

**MUNICIPALITY OF THE DISTRICT OF ARGYLE**  
**SPECIAL COUNCIL MEETING**  
**Thursday, August 8, 2019**  
**Tusket, NS 3:00 p.m.**

**Present:** Warden Danny Muise, Deputy Warden Guy Surette; Councillors Richard Donaldson, Kathy Bourque and Glenn Diggdon; Chief Administrative Officer Alain Muise, Director of Finance Marsha d'Eon, Director of Public Works Hans Pfeil, IT staff Scott Muise, Building Inspector John Sullivan, Municipal Clerk Eilidh Canning and Community Building Committee members William Crowell, and Darryl LeBlanc

Graham Edgar and Elaine Edgar of Wild Salt Architecture joined via conference call.

**Regrets:** Councillors Nicole Albright, Calvin d'Entremont, and Roderick Murphy Jr. and Community committee member P. Earl Muise.

The meeting was called to order at 3:10 p.m. by Warden Danny Muise

**Agenda:**

On a motion by Kathy Bourque and seconded by Glenn Diggdon the agenda was approved as circulated.

*Motion Carried*

**Conflict of Interest Declaration**

Warden Danny Muise asked for any declarations of conflict of interest from the floor.

None declared.

**For Decision**

Permission for Wild Salt to proceed with detailed designed based on the current Class B Estimate dated July 31, 2019

CAO Alain Muise reviewed the PowerPoint presentation with the group and advised the group that there is a contingency built into the Class B Estimate of approximately \$200k, and asked Graham of Wild Salt to advise the group on what the contingency consists of. He advised the group that the contingency represents approximately 7% of the project budget and reviewed the Elemental Cost Summary (page 15/52 of the Class B Estimate), and reviewed line by line under Allowances of this summary page (Z21, Z22 and Z23).

Graham of Wild Salt reviewed design elements that are now at the most economical level (including the roof, flooring, windows), and there is nowhere left to move with the budget on the building with regards to the roof, windows and flooring within the Class B Estimate. The other cost saving potential is the strategic combination of certain offices as discussed on slide 6/7. There is currently an action with MODA to identify what offices

have the potential to be combined, given department, etc (Action with Alain and Hans to determine this).

Deputy Warden Guy Surette asked Municipal Staff how they feel about the redesign and if they're happy with it. Scott Muise answered the question, stating that based on what we can have, he is happy with the redesign however it is difficult to know until we're actually in the building. John Sullivan advised when you have a certain amount of money, you have to cut some 'nice to haves' to ensure we stay within budget. Marsha and Hans both advised council that the offices are now larger than they were in the original design, and also advised that the space that we lost is the 'openness' (hallways, as an example), but noting it also wasn't useful space. Alain advised that he is still grieving the old design, however also understands that we cannot afford the old design, and we do need to adhere to the budget. He also advised that the roof, and windows and board rooms are beautiful, and add a lot of character to the building.

Building Committee member Darryl LeBlanc suggested moving the sink, appliances, counter, etc to the opposite wall in the kitchen design in case years down the road, you need to use that space, it will be easier to use the space where the appliances are currently located. Graham of Wild Salt Architecture advised that they will investigate and report back to MODA staff.

CAO Alain Muise then reviewed the 3D cutaway views with the meeting attendees. He reviewed each of the 5 3D views, and explained the size, compared to our current council chambers, and also advised where each space is located, in comparison to the highway. CAO Muise also advised that the current per square foot cost, all included is \$385.71 per square foot. Councillor Richard Donaldson asked what the sq. foot cost is of the Lunenburg New Municipal Building. CAO Muise advised he will try to get this information.

CAO Muise then asked Graham of Wild Salt what the next steps are if council provides the suggested motion today. Graham advised the group that they then proceed with their structural engineers, as well as their mechanical and electrical engineering team, as well as their Hanscomb estimator in order to finalize their Class A estimate.

It is moved by Richard Donaldson and seconded by Kathy Bourque to provide permission for Wild Salt Architecture to proceed with detailed design based on the current Class B Estimate.

*Motion Carried (5 in favour, 0 against)*

There being no further business, it is moved by Guy Surette and seconded by Kathy Bourque to adjourn the Special Council Meeting at 4:19 p.m.

Recorder  
Eilidh Canning

Date Approved: \_\_\_\_\_

Chairman/Warden \_\_\_\_\_

Alain Muise, Chief Administrative Officer \_\_\_\_\_

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