MMMC ARCHITECTS

Terrace Lodge Redevelopment
Steering Committee Meeting Agenda

Date: **23 June 2020**

Time: **2 pm**

Location: **WebEx Meeting –** Elgin County to host

1.0 Review of Minutes

1.1 Steering Committee May 26th meeting minutes

2.0 Schedule

2.1 Construction Sequencing – revised to stay out of existing building for 12 months
2.2 Mandatory Bidder Site Tour – County update on status of virtual tour
2.3 Issued for Bid Documents – release targeting 16 July 2020
2.4 Project Schedule Update – COVID-19 delay 4 months + 3 month const extension
2.5 Start Date – mid October 2020 contingent on no IP&C redesign

3.0 Construction Manager

3.1 Class A Construction Budget – expected end of July 2020
3.2 Class B Construction Budget – 27 Jan 2020 escalation allowance was $1,8M (7.5%)
3.3 COVID-19 Construction Site Cleaning– D Grant indicates $200,000 Premium
3.4 COVID-19 CM Fee Adjustment – context 3-month extension & construction budget.
3.5 COVID-19 Delay after 12 months – OOM extra construction costs

4.0 Budget

4.1 Discuss IP&C redesign items, being considered as a result of COVID-19, which are not presently in design scope:

1. Oxygen (medical gas piped to bed headwall)
2. Negative pressure bedrooms
3. Dining capacity based on 6-foot physical separation between residents
4. Staff Locker Room & quantity of half-height lockers
5. Temporary double bedroom layout based on 6-foot physical separation between beds
6. Staff Room

4.2 At the June 11th, Working Group meeting the following IP&C items were revised in response to COVID-19:

7. Touchless barrier-free accessible door operators
8. Touchless IR electrical powered faucets

5.0 Next Meetings

5.1 TBD

END

Brantford Studio
127 Brant Ave., Brantford, ON N3T 3H5
519.756.6331 1.877.789.6662

K-W Studio
564 Weber St. N. Suite 1, Waterloo, ON N2L 5C6
519.575.2227 1.877.789.6662

www.mmmc.on.ca