

Date: Friday, August 20, 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
Matt Hill	Canada Summer Games
Tom Arkell	Canada Summer Games
Geoff Holman	City of Thorold
Councillor Kenny	City of Thorold
David Oakes	City of St. Catharines
Ken Noakes	Knowledge North Consulting

Regrets:

Ron Tripp	Niagara Region
Mario D’Uva	Canada Summer Games
Doug Hamilton	Canada Summer Games
Manoj Dilwaria	City of Thorold
Councillor Phillips	City of St. Catharines
Scott Johnstone	Brock University

1. Approval of Minutes – Nicole Wolfe

The revised addition of the minutes was approved as presented.

The following decisions outside of the Consortium meeting cycle were made over email:

1. Agreed to proceed - Region is looking for approval from Consortium for the purchase and delivery of appliances. These are owner supplied and to be installed by Aquicon. Cost of appliances is \$8,500:
 - 3 microwaves
 - Commercial grade washer and dryer
 - 3 fridges

2. Agreed not to proceed - Add a data point to the BAS system for the water meter – cost estimate between \$2,000 to \$3,000. This will provide capability to monitor “real time” water use and alert if there is excessive water use due to a leak.

3. Agreed not to proceed - video display in the gymnasium with the server in the Gymnasium Storage Room (NE end). This is a stand-alone system that is not connected to the network and as such can only be programmed from the server in the Storage Room. Option to add conduit and functionality to connect to the network.

2. TSSA Ice Plant Operator – Eric D’Uva

The ice plant is TSSA regulated and requires a “responsible” person (senior management) from the building operator or the owner named on the license. In terms of timelines, the commissioning kick off meeting will be the end of September, the license application will be middle of October, and the start up will be by mid November. Due to this schedule, the responsible person on the license will need to be appointed by the end of September. As the building operator will not be in place until December 1, 2021, the responsible person will be a member of the Consortium Management Team and decision to be tabled at the next Consortium Management meeting.

Action	Who	Time Frame
Nicole W to have Patrick Treacy to send information regarding the application and license to David O and Geoff H	Nicole Wolfe	September 2021
David O to table this topic at the next Consortium Management Meeting	David Oakes	September 2021

3. EV Stations – Extra Costs and Coordination – Eric D’Uva

The EV Stations were removed during the value engineering exercise. There will be an additional cost to add them back to the project as the transformer for site electrical is adequate for the electrical being installed currently but does not have the capacity to add EV back in without increasing transformer size and adding breakers.

The building electrical and site electrical was designed by two different firms and have conflicting information regarding size. Options presented to Consortium:

- Proceed with a CO through Aquicon to install the larger transformer for future car chargers?
- Or, have work done outside of the contract next year once it is clear that Alectra will be proceeding with install of EV stations.

Consortium deferred decision but requested a price from Aquicon to increase the transformer size and ensure the site is ready to receive EVs. Region to reach out to Alectra to confirm technical requirements of the EV stations and provide to engineer to ensure CO reflects correct size of pad and conduit.

UEM stated some urgency with respect to the decision as the transformer is still required for the existing site electrical work and will need to be installed and powered up in the coming weeks. UEM indicated two weeks (next meeting) as deadline for decision from the Consortium.

The Consortium also needs to know more surrounding the business models for the EV stations. The decision for Alectra’s funding should be made somewhere between mid September and mid October, if successful, Consortium can then negotiate the business model.

Action	Who	Time Frame
Information regarding the cost of the transformer, stock availability and procurement timing to be brought back to the Consortium at the next meeting	Eric D’Uva	September 3, 2021
MJMA to prepare CO for changes required to make site ready for the EV	Erick D’Uva	August 27, 2021

4. Zamboni Procurement – Geoff Holman

The City of Thorold has money in the budget for a new ice resurfer, they are looking to award the tender shortly. The ice resurfer is an electric Zamboni, delivery time is 10-12 weeks, and the price is approximately \$150,000 for the unit. If the Consortium chooses the same supplier, potential cost savings could be realized by negotiating a favourable price for the second unit. Decision to be made at next meeting.

In order to make a decision, the Consortium needs more information:

- Charge time and how long they retain their charge
- Do we need two electric units (one as back up)

- Does Zamboni room allow for two machines

Action	Who	Time Frame
Geoff H to bring the pricing back for a second Zamboni to the Consortium for consideration	Geoff Holman	September 3, 2021
Eric D to follow up with the architects to see if the original design accounted for one or two Zambonis	Eric D’Uva	September 3, 2021
Nicole W to connect Patrick Treacy and Geoff H regarding the specifications of the electric Zambonis	Nicole Wolfe	September 3, 2021
David O to see if his team has any Zambonis that could be used in the interim	David Oakes	September 3, 2021
Ken N to reach out to his contact in Seattle about the electronic Zamboni capability	Ken Noakes	September 3, 2021

5. Construction Update/Status Report – David Schram

See *UEM Monthly Report Canada Games Park 19 – July* document for full details.

The following construction updates were given:

- The green roof is being installed; it is about 90% complete
- The painting of the ceiling in arena 1 is now complete
- Egerter road and the parking lot is 100% base coat completed
- The wood balustrade in the gym is 100% complete and the lighting is about 50%
- The second elevator in the atrium is complete
- Concrete sidewalk is about 30% complete
- CD 06 is at about \$1.2 million. All the welding and repairs are complete, there is just the spray installation and drywall to be done by the end of August
- Roof repairs started last week; it should be done by early September at the latest
- Exterior cladding of the East side was complete, now starting on the South side

Monthly report 19 includes all the updates up to July 31. Level 1 and 2 furniture plans have been added in Section 22, providing an overview of the building spaces and who occupies them.

Schedule:

UEM received a schedule on August 3rd that had improvements in terms of new activities and revised sequencing but there were errors and missing information (critical path). Also

missing Commissioning schedule – due August 31. Latter is critical for coordination and finalizing the schedule.

- One of the bigger changes to the schedule was to move the gymnasium flooring from August/September to September/October.
- The contractor is still forecasting a December 1st Substantial Completion date (see page 4 Status Report for legal requirements for Substantial Completion) and Final Completion by January 26th.
- For Substantial, contractor is required to meet two conditions:
 - The building must be completed for its intended use (not mean you can walk in and occupy)
 - Contract amount paid out based on formula, with less than \$970,000 left to fill.
- Concern about December 2nd date: with \$970,000 in value left, depending on remaining work, this could define partial or full occupancy. Furthermore, there are many trades indicating completion on or just before December 2. Many of which could impact if we get partial or full occupancy.
- Schedule is missing coordination / inspections needed to get occupancy. UEM stated that although not reflected in the schedule, this work is underway. And Aquicon will not add it to their schedule.
- Region is providing monthly submissions to the province in accordance with the TPA and they are indicating similar concerns around schedule.

Aquicon has agreed to revise the schedule – timing unknown. Dependent on receiving complete commissioning schedule and coordinating with construction schedule

Action	Who	Time Frame
David S to share commissioning critical schedule with the Consortium at the next meeting	David Schram	September 3, 2021
Once the commissioning schedule is received, UEM will request a date from Aquicon as to when we can expect an updated and revised schedule	David Schram	September 3, 2021
David S to share the updated schedule once received	David Schram	September 2021

6. Change Summary – Eric D’Uva

See *Summary of Changes 39* document for full details

6.1 Change Order 179 – Revises the light covers at the universal change rooms in the gymnasium – Design Error – Approved

7. New Business

7.1. Furniture Tender

The furniture layouts have been worked out by the architect; these have been forward to Beatties via the sponsorship committee through the host to try to get better pricing. Hoping to get pricing back early next week, once received Nicole W will send out an email to the Consortium to inform them of the result. If it is over budget, the Consortium will need to decide how it will be paid for and what will need to be taken out. The order of magnitude cost estimate from the architect was around \$600,000 and there is about \$485,000 budgeted.

7.2 Site tours dates reminder:

https://doodle.com/poll/z34ank4iqz5ycf5q?utm_source=poll&utm_medium=link

- September 28th – 3:00-4:00 PM
- September 30th – 3:00-4:00 PM
- October 5th – 3:00-4:00 PM
- October 7th – 3:00-4:00 PM

7.3 Sanitary Sewar and Water Main on Flora Egerter Way

City of Thorold (Geoff Holman) is working with Brock to take over ownership of the sanitary sewer and water main that was constructed on Flora Egerter way. Before it is taken over, the City is looking for testing, inspections, construction records and site visit.

7.4 Brock vaccination policy on campus

A question was raised as to whether the policy would affect this building and the contractors working on site. Considering that it is the contractor’s site at this point and not Brocks, the Brock policy should not affect them.

Action	Who	Time Frame
Eric D to coordinate Geoff’s asks with the civil engineer regarding the ownership of the sanitary sewer and water main	Eric D’Uva	September 2021
David O to reach out to Scott J regarding Brock’s vaccination policy and how it affects contractors	David Oakes	September 2021



**MINUTES
CGP Consortium
Meeting**

Adjournment: 9:58 AM

Next meeting: September 3, 2021 – via Zoom