

Date: Friday, November 12, 2021
Hosted by: Niagara Region
Location: Zoom
Meeting Chair: Nicole Wolfe, Director of CE&FM, Niagara Region
Recorder: Ava Morris, Administrative Assistant, Corporate Services, Niagara Region

Attendees:

Eric D’Uva	UEM
David Schram	UEM
Todd Harrison	Niagara Region
Ron Tripp	Niagara Region
Geoff Holman	City of Thorold
Councillor Kenny	City of Thorold
Doug Hamilton	Canada Summer Games
Ken Noakes	Knowledge North Consulting
Scott Johnstone	Brock University

Regrets:

Matt Hill	Canada Summer Games
Mario D’Uva	Canada Summer Games
Tom Arkell	Canada Summer Games
Manoj Dilwaria	City of Thorold
David Oakes	City of St. Catharines
Councillor Phillips	City of St. Catharines

Guests:

Matt Lamers	MJMA
Dan Kronby	MJMA
Brad Augustine	Raimondo & Associates

1. Meeting Minutes

Approved as presented.

2. Schedule - Delay

A memo was received that indicated significant changes and delays to the schedule:

- Partial Occupancy (for desired areas) is December 22, 2021
- Full Occupancy and Substantial Completion no later than January 28, 2022

Aquicon would be giving over partial occupancy area to the Consortium and the IO to make a January 1 opening. If this happens then the Consortium will need to insure the building.

MJMA shared a [drawing](#) (see last page for images) of the building and highlighted the areas that we could assume for partial occupancy and what will not be available.

- The pink shaded areas indicate the space that are being expedited so that they can be occupied prior to full occupancy and the unshaded area is active construction sites. Aquicon will be installing a few hoarding fences (represented by the blue lines in the drawing) to keep anyone from entering the active sites. This will provide a visual barrier but will not provide any noise blocking.
- Points of access fall at the South vestibule, loading zone area, and Brock team entrance.
- The public will be able to exit where the green lines are indicated on the drawing, the only exception being a small zone at the center where the exiting distance is a little longer than the allowable 45 meters, this will be reviewed with the building department.
- To get to the second-floor central core, the middle staircase will need to be used. There is also the staircase in the arena that goes up to the arena second floor

Work that will still need to be done when open to the public:

- Several AV items to be installed due to long lead times
- The standing seam soffit
- Graphics for building automation system
- Some exterior doors due to lead time
- Small electrical items
- Cleaning of unfinished areas
- Some ceiling tiles that will be left out for installation of electrical devices
- Sliding door entrances
- Any ongoing deficiencies

Discussions surrounding the partial occupancy:

- Status of commissioning – MJMA confirmed that any of the occupied areas would have to be commissioned and all the units running noting that deficiencies could arise. There is a different HVAC unit serving each of the larger spaces, no space will be occupied without the systems operational.
- Exterior work – UEM confirmed that all the exterior hardscaping is complete. The curbs, concrete around the entire perimeter of the building and parking lot (outside of the line painting) is complete. All the gardens and topsoil have been put in place and they are actively planting what they can given the time of year. The only outstanding items will be some of the plants in the garden.

- AODA Compliance – signage is on track to be installed before the new year and all occupied spaces will have AODA compliant signage.
- Concerns were raised about the long lead time of the automatic sliding door entrances due to the custom colour and supply chain issues. It needs to be figured out what sort of temporary door can be put in place that will be operational.
- The question was raised regarding where the contractors will be parking once the public will be using it, they are currently parking in the back corner of the new Brock lot so that the vehicles are out of the way as they prepare to do line painting. There shouldn't be any storage containers or trailers present, just the odd skid material as it is delivered. May need to look at extending the agreement with Brock until full occupancy is achieved, Brock is comfortable with this extension.

Decision: whether to proceed with the partial occupancy plan or wait until full occupancy and substantial completion is achieved. Partial occupancy does include extra work for the consultants, contractors, IO and would need to get insurance in place. There are also some concerns surrounding the partial occupancy and renting out ice as some programs may not be running. St. Catharines has gone to Council to extend their operating season at Garden City Arena so they will not be looking to moving their teams to CGP this season and therefore will not need to be in the building for January 1st.

Action	Who	Time Frame
Matt L to bring the building plan back to the building department for review	Matt Lamers	November 2021
MJMA to confirm with Aquicon that make sure those occupied areas would be commissioned and operational	MJMA	November 26, 2021
Geoff to follow up with his CBO to see if they have any concerns or comments for partial occupancy	Geoff Holman	November 15, 2021
Decision to be made at Consortium Management Committee Meeting to proceed with partial or full occupancy	Todd Harrison	November 17, 2021
Nicole W to advise UEM and MJMA regarding decision	Nicole Wolfe	November 17, 2021

3. AV Delay

UEM [memo](#) indicates what equipment was delayed and what the impacts are. It is only the AV systems in the arena and the core of the building, it has nothing to do with safety so it will not affect occupancy. Consortium/IO could put in a temporary system if needed, the scoreboards are operational and everything to run the games is in place but there will not be play by play available or music.

Aquicon will come in once the materials arrive and install. The only impact that this will have is in Arena 1, the speaker mounts are delayed and are mounted above the ice surface so therefore they would need access to the ice for a period to install.

4. Construction Update and Status Report

The following construction updates were given:

- Gymnasium wood subfloor is complete, installing the hardwood top, about 1/3 complete
- Scoreboards in both arenas are installed
- Epoxy floor coating in arena 1 is complete
- Arena two skate flooring is complete
- Standing seam cladding on the South canopy is complete, they're almost complete the East canopy and they're starting on the North
- All exterior concrete is complete
- Mechanical start-ups and commission is ongoing
- Arena 1 seating ahs commenced, about 2/3 installed
- Elevators are complete
- Concreter floor grinding and polishing is ongoing, have done most of level 2
- Arena 1 lighting is complete, Arena 2 lighting has commenced
- Arena 1 and 2 change room painting is complete
- All asphalt is complete, just line painting is outstanding
- Millwork install has begun through the ceramic wall tile and the atrium has been completed
- Exterior score board installation commenced yesterday
- Precast stair treads have begun, by today they will be done 2 of the 3 stairs
- Mechanical and electrical finishes are ongoing

Updated report from UEM, see *UEM Monthly Report Canada Games Park 22 – October* for full details:

- All the recent project documentation and the schedule has been updated
- Project risk and latest costs have been updated
- Latest draw info and recent photos have been included

It was noted that Infrastructure Ontario had visited the site three weeks ago and has seen a lot of progress over the month, but they were estimating it to be about four months behind.

Action	Who	Time Frame
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Eric D to confirm what the grade of sealant is being used on the concrete	Eric D’Uva	November 19, 2021
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5. Status of Change Orders

See *Summary of Changes 44* document for full details

5.1 Change Order 190 – Revises the epoxy floor type finish in Arena 1 – Design Error – Approved

- The reason for the large cost is due to the volume of material required

5.2 Change Order 191 – Supply and installation of 18 an expanded metal mesh door in front of electrical room door (D2048) on the second-floor corridor at the north lounge – Design Omission – Approved

5.3 Change Order 192 – Revises the west exit doors to include mid-door rails – Design Error – Approved

5.4 Cash Allowance Authorization 07R1 – Testing & Inspection – Building Envelope – Retain consulting firm Tri-tech Pinnacle Group Inc. to provide building envelope testing and inspection – Approved

5.5 Cash Allowance Authorization 22R1 – Testing & Inspection Allowance – asphalt compaction testing for the CGP parking lot by Soil-Mat Engineers & Consultants Ltd. - Approved

5.6 Cash Allowance Authorization 25 – supply and install revised hardware at the arena 1 change room corridor exit doors – Approved

Potential change of significance – related to Owner Requested active network equipment CO. Missing the uninterruptible UPS backup power supplies (omitted in tender package and listed as “by owner”). This will cost approximately \$23,000; it is currently being reviewed by the designers. Once the final cost is received, it will be submitted as an urgent change order as it is holding up the commissioning of the network within the facility.

Action	Who	Time Frame
Eric D to submit the CO for the UPS back up as soon as the cost is finalized	Eric D’Uva	ASAP
Eric D to share the PC for the UPS with Scott J to see what was specified	Eric D’Uva	November 19,2021

6. New Business

6.1 Excess Topsoil

Preliminary estimates have been received from Aquicon regarding the quantity (6500 cubic meters) and the cost per square meter. The following are the options for the soil:

- Leave the pile – Brock does not accept this
- Spread it in place and call it \$30,000
- Relocate it to Brock’s farm, with the estimated dollar per cubic meter we would be looking at just over \$900,000
- Dispose of it, costing approximately \$1.1 million

Brock and the Region to work out how to deal with this topsoil offline, the Consortium will not be proceeding with anything through Aquicon’s forces.

6.2 December 24th Meeting

It was noted that if we are deferring the partial occupancy to wait for substantial then we can defer the meeting but if we are rushing for partial then it is important to have a meeting prior to that. This decision will be made after the Manager’s meeting.

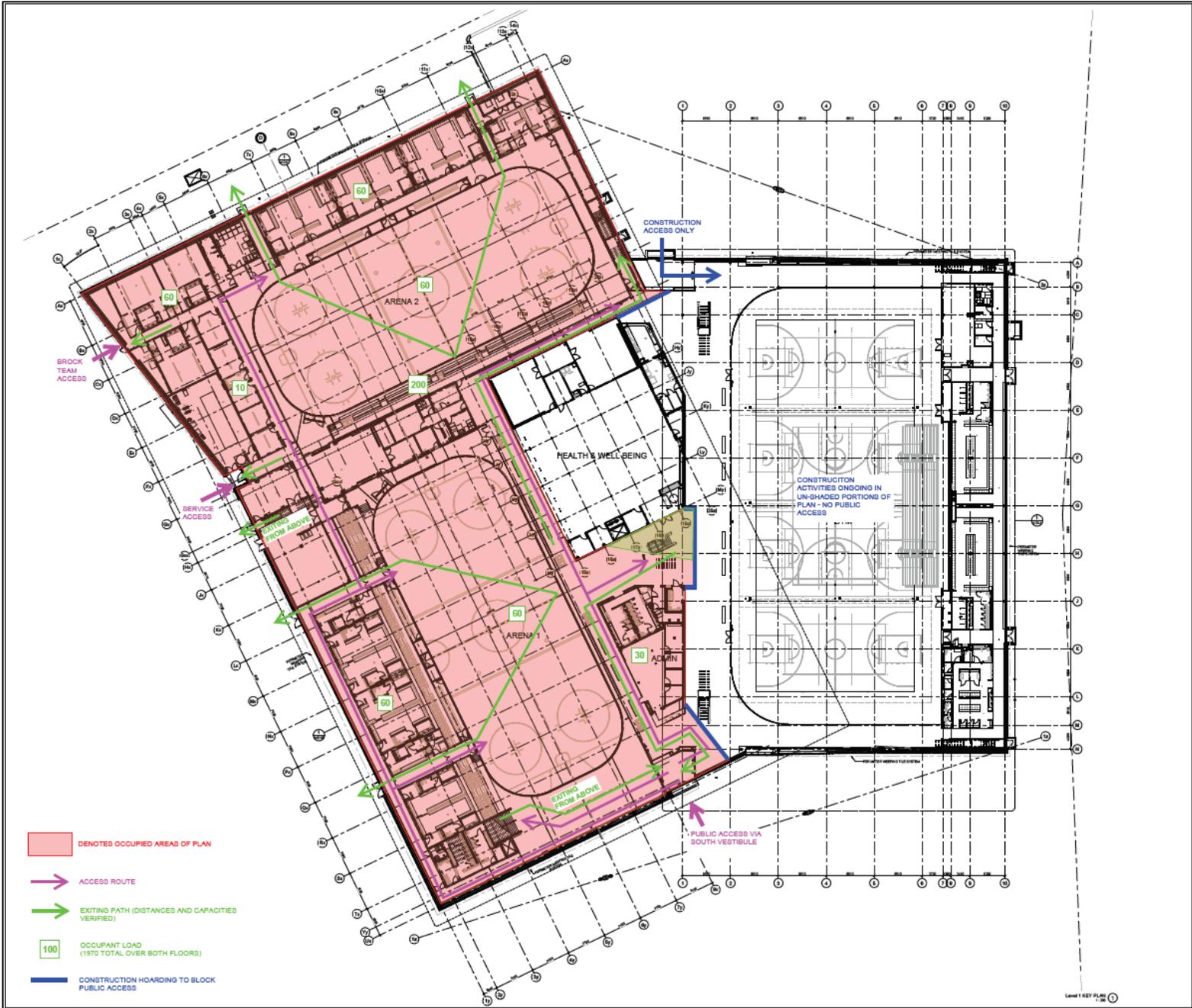
6.3 2022 Meetings

Meeting invites have been sent out for 2022 over Microsoft Teams to have as a place holder. If the meeting does not need to occur, Nicole W will send out an email letting everyone one know, and that occurrence will be cancelled.

Adjournment: 9:58 AM

Next meeting: November 26, 2021 – via Zoom

Partial Occupancy Overall Floor Plan – Level 1



Partial Occupancy Overall Floor Plan – Level 2

