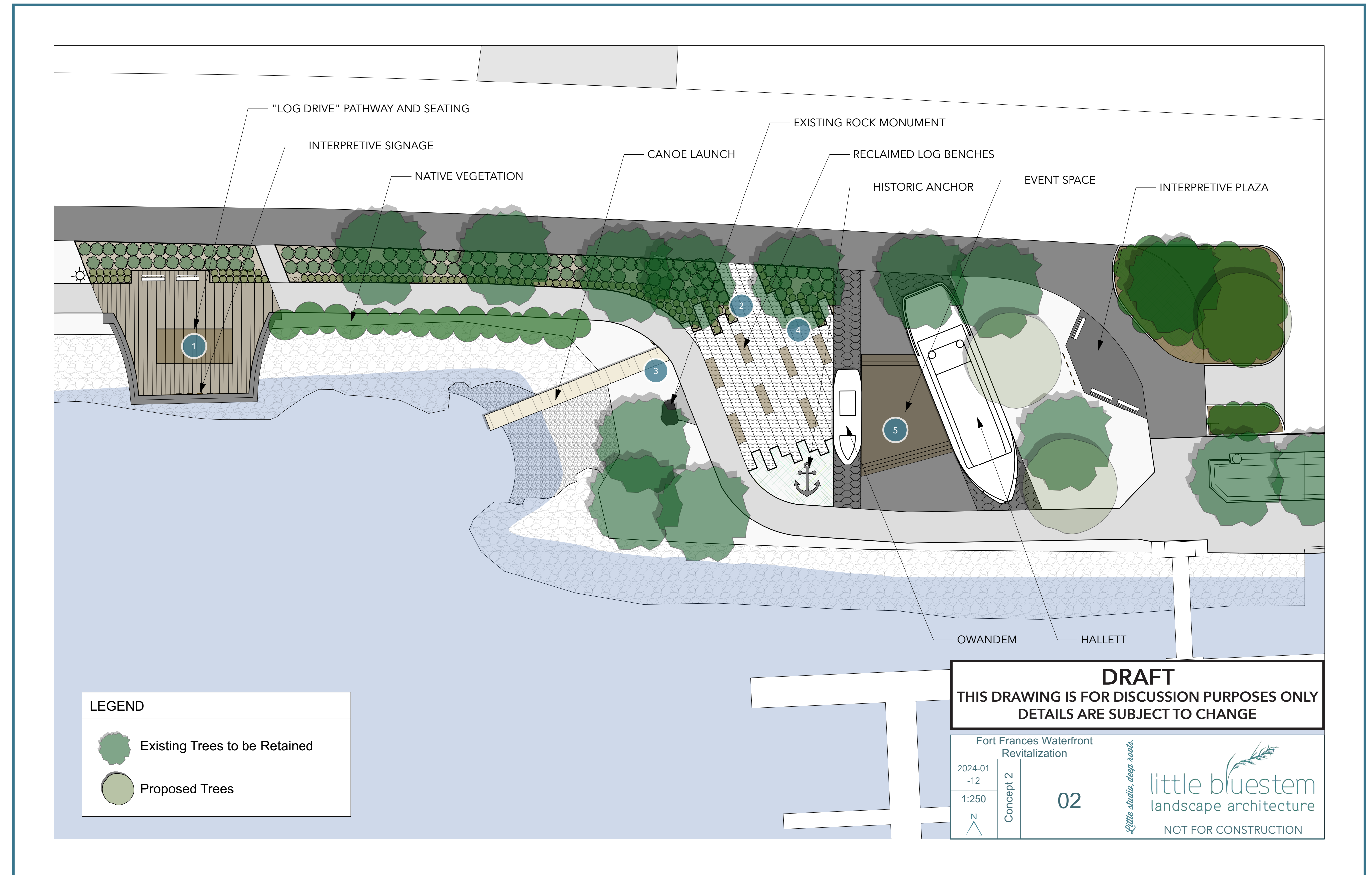
CONCEPT 2 | SHARED

Reflecting on the historic relationship between the Hallett and the OwanDEM, this concept proposes both vessels be positioned close together. Resting atop structural supports, the Hallett and OwanDEM acknowledge one another, sharing a raised deck complete with site furnishings and string lighting above that serves as a central plaza space perfectly suited to host intimate events. The vessels are both strategically up-lit to highlight interesting features and provide a striking visual landmark along the waterfront.

The former Hallett dock is repurposed into a secondary plaza complete with seating and soft lighting - an informal place to stop along the LaVerendrye Parkway. Angular geometries help balance the existing landscape and site features: linear, raised planting beds help delineate, buffer, and connect the former Hallett dock and the new plaza space.

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- Image Sources:
1. Photographer Unknown, River Drive, ca. 1907-1928, Photograph, Heritage Newfoundland and Labrador. Accessed December 11, 2023, <https://www.heritage.nf.ca/articles/economy/loggers.php>.
 2. Chyutin Architects, BGU Entrance Square, Photograph, Chyutin Architects. Accessed December 18, 2023, <https://www.chyutin.com/content/bgu-entrance-square?ref=mid598&cat=>.
 3. Board Safe, Minsi Lake's Adaptive Kayak Launch, Photograph, Board Safe. Accessed December 11, 2023, <https://boardsafedocks.com/adaptive-launch/minsi-lake-adaptive-kayak-launch-fishing-pier/>.
 4. Grijsen, Industrial Wooden Bench, June 14, 2022, Photograph, Grijsen. Accessed December 18, 2023, <https://landezine.com/grijsen-recommendation-street-furniture-made-with-craftsmanship/>.
 5. Winfred Deerenberg, SS Keno, Photograph, Museum Ships. Accessed December 11, 2023, <https://museumships.us/canada/keno>.



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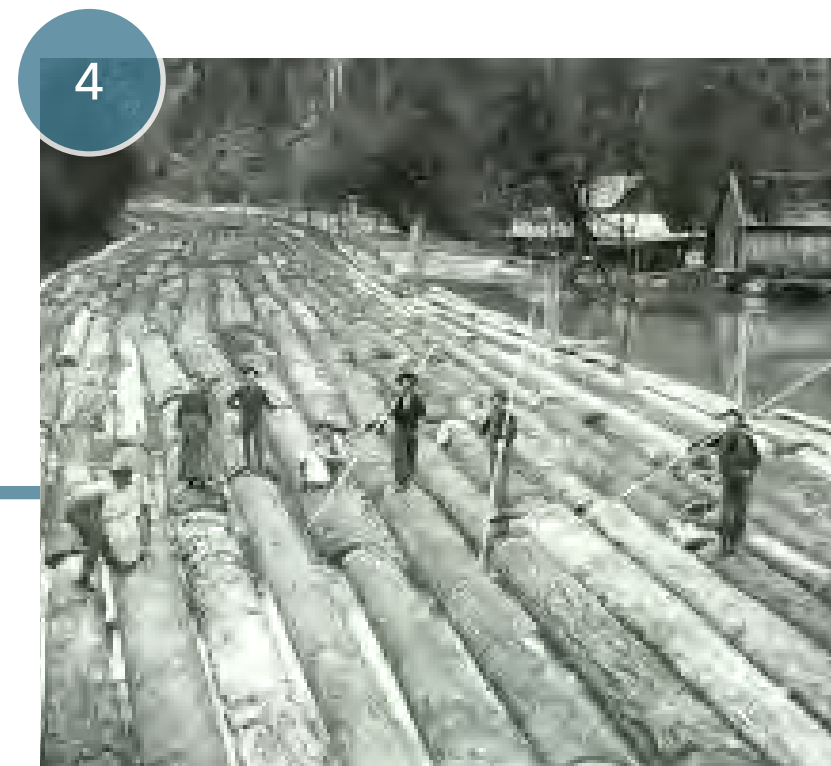
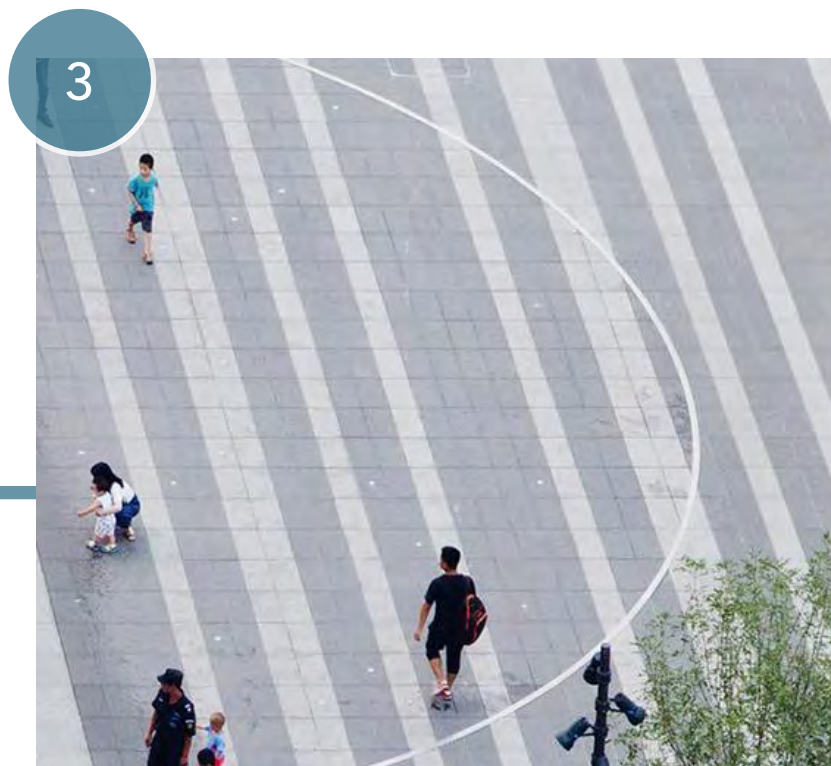
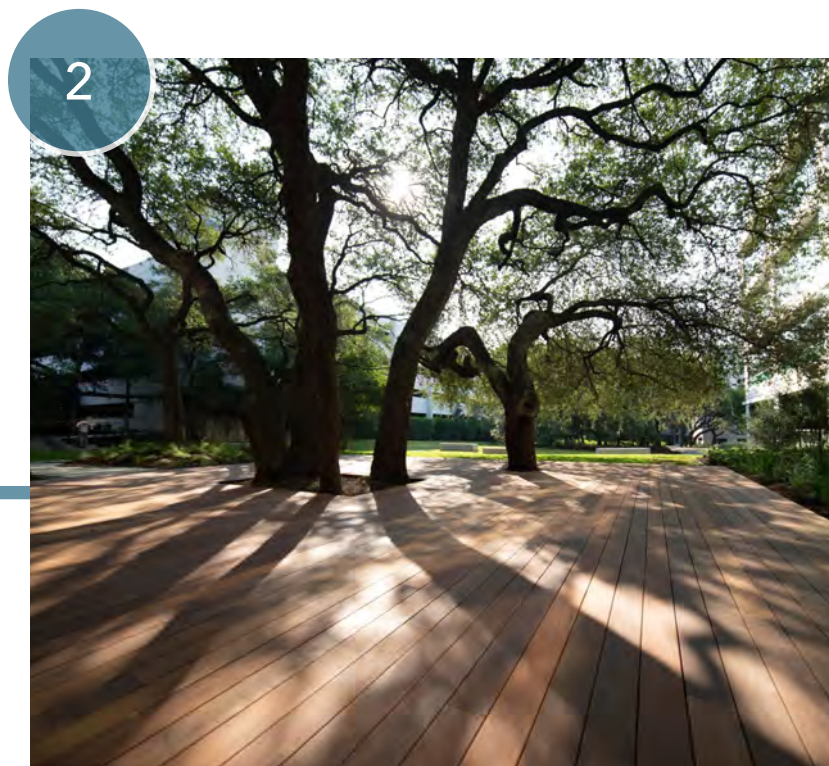
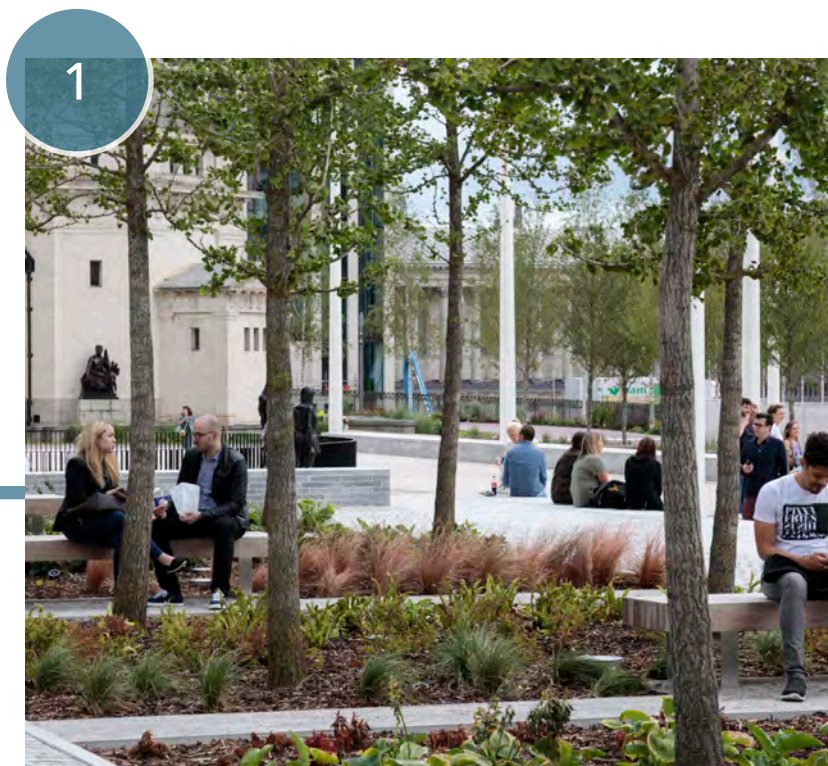
CONCEPT 3 | OPEN

Concept 3 features striking geometry meant to interrupt the linear grid of the existing parkway, encouraging passersby to stop and notice the space. In this concept the OwanDEM is again placed on the former Hallett dock. A "log drive" bench, inspired by the stacks of logs that were once driven down the Rainy River, is proposed adjacent to the La Verendrye Trail which will provide key context to the history of the little boat. The ground plane is gridded with varying strips of plantings, sod, and pavers along the parkway, expanding into a paved plaza closer to the Hallett, providing a rhythm that connects the two spaces. The current water access is formalized with a wooden deck enveloping the existing trees and providing a space for people to sit and look out over the river. The existing rock monument and the historic anchor are relocated onto the new deck, helping to frame the space. The Hallett, accessible from the plaza, is proposed to be surrounded by a rough timber path symbolic of the logs that would have once been driven down the river. The geometry continues into the area to the south of the Hallett, where rows of trees scattered with benches provide a quiet and shady retreat where visitors can sit and view the river or the historic boat.

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Image Sources:

1. Rob Wilson, Centenary Square, December 5, 2019, Photograph, Architects' Journal. Accessed December 18, 2023, <https://www.architectsjournal.co.uk/buildings/a-room-in-a-city-birminghams-centenary-square-makeover>.
2. Sumner Adams, Research Park Plaza Ipe Courtyard, September 27, 2018, Photograph, Overseas Hardwoods Company. Accessed December 18, 2023, <https://www.ohc.net/research-park-plaza-ipe-courtyard/>.
3. Z+T Studio, U-Centre Plaza, Photograph, Divisare. Accessed December 18, 2023, <https://divisare.com/projects/336675-z-t-studio-u-center-plaza-waiting-for-the-next-ten-minutes>.
4. Photographer Unknown, The mighty log rafts of the old new world, Photograph, The Vintage News. Accessed December 11, 2023, <https://www.thevintagenews.com/2016/11/13/the-mighty-log-rafts-of-the-old-new-world-tough-work-tough-men/>.
5. Rehwaldt Landscape Architects, ULAP Square, January 25, 2011, Photograph, Landezine. Accessed December 18, 2023, <https://landezine.com/ulap-square-by-rehwaldt-landscape-architects/>.



CONCEPT 3B | COMBINED

Concept 3B is a hybrid design which combines the ideas from Concept 1 and Concept 3. In concept 3B the OwanDEM is placed on the former Hallett dock. The undulating rubber surface surrounding the boat breathes colour into the playful space. Planting beds have been added to the north which define the area and connect it to the event space to the east. Curved planting beds frame the event space softening the defined geometries of the paving and the linear design of the existing waterfront park. String lighting overhead is reminiscent of Rainy Lake Square and adds a soft ambiance to the area at night. Seating is incorporated along the planting beds reducing the need for added site furniture and leaving the central plaza area open for a variety of events. Contrasting paving underneath the Hallett accents the vessel and uplighting highlights the ship at night. Access to the Hallett will be via a ramp on the south side of the boat, maintaining unobstructed views of the Hallett from the event space. The ramp will be accessible and the platform at the top will offer views out over the Rainy River as well as access onto the boat. Proposed trees on the south east corner of the site offer a shady space where families can sit and picnic. A new deck will define the existing beach and offer seating and space to display the existing rock monument and the historic anchor. The edge of the river bank will be softened with the addition of native riparian plants. All efforts will be made to preserve the existing trees on site, however the tree nearest to the proposed Hallett location may interfere with the structural support of the boat depending on the final design.

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3. Turenscape Design Institute, Tianjin Bridged Gardens, Photograph, Archello. Accessed December 18, 2023, <https://archello.com/project/link-the-city-to-nature>.
4. Barkman Concrete, Rainy Lake Square by Scatliff + Miller + Murray, Photograph, Barkman Concrete Website. Accessed January 11, 2024, <https://www.barkmanconcrete.com/case/rainy-lake-square/>.
5. Grijsen, Custom Curved Bench, Photograph, Grijsen. Accessed December 18, 2023, <https://grijsen-international.com/projects/s-hertogenbosch-bolduc/>.
6. Z+T Studio, U-Centre Plaza, Photograph, Divisare. Accessed December 18, 2023, <https://divisare.com/projects/336675-z-t-studio-u-center-plaza-waiting-for-the-next-ten-minutes>.

