

## **TERRACE LODGE REDEVELOPMENT STEERING COMMITTEE**

### **Minutes of Meeting**

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

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

Committee Members Present: Tom Marks – Elgin County Warden  
Dave Mennill – Elgin County Councillor  
Mary French – Elgin County Councillor

Staff Members Present: Julie Gonyou – Chief Administrative Officer  
Jim Bundschuh – Director of Financial Services  
Michele Harris – Director of Homes and Senior Services  
Carolyn Krahn – Legislative Services Coordinator

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

Regrets: Bob Purcell – Elgin County Councillor/Chairman  
Brian Lima – Director of Engineering Services  
Cole Aicken – Building Science Technologist  
Eugenio DiMeo – Corporate Facilities Manager  
Mike Hoogstra – Purchasing Coordinator

### **Call to Order**

1.0 Meeting Called to Order – Councillor Mennill called meeting to order at 1:00 pm.

### **Discussion**

2.0 Approval of the Agenda – Moved by Councillor Marks and seconded by Councillor French. Motion carried. Steering Committee June 22<sup>nd</sup>, 2021 Agenda approved.

3.0 Approval of the Minutes – Moved by Councillor French and seconded by Councillor Marks. Motion carried. Steering Committee April 27<sup>th</sup>, 2021 Minutes approved.

4.0 Disclosure of Pecuniary Interest – None.

5.0 Construction Items

5.1 Building Shift Pricing Review – Pricing received and reviewed with consultants. Addition shift was due to inaccurate existing drawings and survey of existing conditions. Building shift slightly improves functionality. Slight shift at new Elevator also required, also due discrepancy in dimensions of existing condition. Pricing is now \$45,000 – escalation and volatile market conditions are responsible for the inflation of this amount from original estimate.

- 5.2 North Courtyard Walking Loop – Excavation was encroaching on North Courtyard more than originally anticipated, so small amount of concrete needed to be added in order to maintain walking loop. Fence was also moved to allow more usable space for residents.
  - 5.3 Medication Safety Funding / Potential Floor Plan Revisions – Funding received for medication safety. Five choices provided for improving medication safety, through technology. Self-assessment still required (scheduled for end of month), in order to determine needs at each LTC Home. Automatic dispensing units may need to be incorporated into Medication Rooms.
- 6.0 Construction Schedule
- 6.1 Review of current construction schedule – No concerns about schedule for concrete foundations. Procurement of revised structural steel detailing is a concern. There will be a delay between completion of foundations and arrival of structural steel on site (estimated to arrive in early August 2021). This would shift turnover of Phase 1 to August 2022.
- 7.0 Other Business – None.
- 8.0 Date of Next Meeting – TBD. All in agreement that next meeting will be called as needed.

### **Adjournment**

- 9.0 Adjournment – Moved by Councilor French and seconded by Councilor Marks. Motion carried. Meeting adjourned at 1:15pm.