



Report to FIG

DATE: May 24, 2017

TO: Finance and Intergovernmental Committee

FROM: Community Recreation Complex Team

SUBJECT: APRIL MONTHLY REPORT

BACKGROUND:

The community recreation complex project is underway. This monthly update report will cover the project status to the end of April, 2017.

MONTHLY SUMMARY REPORTS:

For the April period, the following report is attached:

1. Owner's Representative Progress Report #1 – Tango, dated April 30, 2017

COMMUNICATIONS ACTIVITIES:

The following communications activities were undertaken in April of 2017:

- Social media, email and online outreach
- Media outreach
- Information boards and info sheet available at facilities and at City events.
- Info sheet mailed with Utility notices.
- Directional signage and volunteer-run information desk in PCRC to assist patrons with construction related changes to program locations, building entrance/emergency exits, and parking.

The project team, in conjunction with Tango is also creating a high level project dashboard, which will be posted monthly on our website and included in our monthly public update report. The April dashboard is attached to this report.

DESIGN AND CONSTRUCTION ACTIVITIES:

For this report period, the primary construction activities on site included completion of site fencing, clearing, bulk excavation, and demolition of the front portion of the Wilson Center.

With regard to the design, the updated floor plans will be provided to the stakeholder group and made available on our website shortly. As noted in the March report, the floor plans for the first phase are now complete and the building permit drawings for phase 1a and 1b have been submitted to the City.

The next step for the team is to work with Tango to review and refine the preliminary list of furniture, fixtures and equipment developed by staff for each of the new areas of the facility, so that these specific needs (such as floor anchors) can be incorporated to the design of the facility.

LAND-RELATED ACTIVITIES:

- (1) Recreation complex site: Council introduced the amendments to the OCP and Zoning Bylaw to designate additional lands as part of the recreation site and gave first two readings to the amending bylaws.
- (2) Development lands: Council introduced an amendment to the Zoning Bylaw to designate the future development lands within a comprehensive development zone to provide for the mix of uses.

BUDGET UPDATE:

A summary of the total project costs expensed as of April 30, 2017 is as follows:

Item	Total Expenses to Date	Original Budget	Revised Budget
Ventana Pre-Contract Work	\$983,000	\$983,000	\$983,000
Ventana Design-Build Contract*	\$8,095,849.00	\$116,717,000	\$118,517,000
Project Management	\$248,430.83	\$1,500,000	\$2,050,000
Legal	\$45,387.09	Incl. above	\$150,000
Furniture, Fixtures and Equipment		\$3,900,000	\$3,750,000
Off-Site Improvements	\$3,275.50	\$3,000,000	\$3,000,000
Onsite works (service fees, etc)	\$18,338.76	Incl. in other	Incl. in other
Communications/Signage	\$9,758.8	Incl. in other	\$30,000
Contingency/Other		\$6,000,000	\$3,620,000
Total Project	\$9,404,039.96	\$132,100,000	\$132,100,000

*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals, however, in the Tango report you will note the total work certified as \$13,095,849, which includes this amount.

FINANCING UPDATE:

The loan authorization bylaw has been submitted to the Ministry of Community, Sport and Cultural Development for the Inspector of Municipalities' approval along with the details of the project, the project budget and funding and a liability servicing limit certificate to support the bylaw. Once the Inspector has approved the bylaw, it will be brought forward to Council for adoption and submitted to the Ministry for a certificate of approval. The City then has the authority to borrow funds.

At the May 4, 2017 Finance and Intergovernmental Committee, the Parcel Tax Review Panel authenticated the Parcel Tax Roll. The Parcel Tax has been added to the property tax notices as a separate line item.

UPCOMING WORK:

Through May, the main activity on the site will be bulk excavation. Possibly towards the end of the month, the ground densification process will begin. The design team will be focused on the building permit drawings for phase 1c, and completing/refining the FF&E list.

Prepared by Community Recreation Complex Team

Attachments: Tango Monthly Report and April Dashboard