

SOUTH DUMFRIES COMMUNITY CENTRE BUILDING COMMITTEE

South Dumfries Community Centre
7 Gaukel Drive, St. George
Thursday, June 19, 2008
4:01 p.m.

PRESENT: Councillors John Wheat, Cliff Atfield, and Robert Chambers

OTHERS: Dave L. Thompson and Ed Kolodziejski – Group Eight Engineering Limited
Sue Morrison and Tom Strauch – South Dumfries Parks and Recreation
Advisory Committee

STAFF: Bill Leask, Clare Wamsteeker, Ken Gaukel and Annette Wilson

APPROVAL OF AGENDA

Moved by – Councillor Chambers
Seconded by – Councillor Atfield

That the agenda for the South Dumfries Community Centre Building Committee meeting of June 19, 2008, be approved.

.Carried

APPROVAL OF MINUTES

Moved by – Councillor Chambers
Seconded by – Councillor Atfield

That the South Dumfries Community Centre Building Committee meeting minutes of May 20, 2008 be approved as printed.

.Carried

BUSINESS ARISING FROM THE MINUTES

1. Dave Thompson noted that Group Eight Engineering Limited proposes to prepare two separate construction cost estimates not three as stated in May 20, 2008 minutes: one late in the schematic design phase and a final estimate, which would include a contingency fund, at pre-tender and he advised that monthly construction cost reports will be provided by Group Eight Engineering Limited to the Committee during construction.
2. Councillor Wheat reported that a meeting was held with members of the St. George Lions Club to review the requirements of the club for the second floor expansion of the South Dumfries Community Centre. The Lions Club noted that it does not require a dedicated room but will require locked storage. Discussion was held regarding the sliding partition wall to separate the room, expansion of the kitchen and bar area.
3. A meeting was held with members of the Women's Institute, Councillor Wheat and Clare Wamsteeker attended. The Women's Institute support the expansion and their relocation to the SDCC, however they require storage for their equipment from Memorial Hall. Currently the Women's Institute have free rental of the facility at Memorial Hall and

hope to continue this in the future at the South Dumfries Community Centre. Councillor Wheat assured them that the rental agreement would remain in effect at the SDCC.

SOUTH DUMFRIES COMMUNITY CENTRE EXPANSION

1. Dave Thompson presented information regarding the Floor Plans, Occupancy Load and Project Schedule. Group Eight Engineering suggests:
 - a common open concept single entrance with sliding automatic doors providing access to all areas (or regular swing type doors if budget is an issue);
 - removing all plumbing from the four existing dressing rooms, installing new showers, sinks, toilets and benches in each of the four dressing rooms; and adding two new dressing rooms for a total of six dressing rooms;
 - change current Community Centre washrooms into a storage room and construct new washrooms in the addition;
 - construct barrier free washrooms in the front lobby;
 - expand the upstairs kitchen and bar; Group Eight Engineering Limited agreed to cost the kitchen expansion to determine if it is affordable;
 - install a sliding partition wall to create two smaller rooms upstairs;
 - provide a multi-purpose room for fifty people in the main level addition;
 - provide dedicated office space for the Arena Manager, Arena staff, O.P.P. substation, County of Brant Customer Services, and possibly Minor Hockey and Figure Skating Clubs;
 - provide storage area for tables and chairs on both levels.

In response to a question, it was noted that the County of Brant Accessibility Committee will have an opportunity to review the site plans.

Dave Thompson distributed a copy of the project schedule and reviewed dates for the following:

- site survey and floor plans - June 2008;
- architectural, structural, mechanical and electrical schematic designs - July 2008;
- architectural, structural, mechanical and electrical drawings completed and site plan approval – August 2008;
- pre-tender cost estimate and document/estimate review, approval for tender documents – September 2008;
- building permit application - October 2008;
- bid negotiations and tender - January 2009
- award contract – February 2009
- ground work to commence March 2009,
- construction of the addition during the summer months after removal of the ice on April 10, 2009
- project completion – September 2009

It was recommended by Group Eight Engineering that the period of time between tendering and construction be kept to a short time frame due to current market conditions related to the fluctuation in pricing from plumbers, electricians and other trades.

2. A pre-consultation meeting will be held between Group Eight Engineering and County of Brant Staff to assist with the site plan approval process. In response to questions, Dave Thompson noted that a longer schedule has been provided than is required for the

completion of the addition to the South Dumfries Community Centre and tender documents will reflect the job completion requirements.

3. Clare Wamsteeker agreed to co-ordinate a meeting with County of Brant staff and Group Eight Engineers regarding the site plans for the South Dumfries Community Centre and will report back to the Committee.

OTHER BUSINESS

1. Councillor Wheat questioned when a meeting could be scheduled for public input. Dave Thompson reported that site plans and elevations are required for the public meeting and he agreed to notify Councillor Wheat with an appropriate date.
2. It was suggested that the St. George Lance, Lion's Club and Women's Institute be kept informed about the project.

NEXT MEETING

The Committee adjourned at 4:53 p.m. to meet again on Thursday, July 17, 2008, at 4:00 p.m. at the South Dumfries Community Centre.

Secretary