

**West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – September 14, 2022**

Date: September 14, 2022
Time: 7:00 PM
Location: via Zoom Video Conference

Members Present:

Chair Donald Sanderson
Archipelago Reeve Bert Liverance
Carling Councillor Terry Gilbert
McDougall Mayor Dale Robinson
McKellar Councillor Morley Haskim
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner
Shawanaga Councillor Sherrill Judge
Wasauksing Councillor Chance Pedoniquotte-King

Steering Committee Members Present

Archipelago CAO John Fior
Carling CAO Kevin McIlwain
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris
Seguin CAO Jason Inwood

Alternate Members Present:

Archipelago Councillor Rick Zanussi
McKellar Mayor Peter Hopkins
Parry Sound Councillor Vanessa Backman
Seguin Mayor Ann MacDiarmid

Staff Present:

Recording Clerk Rebecca Johnson
Communications Officer Valerie Iancovich

Guests Present:

Project Manager Gordon & Gordon Group Inc.
Andrew Gordon
Tom Graham
Christopher Willis
Richard Culverwell, Fundraising Committee Vice-Chair

1. Minutes:

1.1 Move to Closed Meeting

Prior to the scheduled open meeting, the Board moved to a meeting closed to the public per the following resolution:

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Resolution 2022 - 14

Moved by Reeve Liverance Seconded by Mayor Robinson

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (ICIP Transfer Payment Agreement)**

Carried

The Open meeting reconvened at 8:15 PM

1.2 Additions to Agenda – N/A

1.3 Approval of Agenda

Moved by Councillor Haskim Seconded by Reeve Liverance

That the Agenda for the September 14, 2022 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

Carried

1.4 Declaration of Pecuniary Interest – N/A

1.5 Approval of Minutes

Moved by Mayor McGarvey Seconded by Councillor Haskim

That the Minutes of the June 28, 2022 West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

Carried

1.6 Correspondence

1.6.1 Marion Ferris and others
RE: Support for a 6-Lane Pool

1.6.2 Shirley Stott
RE: Support for a 6-Lane Pool

2. Business

2.1. Chair's Report

The Chair acknowledged the ongoing work of the Steering Committee in advancing the project.

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2.2 Matters from Closed Meeting

Resolution 2022 – 15

Moved by Mayor McGarvey Seconded by Mayor Robinson

That direction given in closed meeting held this date be hereby approved

Carried

2.3 Meeting Schedule

Submitted by Steering Committee

Resolution 2022 – 16

Moved by Councillor Fellner Seconded by Councillor Haskim

That the Board establish a monthly meeting schedule, 7:00 pm the second Wednesday of each month and continue to meet virtually.

Carried

2.4 Fundraising Strategy and Plan

Submitted by Steering Committee

Resolution 2022 – 17

Moved by Mayor McGarvey Seconded by Reeve Liverance

That the Board approve the fundraising strategy and plan as attached and,

That the Board authorize the Steering Committee in consultation with the Fundraising and Sponsorship Team to develop and release a Request for Proposal soliciting bids for professional sponsorship specialist services, and

That the Steering Committee report back to the Board recommending an award after evaluating the Request for Proposal submissions.

Carried

2.5 6 Lane Pool Scenario

Submitted by Steering Committee

Resolution 2022 – 18

Moved by Reeve Liverance Seconded by Councillor Fellner

That the Board receive the 6 Lane Pool Scenario report for information only.

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Carried

2.6 Architectural Services and Design Team RFP

Submitted by Steering Committee and Gordon & Gordon Group Inc.

Resolution 2022 – 19

Moved by Reeve Liverance Seconded by Mayor McGarvey

That the Board authorizes the Steering Committee and Gordon & Gordon Group Inc. to develop and issue a Request for Proposal (RFP) for Architectural Services and the Design Team, and,

That the Steering Committee and Gordon & Gordon Group Inc. return to the Board with a recommendation to award upon the completion of the RFP evaluation process.

Carried

Steering Committee Vice-Chair Jason Inwood responded to a member's inquiry that the RFP evaluation criteria will consider previous work responders have done with First Nations, so that design elements can be considered at the beginning of the process.

2.7 Construction Methodology Recommendation

Submitted by Steering Committee & Gordon & Gordon Group Inc (Project Manager and Owners Representative)

Prior to consideration of the Resolution, Andrew Gordon of GGG Inc. provided an overview from a prepared power point presentation as circulated with the agenda, on different construction methodologies.

Mr. Gordon noted that in designing the building, the architect will rely on 3 criteria, being Quality, Time, and Dollars. Three widely used contracts in Canada are a) Stipulated Price (Design-Bid-Build, or D-B-B); b) Construction Management (CM); and c) Design-Build (DB). Mr. Gordon reviewed the risks and opportunities associated with each.

Mr. Gordon provided an analysis of current market conditions, noting that COVID has significantly impacted the supply chain extending delivery dates, and escalating costs, 40% plus since 2019, with local examples of cost escalation of Recreation and Culture Centres including Bracebridge, and Wasaga Beach which were procured under D-B-B. Mr. Gordon advised that in order for a successful project to occur, the owner's risk has to be delegated to those best equipped to manage them.

In conclusion, Mr. Gordon advised that it is GGG Inc.'s recommendation that the

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methodology used be the construction manager at risk and that this be embedded in the RFP documents for the architect.

Mr. Gordon responded to members' queries with the following information:

- Under GGG Inc.'s recommendation to use the construction manager at risk methodology, the contractor of record is the construction manager (CM).
- Most projects done 3 years ago are 40% cheaper than today regardless of construction methodology used. The CM has to submit a proposal which includes identifying similar projects done previously as well as references. D-B-B provides a bid price, but CM provides a proposal.
- Construction cost consultant is part of the design team who reviews the CM costs.
- The architect and subconsultants are responsible for the mechanical, however it is important to get the mechanical contractor on board to work collaboratively in developing the design.

Resolution 2022 – 20

Moved by Councillor Haskim Seconded by Reeve Liverance

That the Board receive the presentation from GGGI on construction methodology, and,

That the Board approve Construction Manager at Risk, CCDC 5B as the construction methodology for building the West Parry Sound Area Recreation and Culture Centre.

Carried

Adjournment

Chair Sanderson adjourned at 9:12 PM