



## **Terrace Lodge Redevelopment**

### **Steering Committee Meeting Agenda**

**Location:** WebEx Meeting

**Date:** April 27, 2021

**Time:** 3:00 pm

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#### **Agenda**

- 1<sup>st</sup> Meeting Called to Order
- 2<sup>nd</sup> Approval of the Agenda
- 3<sup>rd</sup>. Approval of the Minutes
- 4<sup>th</sup> Disclosure of Pecuniary Interest
- 5<sup>th</sup> Required Design Change
  - 5.1 Insurance and Bonding escalation (to be distributed)
  - 5.2 Summary of Change Orders (attached)
  - 5.3 Tenders still to be awarded (to be distributed)
  - 5.4 HVAC move update (verbal)
  - 5.5 Construction Schedule (attached)
  - 5.6 Provincial Update (verbal)
- 6<sup>th</sup> Other Business
- 7<sup>th</sup> Date of Next Meeting
- 8<sup>th</sup> Adjournment

# **TERRACE LODGE REDEVELOPMENT STEERING COMMITTEE**

## **Minutes of Meeting**

**January 22, 2021 at 1:00 pm**

The Terrace Lodge Redevelopment Steering Committee meeting was held on Friday, January 22, 2021 via WebEx.

Committee Members Present: Bob Purcell – Elgin County Councilor/Chairman  
Dave Mennill – Elgin County Warden  
Mary French – Elgin County Councilor  
Tom Marks – Elgin County Councilor

Staff Members Present: Julie Gonyou – Chief Administrative Officer  
Jim Bundschuh – Director of Financial Services  
Michele Harris – Director of Homes and Senior Services  
Brian Lima – Director of Engineering Services  
Eugenio DiMeo – Corporate Facilities Manager  
Mike Hoogstra – Purchasing Coordinator  
Carolyn Krahn – Legislative Services Coordinator

Consultants Present: Allan Taylor – Project Manager  
Gail Kaufman Carlin – Health & Senior Services Consultant  
Steve Willis – D.Grant  
Darrell Gerrits – D.Grant  
David Heintz – MMMC Architects  
Victoria Pilles – MMMC Architects

Regrets: Cole Aicken – Building Science Technologist

### **Call to Order**

Chairman Purcell called meeting to order at 1:00 pm.

### **Discussion**

1. Review of Minutes
  - 1.1. Steering Committee July 28<sup>th</sup>, 2020 Minutes – Reviewed and accepted.
2. Construction Cost
  - 2.1. D.Grant Subtrade Bid Package Summary – Steve Willis, D.Grant, presented Subtrade Bid Package Summary. The following items were reviewed and decided upon:
    - All present Committee Members voted in favour of Separate Price Item #1 – Chapel Ceiling and Lighting.
    - All present Committee Members voted in favour of Separate Price Item #2 – Gift Shop Millwork.
    - All present Committee Members voted in favour of Separate Price Item #3 – Pool Change Room.
    - All present Committee Members voted in favour of Separate Price Item #4 – Moisture Reduction Barrier, if determined necessary.

- All present Committee Members voted in favour of Separate Price Item #5 – Existing Roof Repair / Replacement. Brian Lima confirmed that the portion of roof needing repair is the flat portion, not the newer metal roof that was guaranteed as “permanent”.
  - All present Committee Members voted to decline Separate Price Item #6 – JEM Platform.
  - All present Committee Members voted to decline Alternate Price #1 – Architectural Handrail System.
  - All present Committee Members voted in favour of Alternate Price #2 – Linear Metal Soffit.
  - All present Committee Members voted in favour of Alternate Price #3 – Cold Adhesive Application.
  - All present Committee Members voted in favour of Alternate Price #4 – Pre-Fabricated Integral Cove Base.
  - All present Committee Members voted in favour of Alternate Price M1 – Automated “Brain” Digital Recirculating Valve.
  - All present Committee Members voted to decline Alternate Price M2 – Intellihot Neuron Series iN501.
  - All present Committee Members voted in favour of Alternate Price M3 – Metasys Field Control Upgrade.
  - All present Committee Members voted in favour of Alternate Price M4 – Metasys Network Control Upgrades.
- 2.2.D.Grant Construction Budget for approval – Steering Committee recommended Construction Budget of \$34,700,483, exclusive of HST. Report to be prepared for Council.
- 2.3.D.Grant CCDC5B Article A-8 Appendix Stipulated Price Option – CAO and Warden were authorized to sign authorization.
3. Project Budget
- 3.1.County Project Budget for approval – Allan Taylor presented County Project Budget. It was noted that all items in this budget are preliminary estimates, and will need to be broken down further and presented to the Steering Committee in more detail prior to final approval and spending.
4. Construction Schedule
- 4.1.D.Grant to mobilize on site week of February 8, 2021 – Preconstruction Meeting to be scheduled and Letter of Intent to be issued. Mobilization, including provision of construction access road, site fence, and construction trailer, to begin two weeks after Preconstruction Meeting.
5. MLTC FEC Approval
- 5.1.County & MMMC to complete MLTC FEC after Council January 26<sup>th</sup> meeting resolution – Steering Committee is confident proceeding in advance of approval from MLTC.
- 5.2.D.Grant to compile Subtrade Bid Package as required by MLTC – Construction to proceed simultaneously.
6. Sod Turning
- 6.1.County to contact Province, date to be determined – It was noted that this event will need to proceed carefully, given current pandemic. Bob Purcell to discuss

with Minister of LTC, and event to proceed once suitable strategy and timing have been determined.

7. Next Meeting

7.1. TBD – Next meeting to be held at the call of the Working Group, when Steering Committee direction is needed.

**Adjournment**

Moved by ??

Seconded by ??

Carried



# CONTINGENCY CHANGE ORDER

To D. Grant Construction Limited  
9887 Longwoods Road,  
London Ontario, N6P 1P2

Attention Darrell Gerrits  
Date 21 March, 2021  
Project Terrace Lodge Redevelopment  
Project No 1903  
Cont. Change Order No. 1

Description of Change	Value (excl. HST)
PC 1.1 Civil - Revise storm pipe between CBMH.4 and CBMH.1 to be 250 mm dia in lieu of 150mm, and revise OGS northeast outlet elevation as per GM BluePlan PCN No.1, dated 24 Feb 2021, 6 pages.	567.79
Total	\$567.79

Approval You are hereby instructed, subject to the provisions of your Contract, to make the above noted changes for the sum of Five Hundred Sixty Seven Dollars ... seventy nine cents to be subtracted from the amount of the Contingency.

Approved by

MMMC Inc. Architects

Owner

Date

Reconciliation	Original Contingency Sum	\$1,418,246.00
	Authorized Additions to Date	
	Authorized Deductions to Date	\$567.79
	Balance to deduct	\$567.79
	Current Contingency Amount	\$1,417,678.21



# CONTINGENCY CHANGE ORDER

To D. Grant Construction Limited  
 9887 Longwoods Road,  
 London Ontario, N6P 1P2

Attention Darrell Gerrits  
 Date 21 March, 2021  
 Project Terrace Lodge Redevelopment  
 Project No 1903  
 Cont. Change Order No. 2

Description of Change	Value (excl. HST)
PC 3.1 Civil - Staff Parking Lot Existing 250 storm between CBMH1 & CB5: Abandon pipe and parge catchbasins in lieu of removal.removing the pipe. <b>RFI No. 006</b>	(2780.00)
<b>Total</b>	<b>-\$2780.00</b>

Approval You are hereby instructed, subject to the provisions of your  
 Contract, to make the above noted changes for the sum of  
 Two Thousand Seven Hundred Eight Dollars ... zero cents to  
 be added to the amount of the Contingency.

Approved by \_\_\_\_\_  
 MMC Inc. Architects

Owner \_\_\_\_\_ Date \_\_\_\_\_

Reconciliation	Original Contingency Sum	\$1,418,246.00
	Authorized Additions to Date	\$2,780.00
	Authorized Deductions to Date	\$567.79
	Balance to add	\$2,212.21
	Current Contingency Amount	\$1,420,458.21



# CONTINGENCY CHANGE ORDER

To D. Grant Construction Limited  
9887 Longwoods Road,  
London Ontario, N6P 1P2

Attention Darrell Gerrits  
Date 24 March, 2021  
Project Terrace Lodge Redevelopment  
Project No 1903  
Cont. Change Order No. 3

Description of Change	Value (excl. HST)
PC 2.1 Civil - Centre Courtyard: Revise 250 dia storm in vicinity of South RHA balcony columns as per GM BluePlan CCN No.2 dated 19 March 2021 and Civil drawing 2 Rev.15 dated 15 March 2021. <b>RFI No. 004</b>	930.00
Total	\$930.00

Approval You are hereby instructed, subject to the provisions of your Contract, to make the above noted changes for the sum of Nine Hundred Thirty Dollars ... zero cents to be subtracted from the amount of the Contingency.

Approved by

MMMC Inc. Architects

March 26, 2021

Owner

Date

Reconciliation	Original Contingency Sum	\$1,418,246.00
	Authorized Additions to Date	\$2,780.00
	Authorized Deductions to Date	\$1,497.79
	Balance to add	\$1,282.21
	Current Contingency Amount	\$1,419,528.21



# CONTINGENCY CHANGE ORDER

To D. Grant Construction Limited  
9887 Longwoods Road,  
London Ontario, N6P 1P2

Attention Darrell Gerrits  
Date 16 April, 2021  
Project Terrace Lodge Redevelopment  
Project No 1903  
Cont. Change Order No. 4

Description of Change	Value (excl. HST)
PC 4.1 Structural - Revise five balcony column concrete foundations to be round concrete piers with cast in place bearing plate, as per Tacoma SCN No.1, 1 page dated 29 March 2021, and drawings S101, S102 and S104, Rev. 11, dated 29 March 2021. <b>RFI No. 003</b>	1575.20
<b>Total</b>	<b>\$1575.20</b>

Approval You are hereby instructed, subject to the provisions of your Contract, to make the above noted changes for the sum of One Thousand Five Hundred Seventy Five Dollars ... twenty cents to be subtracted from the amount of the Contingency.

Approved by MMMC Inc. Architects

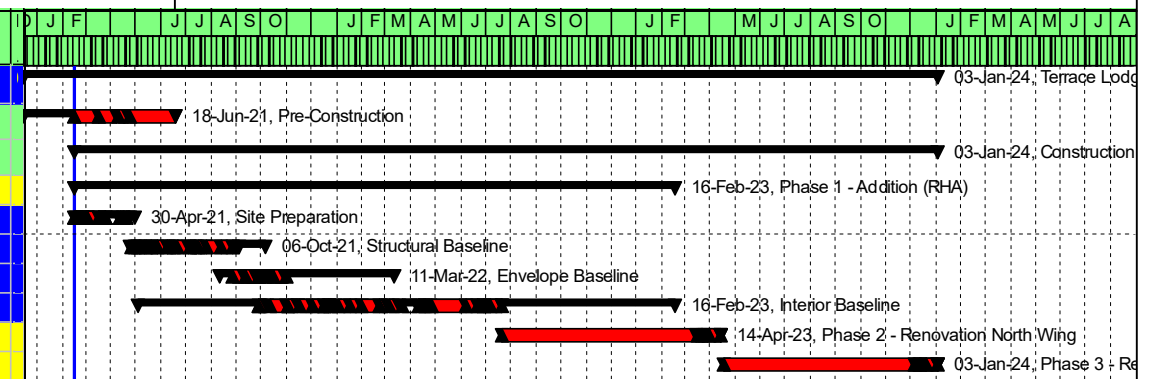
Jan Bynders April 16, 2021  
Owner Date

Reconciliation	Original Contingency Sum	\$1,418,246.00
	Authorized Additions to Date	\$2,780.00
	Authorized Deductions to Date	\$3,072.99
	Balance to deduct	\$292.99
	Current Contingency Amount	\$1,417,953.01



Preliminary Construction Schedule

Activity ID	Activity Name	Original Duration	Actual Duration	Remaining Duration	Schedule % Complete	Activity % Complete	Start	Finish	
<b>Terrace Lodge Long Term Care Home</b>									
	<b>Pre-Construction</b>	127	40	87	0%		16-Dec-20 A	18-Jun-21	
	<b>Construction</b>	727	0	727	0%		16-Feb-21	03-Jan-24	
	<b>Phase 1 - Addition (RHA)</b>	505	0	505	0%		16-Feb-21	16-Feb-23	
	Site Preparation	53	0	53	0%		16-Feb-21	30-Apr-21	
	Structural Baseline	115	0	115	0%		23-Apr-21	06-Oct-21	
	Envelope Baseline	147	0	147	0%		12-Aug-21	11-Mar-22	
	Interior Baseline	452	0	452	0%		03-May-21	16-Feb-23	
	<b>Phase 2 - Renovation North Wing</b>	183	0	183	0%		22-Jul-22	14-Apr-23	
	<b>Phase 3 - Renovation South Wing</b>	183	0	183	0%		17-Apr-23	03-Jan-24	



█ Actual Work      ◆ ◆ Milestone  
▬ Remaining Work      ▬ % Complete  
▬ Critical Remaining Work      ▬ Summary