



M i n u t e s
Of a Meeting of the Event Centre Committee
of the City of Kenora
Tuesday, December 8, 2015
at 5:30 p.m.
Kenora Recreation Centre Upstairs Meeting Room

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Present: Chair Chris Van Walleghem, Judy Bain, Andrew Koch, Corey Stacinski (arrived at 5:37 p.m.), Councillor Rory McMillan, Councillor Dan Reynard, Heather Kasprick, City Clerk, Colleen Neil, Recreation Manager, Megan Derouard (arrived at 5:10 p.m.)

Guests: Jeff Penner, Stantec, David Nelson, Nelson Architecture Inc.

Regrets: Patrick Lessard

1. Call to Order

Chris called meeting to order at 5:00 p.m.

2. Declaration of Pecuniary Interest and the General Nature Thereof

There were none declared.

3. Confirmation of Minutes

Moved by D. Reynard, seconded by A. Koch and Carried -

That the Minutes of the Event Centre Committee meeting held October 13, 2015 be confirmed as written and filed.

4. Stantec-Nelson Financial Business Plan

David Nelson apologized to the group for the way the communication was delivered to the City Clerk about the delay in the delivery of the product and the overall delay in the project.

The design team held a meeting in Winnipeg last week and they realized that they weren't going to meet the deadlines. It has taken longer on the design than initially anticipated. Costs and business plans have been held back. There is not enough time to do any optimization on this. It is a quality issue that is a concern. It was questioned if the design has changed that much that it is adding to the delays. David Nelson explained that it hasn't changed that much but there is a lot of detail and there has been a lot of change to the multi-purpose space unknowns.

The design group wants to meet with the committee and go over designs to ensure there is some back and forth optimization. David Nelson noted that his group went into it very ambitious and there was a lot of uniqueness to the project. There was discussion about structural systems and a lot of variables have big effect on cost. Drawings are one thing but site plans need to have an accurate costing and they have had to go through design phases for actual building costs. These variables have created a row of dominos for presenting the draft.

Feedback from the public meeting is the space is too big for the event centre portion. It was felt that the committee would meet following the public meeting to ensure we are on the same page and the direction is coming from the committee not one or two people from a public meeting. People have their own opinions on the project but we need to keep going in the committee's direction and not spend time focusing on the opinions of particular people from public.

David clarified that they are running late on the deliverables not through a lack of effort as there has been a lot of back and forth but because they want to deliver a good solid product. There are only good intentions to delay the meeting with Council.

Stantec Nelson would still like to get together with the committee on the 16th to go through definition reporting. Then, they would take time through the Christmas break to modify revisions so that they feel confident that what is presented to Council is the right answer.

The concerns from the committee extend from the funding partner and the need to meet the NOHFC project deadline of December 31st. Colleen will work with NOHFC to request an extension of the deadline.

December 17th is proposed for the committee to meet @ 5:00 p.m. A meeting invitation will be sent out for this meeting.

It was suggested that we hold a meeting with Seven Generations to review the plans and address any concerns they have about the development.

David then reviewed the design plans with the committee and answered questions they had pertaining to the plans. They have spent a lot of time on the design of the performance space and have designed it with the flexibility for various uses.

When the Committee meets next week the capital costs will be available and will be broken into the two major pieces. It will be actual quantified costs. It is a major piece and Stantec Nelson want it to be reasonably accurate. They will go through the actual draft report where we can fill in various missing pieces. We can strategize how we present to Council. When we see actual costs there may be other suggestions from the Committee. Stantec Nelson will be looking for feedback at that meeting. By delaying the presentation there will be various options to change at that point before presenting to Council.

5. Chair Election Discussion

As Chris will be away for an extended period he questioned if the Committee should look at a new co-chair for the remainder of the term of the committee. It was agreed that

since the mandate of the committee is almost complete that the two co-chairs see the project through and Chris remain in the position even though he may be participating remotely while away.

6. Communications and/or Announcements

None

7. Next Meeting

- Thursday, December 17, 2015

8. Adjourn Meeting

The meeting was adjourned at 6:35 p.m.