

Date: Friday, December 10, 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
David Oakes	City of St. Catharines
Councillor Phillips	City of St. Catharines
Ken Noakes	Knowledge North Consulting
Scott Johnstone	Brock University

Regrets:

Matt Hill	Canada Summer Games
Doug Hamilton	Canada Summer Games
Mario D’Uva	Canada Summer Games
Tom Arkell	Canada Summer Games
Manoj Dilwaria	City of Thorold

1. Meeting Minutes

November 26th meeting minutes approved with the following revision: ***“Of the recorded 19.75 lost weather days, the revised schedule will only be allocating 4 of them towards the revised SP date.”***

2. Approval of Signage (Walkers)

- The following two signs are outstanding:
 - The missing “s” in Sports in the mock-up is currently holding up the approval in the Walker Sports and Ability Center exterior mounted signage.
 - North pylon sign is supposed to indicate Walker Founders Plaza, not just a simple entrance sign
- Currently on track to do \$6 million+
- The exterior package is currently with Ron T. Once Canada Games and Sports Canada sign off on changes, architect will revise signage package for final sign off by Walkers.

3. November Status Report and Construction Update

See *UEM Monthly Report CGP 23* for full details.

3.1 Status Report:

- Includes most recent project documentation, changes, site inspections and PCs
- The November 24th Aquicon schedule is reflected in this report
- Potential change owner requested for additional security cameras and door contacts – in the range of \$35,000

3.2 Items outstanding after substantial completion:

- Aquicon is still aiming to submit for occupancy December 22nd
- AV components that are delayed and have not been manufactured
 - Received some preliminary estimates from the suppliers, some items date into February
- Plastics shortage that impacts paint
 - This will specifically affect the paint for the North and South main sliding entrance doors (exterior vestibule doors) as the pigments for the adonization are not available
 - If it has not been confirmed whether these will be in place prior to the end of January, the doors are ready for paint, but we do not have sight on when the paint will come in
 - There is no issue in terms of access or usability
 - Aquicon will provide temporary measures until the products arrive, it will be reviewed with the building inspector to ensure it meets code requirements
- Outside planting due to the cold weather
- Deficiencies
- Washroom partitions
- Fire and life safety plan
 - Need to procure the fire safety box to be installed in the South vestibule, FMC was waiting on clarification from the Consortium

3.3 Potential Change

- Number of additional security cameras and door contact – owner requested – potentially in the range of \$30,000-\$35,000
- This was brought to light after the report was issued and therefore is not reflected in the current report

3.4 The following construction updates were given:

- Gym wood floor is complete, started staining under the bleachers
- Bleachers are constructed
- Indoor running track and CIO sprint track have been installed, just the line painting is outstanding
- Standing seam cladding is complete on the North canopy, just West canopy is outstanding
- Millwork installation has begun (café and main operator reception desk)
- Mechanical start-ups and commissioning is ongoing
- Recessed lighting in the atrium stairwell is ongoing
- Concrete floor grinding and polishing is almost complete
- Beginning to install the netting above the glass in the goal ends
- Perforated metal panels in arena 1 and arena 2 are completed
 - Near complete all level 1 corridor perforated panels and are beginning level 2
- Change rooms in the gymnasium, arena 1 and arena 2 are about 99% complete
- Roll up overhead doors have been installed through the change rooms, Zamboni door and waste and recycling door
- Stripped the blankets and pads off the ice surfaces
- Building cleaning has commenced

Action	Who	Time Frame
UEM to send the Consortium the updated list regarding the AV component delays	UEM	December 2021
UEM to update the Consortium once there is an expected date for the paint	UEM	Dec 2021/Jan 2022
UEM to follow up on the status of the washroom partitions	UEM	December 2021
Nicole W and Nicole M to touch base about the fire and life safety plan	Nicole Wolfe & Nicole Menard	December 17, 2021
Nicole W to share the architects summary of where they are with respect against the schedule to highlight risks	Nicole Wolfe	December 17, 2021
Eric D to follow up with the architect and contract administrator to ensure they follow through for December 15 th for the tracking of the schedule	Eric D’Uva	December 10, 2021

4. Items that could impact January 22 Substantial Completion

Covered in agenda item 3.2.

5. Change Order Summary

See *Summary of Changes 46* document for full details and email back-up

5.1 Change Order 195 – Modifications and additional power to the scoreboard components throughout the facility – Value Engineering/Owner Requested

- Has not been approved yet
- Nicole will be sending questions to the architect regarding this change

5.2 Change Order 196 – The change of the wood floor finish in the gymnasium from the specified oil-based topcoat to a water-based topcoat – Approved

- See attached email from MJMA dated November 26th, 2021, for a detailed explanation/background

5.3 Change Order 197 – NO COST – Modify the contract time according to Aquicon’s November 24th, 2021, project schedule, with a substantial completion date of no later than January 21st, 2022 – Contractual – Approved

5.4 Change Order 198 – Additional material and labour to raise the North Lounge counter – Design Change – Approved

5.5 Change Order 199 – Revises the mounting height for the fire alarm speaker/strobe devices in the Arenas and Gymnasium – Design Error – Approved

5.6 Change Order 200 – Supply and installation of additional climbing deterrent measures at the sloped walls of the north and south gymnasium corridors – Owner Requested – Approved

5.7 Change Order 201 – Supply and installation of additional signage (two exit only signs) and window film – Design Change

- Go back to the architect and ask to remove the frosted film from the change order as it was deemed unnecessary
- Not approved, architect to delete the frosting and re-issue the change order with the exit signs only

5.8 Change Order 202 – Supply and installation of additional data cabling in the refrigeration room that was missed on the electrical drawings – Design Omission – Approved

5.9 Change Directive 07 – Supply and install a smoke detector in the Arena 1 elevator – Occupancy Requirement - Omission – Urgent CD - Approved December 7, 2021

5.10 Change Directive 08 – Supply and install a fire separation at a column in the east exit corridor at the north end of Arena 2 – Occupancy Requirement – Design Change – Approved

Action	Who	Time Frame
UEM to follow up with the architect regarding CO 201 to have them re-issue the CO with the exit signs only	UEM	December 10, 2021

6. Status of IO Contract

- Advised the IO through procurement that there will be a series of dates sent to them for training, so far two have been received
- The contractor was advised that they will not be in the building before December 15th
- The contract is a high priority, the team is trying to bring it to a close as quickly as possible

Action	Who	Time Frame
Nicole W to loop back with Ron T, Todd H and Brian Wilson to discuss further mobilization options for the IO	Nicole Wolfe	December 17, 2021

7. New Business

7.1 Ice Plant Startup

Confirmed with Aquicon that the start up will be January 17th, Simcoe will be on site to start up the plant to begin the drawdown. It will be 3-4 days to reach the -6 degrees. The Consortium will need to make the decision as to when to make the ice, during the drawdown period or at a later date. If decision is to make ice at drawdown, owner is contractually obligated to take over the associated electrical and operating costs. If IO makes ice at a later date, there will be additional cost to the operating budget.

7.2 Training Dates

First couple dates have been set for January 13th and 17th; these have been sent to Nicole Wolfe to share with the IO. There will be further invitations sent out as there is about 40-50 hours worth of training.

7.3 Tour before Christmas

Geoff H has inquired about the ability to have a tour before Christmas for a group of city officials, Thursday afternoons work best as Eric D is typically on site during this time.

Action	Who	Time Frame
Eric D to send an invite for Thursday afternoon site tour to Thorold and Brock	Eric D'Uva	December 16, 2021

Adjournment: 9:55 AM

Next meeting: January 6th, 2022 – Microsoft Teams