West Parry Sound Recreation and Cultural Centre Board
Special Open Meeting Minutes – June 5, 2024

Date: June 5, 2024
Time: 6:30 PM
Location: Zoom Video Conference

Members and Voting Alternates Present:
Archipelago Reeve Bert Liverance
Carling Councillor Bruce Kelly
McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Mayor Ann MacDiarmid

Steering Committee Members Present
Archipelago CAO John Fior
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris
Seguin CAO Jason Inwood

Alternate Members Present:
McDougall Councillor JJ Blower
Parry Sound Councillor George Ashford

Staff Present:
Recording Clerk Rebecca Johnson

Guests Present:
Gordon & Gordon Group Inc. Principal Andy Gordon
CS&P Architects Senior Associate Saeed Sadeghi

1. Agenda:

1.1 Approval of Special Meeting Agenda

Moved by Reeve Liverance Seconded by Mayor Robinson

That the Agenda for the June 5, 2024 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

1.2 Declaration of Pecuniary Interest – N/A

2. Business

2.1 Drywall and Mechanical Tender Package Award Recommendations

Submitted by: Steering Committee & Project Manager

Project Manager Andy Gordon noted that because of the variance from the cost estimate for HVAC and drywall, the tenders must escalate to the Board for approval. Mr. Gordon further noted the following:
- there is a significant skills shortage in the specialized HVAC trade and the geographical location away from the GTA has also increased the cost.
- recommended HVAC bidder Kelson has a long and good reputation.
- HVAC needs to be built within the structure of the building, hence the reason for tendering it now.
- installing the HVAC unit within the building, instead of on top of the roof is more costly, however should extend the life of it by 20-30%.
- including acoustical panels at almost $200,000 in the ceiling over the fitness area and on the walls in the natatorium has increased the cost of the drywall tender; however will significantly enhance the quality of the building environment especially in the natatorium area where noise bounces off hard surfaces.

Mr. Gordon reported that the total packages that have been bid is now over budget by $148,000; however the team is confident that with the final tender package 3 to be let, the overage will be brought back in line.

Mayor Robinson inquired as to whether the acoustical panels could be purchased and installed after ICIP funding payments were completed in order to apply for alternate funding for them. Councillor Kelly followed up with an inquiry as to whether the panels over the ceiling might be installed with the initial build and those on the walls later. Mr. Gordon reported that both were possible, as they were separately identified within the bid at $88,825 for ceiling and $109,725 for wall acoustical panels. Mr. Gordon noted that it would be more costly and difficult to install them once the facility was built and active.

Reeve Liverance inquired as to the source of the drywall, noting that there have been reported problems with drywall sourced from China, causing rotten egg smells, corrosion of metal components, health and respiratory problems, etc. Mr. Gordon reported that typically within the tender specifications the drywall must be CSA approved, and that he will confirm this and report back.

In response to Mayor MacDiarmid's inquiry as to whether the contingency has been touched, Mr. Inwood noted that the $1.53M contingency has not yet been touched, and would be with these overages; however as was reported, the team is confident that the money will be made up in the third tender packages.

Resolution 2024 - 25
Moved by Councillor Kelly **Seconded by Reeve Liverance**

That the Board approve the award of the drywall tender package to Rosemar Drywall Ltd. with a total contract value of $1,469,269 (excluding HST), and,
That the Board approve the award of the mechanical tender package to Kelson

Mechanical Systems Inc. with a total contract value of $5,898,732 (excluding HST).

The following amending motion was made:
Moved by Mayor Robinson Seconded by: (no seconder)
That the acoustical ceiling panel in the gymnasium, and acoustical wall panel in the natatorium area be removed from the drywall tender

Without a seconder, no vote was taken. Motion dismissed.

Vote on main motion

Carried

3. Adjournment – 6:54 PM

Moved by Mayor MacDiarmid Seconded by Councillor Kelly
That we do now adjourn.

Carried