

Date: Friday, October 15, 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
Geoff Holman	City of Thorold
Councillor Kenny	City of Thorold
Matt Hill	Canada Summer Games
Ken Noakes	Knowledge North Consulting
David Oakes	City of St. Catharines
Councillor Phillips	City of St. Catharines
Scott Johnstone	Brock University

Regrets:

David Schram	UEM
Mario D’Uva	Canada Summer Games
Doug Hamilton	Canada Summer Games
Tom Arkell	Canada Summer Games
Manoj Dilwaria	City of Thorold
Todd Harrison	Niagara Region
Ron Tripp	Niagara Region

1. Meeting Minutes

Minutes approved as presented.

2. Construction Update/Status Report

See *UEM Monthly Report 21* for full details.

Following construction updates were given:

- Gym floor has commenced and is ongoing, third done the underlayment
- Outdoor scoreboard footings have been installed
- Gym change room ACT ceilings have commenced
- Concrete floor grinding has commenced on level 2
- Hydro seeding is about ¾ complete
- Started the second floor ACT ceiling as well, this is about ¾ complete
- Done Arena 2 painting

- Begun Arena 1 epoxy flooring for the bleacher/spectator area
- Arena 1 and 2 dasher boards and glass has been installed
- Standing seam cladding is ongoing
- The fence on the west side of the running track has been installed, planting is outstanding
- The landscaping planting (not including running track grass) is complete apart from the front plaza as they're still pouring the concrete there, this concrete work is about $\frac{3}{4}$ complete
- Begun the mechanical start ups, the boilers are online providing heat to the gym space
- Change Directive 6 work:
 - Work has been completed
 - Damage was flagged by the third-party testing and inspection on the low roof above the gym corridor, it is not known when the damage occurred.
 - Roofing testing agent has come out to inspect the damage, expecting a report early next week that outlines the extent of the damage and what repairs are required
 - The CD 6 work billing will not be closed out until the extent of this damage is realized as the repairs may be billed against the CD – depending on the cause
- Overall roof membrane repair should be wrapped up by end of the month

Report:

See *UEM Monthly Report Canada Games Park 21 – September* for full details.

Notable updates:

- CD 6, to date there is approximately \$1.6 million approved by the contract administrator and third-party testing
- Nicole to pass along the memo to the Regions legal team to review
- Section 8, Potential Changes of Significance:
 - *OES Score Board Coordination*: an actual cost is pending (estimated at \$50,000) with CO expected for next consortium meeting
 - *Excess topsoil*: There is currently topsoil on Brock property that needs to be removed to restore the land to pre-stockpile grades with hydro-seeding. CO did not include the restoration costs as the full extent was not know at the time. Brock could use a small amount to cap the other side of the storm pond but have no use for the remainder. There is a potential option to use the soil on Brock's farmland in the future, but this would need to be discussed with the Region further as there's significant environmental sensitivity surrounding run-off. Before making a decision, the Consortium requested:

- Amount of topsoil to be disposed of
 - Is this a valid cost –the Consortium was assured by Aquicon when the CO surrounding importing soil came to light that there would not be an excess soil problem.
 - What is in the contract with respect to excess soils.
- Approximately 3% of CO contract costs is due to design team errors & omissions, and design changes
- Project schedule risk has been updated to “High”

Action	Who	Time Frame
Eric D to share the roofing testing agent’s report with the Region and Consortium	Eric D’Uva	October 20, 2021
Eric D to share Aquicon’s updated schedule to the Consortium	Eric D’Uva	October 20, 2021
Eric D and Nicole W to review the topsoil CO and the contract document for soil management	Eric D’Uva & Nicole Wolfe	October 20, 2021
Eric D to follow up with the architects to have them put some commentary together surrounding the topsoil before meeting with Nicole W	Eric D’Uva	October 15, 2021
Eric D to pass along any costs or estimates surrounding the topsoil removal with the Consortium	Eric D’Uva	October 20, 2021

3. Schedule Update

See *UEM Monthly Report Canada Games Park 21 – September* and *Aquicon Schedule Background - Sept. 30, 2021* for full details.

- The updated schedule that was received on September 22nd is included in UEM’s report:
 - There are several notable items missing or omitted from this schedule
 - Aquicon has been asked by all parties involved in this project to update the schedule to include these items such as the critical path
 - Aquicon is working on updating the schedule to reflect their needs for substantial, hoping to have it early next week
- Commissioning schedule was received Sept 14th
 - The contractor is working with the manufacturers and subcontractors to put together a preliminary training schedule for the various pieces of equipment and systems in the facilities
 - These training dates will likely be sometime in late December or into early January depending on when the commissioning of these items wrap up
- Substantial has shifted to December 22nd

- Aquicon has provided some commentary on the shift, they list many items that have caused substantial to be delayed
- These items have not been submitted for them to make a claim

Action	Who	Time Frame
Eric D to share Aquicon’s updated schedule to the Consortium	Eric D’Uva	October 20, 2021
Nicole W to pass along the memo from Aquicon to the Region’s legal team and set up a meeting with Legal, Eric D and herself to discuss their options	Nicole Wolfe	October 29, 2021

4. Status of Change Orders

See *Summary of Changes 43* document for full details

- 4.1** Change Order 186 – Supply and installation of a drinking fountain and bottle fill station at the south end of the outdoor running track – Omission – Approved
- 4.2** Change Order 187 – Supply and installation of 18 additional floor sockets and game lines in the gymnasium for the badminton courts – Owner Requested – Approved
- 4.3** Change Order 188 – Supply and installation of the center court N22 logo in the gymnasium – Owner Requested – Approved
 - This logo will be painted on and sealed over
- 4.4** Change Order 189 – Supply and install 2 removable mullions for the exterior doors in the Arena 1 change room corridor - Design Error - Approved

5. Sunlight in Arena 1

UEM has advised that the afternoon sun from the windows over the visitor seating shines onto the ice:

- During design, the architect did sunlight modeling considering light transmission percentages, the seasonal solstices and window tinting.
- The issue is specific to the fall solstice and can only be seen a few weeks of the year
- It is currently exaggerated by the lack of lights in the arena
- If necessary, temporary blind measures can be added in October.
- Sunlight will not alter the ice as the tint on the windows is extremely high with little to no sun energy coming through.

Action	Who	Time Frame
Nicole W to bring this item to the Operations group	Nicole Wolfe	Oct 15, 2021

6. Furniture Procurement

- Beatties provided a final cost of just under \$500,000 and has agreed to a 10% VIK (+-\$50,000). Sponsorship team is aware of this agreement, some sort of recognition piece will need to be in place to honor this. This will bring the total out of pocket cost to +- \$440,000.
- Project budget for furniture is \$410,000 (reduced from \$425,000 due to added costs for other FF&E)
- Host is willing to contribute \$15,000 to meet the original budget. The second-floor furniture would need to be available for host and legacy use beyond the games.
- Brock’s portion of the furniture is +-\$50,000 and they are reviewing scope to determine if they will proceed.

It was decided the order would be placed for everything besides the Brock furniture so we can proceed and hopefully receive the Host and IO office furniture for early December.

7. Decision on Logo on the Ice

As directed Region reached out to 2 companies that supply paint for ice surfaces to determine cost and availability for December. Intention is to contract out the service the first year as IO contract will not be signed before end of November. Cost of \$5,000 for plain ice with painted lines and anywhere from \$5,000-\$10,000 with a logo.

A decision required on the ice logo:

- Ken proposed Walker on one arena ice and GFL on the other with recognition around the circle with CGP logo in middle for the first year at least, after that the Operator may want to try and sell some advertising on the ice
- The Host is willing to discuss costing associated with the CGP logo being the main center logo for multiple years
- Center logo could be done as an inlay so it can be used for multiple years

Action	Who	Time Frame
Nicole W to send out this item next week via email to gather opinions and come to an agreement	Nicole Wolfe	October 22, 2021
Patrick Treacy to engage with one of the paint companies and create a PO so that when a decision is made, there is less of a delay	Patrick Treacy	October 22, 2021

8. Arena Walls Paint Colour

See *CGP Arena Banner Frames Proof* for full details.

Decision on “black” walls behind the goalie net deferred to IO as this may not be a problem once the lights are installed. If the IO determines it is an issue, vinyl canvas could be placed on the wall rather fixed frames and this could be used for branding and further sponsorship. These panels would be applied to the wall after substantial completion, wouldn’t impact the schedule and with a cost of \$5,000 to \$10,000.

It was also noted that the South end of Arena 1 has been flagged as a possible recognition wall so the Consortium will not have to worry about covering that wall.

Action	Who	Time Frame
UEM to bring back to Consortium once lights are installed in both arenas	Eric D	November 2021

It was decided to wait at least the two weeks to see the arena when the lights are powered on and it is more accurate to playing conditions to understand if the walls are truly a problem. There is also the potential to wait until people start using the arena and see if any concerns are brought up at that point, if so, we have these logo banners as a solution.

9. New Business

9.1 Exterior Signs fixed to the building

Action	Who	Time Frame
Matt H to bring Ken N in on conversations regarding the sponsorship on the exterior signs with Matt Lamars	Matt Hill	October 2021

9.2 Hiring of the Operator

On schedule to have the Operator in place for late November

Adjournment: 10:00 AM

Next meeting: October 29, 2021 – via Zoom