

# **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