

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
BUILDING COMMITTEE AGENDA
July 10, 2017
10:00 a.m.

1. **CALL TO ORDER AND ROLL CALL**

The Township of McNab/Braeside Building Committee meeting was called to order at 10:07 a.m.

Present: Ryan Frew, Director of Public Works (Meeting Chair)
Angela Lochtie, Treasurer
Chris Vereyken, Chief Building Official
Tom Peckett, Mayor
Brian Armsden (10:40 a.m.)
Mandy Cannon (Recording Secretary)

Absent: Lindsey Parkes, CAO/Clerk

Also in Attendance: Tyler Peters, Greenview Environmental
Noella Floyd, Greenview Environmental

2. **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest declared at this time.

3. **ADOPTION OF AGENDA**

Moved by Tom Peckett, seconded by Angela Lochtie, **THAT** the agenda dated July 10, 2017 be adopted as submitted and circulated.

CARRIED.

4. **DELEGATIONS AND PRESENTATIONS**

Nil.

5. **ADOPTION OF PREVIOUS COMMITTEE MEETING MINUTES**

Nil.

6. GENERAL INFORMATION ITEMS

Nil.

7. NEW BRAESIDE RECREATIONAL CENTRE

7.1 UNFINISHED BUSINESS

a) Nil.

7.2 NEW BUSINESS

a) 90% Design Submission and Presentation – Greenview

Tyler Peter presented the 90% design submission to the Building Committee and reviewed his notes from the June 6, 2017 meeting.

Ms. Lochtie is going to contact neighbouring municipalities to inquire about which companies they have used for a motion sensor notification based alarm system that uses key fobs for entry. The Building Committee will need to provide information to Greenview as soon as possible with regards to where the sensors should go as part of this notification system.

Mr. Peters required feedback with regards to the outrigger beams on the front side of the building. As these beams were for decorative purposes only, the Building Committee did not think they were a necessary cost and asked that they be removed from the design.

Mr. Peters advised that the power operations on the men's and woman's washrooms have been removed as it is only a requirement of the universal washroom.

Ms. Lochtie will provide information to Greenview with regards to the exact make, model and size of the appliances that will be used in the kitchen. Mr. Peters will look into the sink requirements of this building as currently the kitchen is designed for three sinks, but the requirement may only be two. Mr. Frew is going to look into the regulations of a Special Occasions Permit through the LCBO to determine whether alcohol can be stored in the same fridge as non-alcoholic beverages during an event. Mr. Peters confirmed that locking rollups will be used for the kitchen pass through windows.

Mr. Peters confirmed that the preferred method is wall mounted bathroom stalls in the washrooms because of the rubber flooring that will be used, the Building Committee agreed.

A discussion was held with regards to having hardened glass installed on the windows facing the rink, having a mesh screen installed over regular windows, or having cage put up around the rink boards in an attempt to protect the windows. The Building Committee agreed that having regular windows and a cage around the rink boards installed was the best option at this point. Mr. Peters confirmed that the hose room will have an insulated garage door.

It was decided that there will be benches fixed to the wall/floor outside of the washrooms in the foyer and there will be a fixed bench approximately five meters long on the exterior of building, facing the rink.

After discussion with the local authorities (Fire Chief & Chief Building Official) and in discussing with the Ministry, the Building Committee reiterated that it is preferred that the water tanks not be a requirement of this construction. The Chief Building Official is going to provide a written decision once all information has been gathered.

Mr. Peters will confirm the required size for the septic tank, as there may be cost savings if a smaller tank will meet requirement.

In reviewing the Class B Cost Estimate provided, the Building Committee discussed the primary areas that could be cut to save costs (removing the water tanks & reducing the size of the septic tank), however, with the additional cost of having the cage installed on the rink boards, Mr. Peters explained that the only way to find out what the real cost of constructing the building will be is to go to tender. Mr. Peters further explained that the estimate provided would only change significantly if there was a significant re-design of the building, which could be done at a further cost to the Township and would delay the current timeline. The Building Committee agreed that at this stage, going to tender would be the most efficient solution to get an accurate estimate for what the Braeside Recreation Centre will cost to build as currently designed. Once the tenders have been received, the Building Committee will make a recommendation for Council's consideration, which may include awarding a contract, negotiating with qualified/selected vendor and awarding the contract, not awarding the contract and re-tendering in early 2018 or not awarding the contract and proceed with a re-design.

Moved by Tom Peckett, seconded by Chris Vereyken, **THAT** the Building Committee recommends that a Special Meeting of Council be held on Tuesday, July 18, 2017 for the consideration of Council to authorize the Building Committee to proceed with the Tender of the construction of the Braeside Recreation Centre.

CARRIED.

8. **MUNICIPAL OFFICE BUILDING AND PERNEEL BUILDING**

8.1 UNFINISHED BUSINESS

Nil.

9. **LONG TERM BUILDING PLAN**

9.1 UNFINISHED BUSINESS

Major Building Projects for Consideration in Long-Term Building Plan – Timing Analysis

Due to time constraints, this matter was not discussed and will be brought forward to a future meeting.

9.2 NEW BUSINESS

Nil.

10. **NEXT MEETING**

TBD

11. **ADJOURNMENT**

Moved by Angela Lochtie, seconded by Chris Vereyken, **THAT** this meeting of the Building Committee adjourn at 12:57 p.m.

CARRIED.