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Jul 26 · 24 tweets · [adamadonaldson/status/1684200609581334529](https://twitter.com/adamadonaldson/status/1684200609581334529)

Coming up at 10 am (depending on when the Roads Committee wraps), it's this month's Wellington County Social Services Meeting. The preview:



MEETING PREVIEW: County Social Services Meeting for July 26, 2023

Surprise! You cannot escape July without one last meeting, and it's the Wellington County Social Services Meeting. It's fitting that just a week after that Grace Gardens officially open...

<https://guelphpolitico.ca/2023/07/24/meeting-preview-county-social-services-meeting-fo...>

About 15 minutes late, Chair Anderson has called the meeting to order.

No Declaration of Pecuniary Interest.

Chair Anderson moves to go into closed session for Information provided by provincial government. It's carried. Anderson says it will be 10-15 minutes tops.

Closed session is over, nothing to report.

Next, Construction and Construction Management Contract Award - 65 Delhi Street Transitional Housing. Architects and construction managers are on hand. Jackie Osti, Manager of Purchasing and Risk Management Services is here to present.

Osti explains that staff issued an RFP for a construction manager to six vendors. The winning bid was from Collaborative Structures Limited of Cambridge.

The CM model sees the manager serve in an advisory role in the pre-construction period, and then they take over as the contractor when construction begins. This model is supposed to guarantee for control of the costs and allows the project to find efficiencies through the process

Upon completion, the savings are split 50/50 between the County and the CM, assuming that there are any.

This last part is key because the contract with Collaborative Structures is recommended for approval at just over \$8.333 million, which is about three-quarters of a million more than the \$7.6 million capital budget for the project that was approved last year.

Anderson asks for a motion to approve the recommendation:

Recommendation:

That the construction contract for the renovations/construction at 65 Delhi Street in Guelph be awarded to Collaborative Structures Limited of Cambridge at the total contract amount of \$8,333,250.00, excluding HST @ 13%; and

That the budget as outlined in the Financial Summary be approved and forwarded to the Administration, Finance and Human Resources Committee; and

That the Warden and Clerk be authorized to sign the necessary construction agreements.

Guthrie/Cork move the recommendation.

Guthrie asks its accurate to say that the construction price index has gone up 10-20%. Paul Sapounzi from +VG Architects says it's been a 3 year trend. His firm has compared #'s form 2018, and there's been 70% increase since then in costs.

He notes that this is in particular in the institutional/government construction. Residential is different. Also, the factors are different in "hot spots", where there are more construction pressures from volume.

Guthrie says that he asked that for a reason. Delays cost money, and when people appeal a project like this it costs money. This project lost 2 years to appeal "for no good reason", Guthrie says. That's a lot of taxpayers money, and needy people are being left behind.

Warden Lennox asks Sapounzi tracking the costs. Sapounzi says costing estimates have been hard to come up with because a lot of people are also overestimating. It's #notallsectors, but delivery from overseas - esp. mechanical/electrical & steel - have contributed to costs.

Sapounzi says it's also a matter of timing. Tendering in winter will yield better numbers and tendering in the summer will have higher ones. So will delay. It's tough and he doesn't see costs plateauing; they're going up month by month.

Example, Sapounzi costed a high school in Perry Sound at \$300/sq foot. After a 6 months delay and the tender went out for \$400/sq foot.

Lennox says that the costs are hard to swallow, but the need is acute and we need to proceed. Anderson says he agrees.

Cllr Cork asks about the sq feet of the project. It's about 1,800 sq. feet.

Cork asks where the cost sharing is addressed. Osti says it's in construction agreement. Cork wonders if it should also be in the resolution.

Lennox says that this has to be part of the council ratification so perhaps the contract can be made available in that package. Osti says that they can bring a draft. Sapounzi adds that he's working on the contract now and can address that.

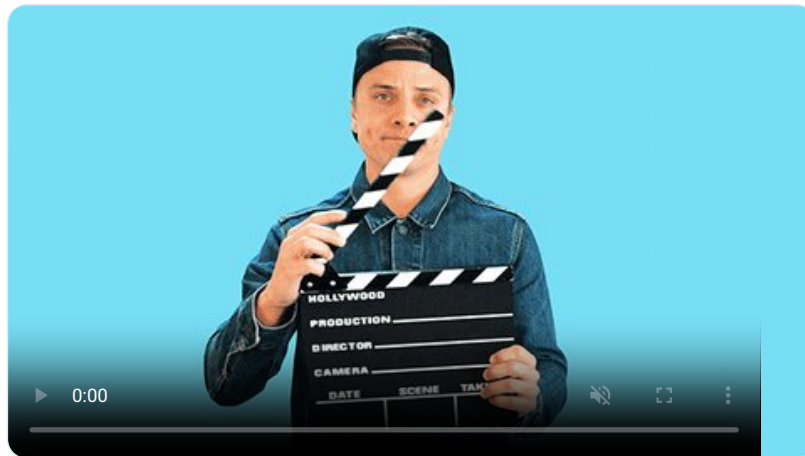
Anderson suggests a friendly amendment to add that to the motion, and the contract outline the cost sharing. The man from CSL says he's hesitant to put specific language while the contract is in process.

CAO Wilson says that they can address concerns at council, they don't need the amendment.

The original motion is approved unanimously.

Anderson adds that he is also eager to move forward and that delays have costs the project.

Meeting is adjourned.



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