

Capital Expansion Committee Meeting Minutes

Date: April 12, 2024

Time: 10:00 AM EST

Attendees: Dominic Noel, Terry Scott, Charline Smith, Ashley Gearing, Debbie Graystone, Doug Abbott, and Valarie Alliet

Absentees: Ryan McLeod

Items discussed as follows:

1. Confirmation email was sent to IDEA regarding the approval for cost assessor. BTY was the approved cost assessor selected. Currently, we have not heard back yet from IDEA regarding next steps for this assessment. However, we will be following up with them today or early next week.
2. The cheque has been cut for the landlord and deal was struck to extend the lease for 3 months. The landlord had refused to extend for the additional 6 months requested. Dominic is optimistic that the landlord may allow an additional extension for a cost.
3. Charline waiting for cost quantity details. No further conversations with Michelle at this time as there was nothing to report.
4. Dominic has indicated that although IDEA did the original assessment that it is reasonable to believe that IDEA would have had to redo their assessment as it was 2 years ago already and costs may have changed in that time period.
5. Charline indicated that there may be a variation on the cost per square foot proposed by IDEA and what the third-party cost quantity surveyor provides. However, this is ok because we want to ask the ministry for more money than we will require, and this will show the need for those funds.
6. Dom will look into alternate locations as there is no other options currently lined up if the Queen Street location does not work out. The APH location is too expensive, and we have been unsuccessful in negotiating a lower price. There would also be significantly lower renovation costs at the APH location. However, the gap in costs is too large as their initial offer was \$23/sq foot all inclusive. The Queen Street location had a starting offer of \$11/sq foot.
7. Increased funding of \$25,300 is not guaranteed in the permanent budget. We were still in the red at the second step of rental costs at the APH location. The increase was for operational funding 2023-2025 only. Dominic is cautiously optimistic that this is an accounting strategy, and they are hoping it will be permanently rolled into the budget. Dominic had originally asked for a 7% increase in the budget to be able to utilize it for a better location for the clinic. The government granted 0.8% to all NPLC's for a limited time.

Next meeting: May 10, 2024, at 10:00am