



Report to FIG

DATE: June 19, 2017

TO: Finance and Intergovernmental Committee

FROM: Community Recreation Complex Team

SUBJECT: MAY MONTHLY REPORT

BACKGROUND:

Monthly reports are being provided on the project to ensure Committee is aware of the status of the project. This monthly update report will cover the project status to the end of May, 2017.

MONTHLY SUMMARY REPORTS:

For the May period, the following report is attached:

1. Owner's Representative Progress Report #2 – Tango, dated May 31, 2017

COMMUNICATIONS ACTIVITIES:

The following communications activities were undertaken in May of 2017:

- Social media, email and online outreach
- Information boards and info sheet available at facilities and at City events.
- 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 May project dashboard, which will be available on the website, is attached to this report.

DESIGN AND CONSTRUCTION ACTIVITIES:

For this report period, the primary construction activities on site included stripping, bulk excavation, and dewatering for phase 1. Through May the contractor also confirmed that the groundwater table was higher than anticipated based on the geotechnical investigation, and the design team (Ventana and A49) is working to address this by raising the elevation of the structure (by approximately 100mm), adding subsurface drainage infrastructure, and increasing the volume of catch basins in the parkade to raise the “low point” of the slab. There will be a cost impact to this which has not yet been determined.

With regard to the design, the updated floor plans will be provided to the stakeholder group at our scheduled meeting in June, and are now on the website with key changes noted. The project team, in consultation with Tango and our staff, has also provided Ventana with detailed comments on the building permit submission for phase 1a/b. For this phase, the structural steel design is largely completed and the mechanical/electrical design is well underway.

A meeting was also held in May to begin discussions about security, locks, door access, controlled paid points, etc, and the design will be exploring options, and various technologies, for the project team to consider.

LAND-RELATED ACTIVITIES:

- (1) Recreation complex site: Council adopted the OCP and Zoning Bylaw amendments on May 23rd, 2017. A road closure bylaw was adopted for former lanes that form part of the site.
- (2) Development lands: Council adopted the Housing Agreements on May 23rd, 2017; it adopted the Zoning Bylaw amendment and issued the Development Variance Permit on May 30th, 2017; the developer contribution for infrastructure improvements was confirmed and all other rezoning conditions were met; and, notification of the intended land sale was provided pursuant to the *Community Charter*. With these actions completed, the City has complied with its requirements pursuant to the purchase and sale agreement. Work is now proceeding to complete the sale within 60 days.
- (3) Additional development lands: Council also approved the sale of a portion of 2438 Mary Hill Road that is not needed as part of the recreation complex site. This sale was also advertised and no comments were received in response to the notification. Work was initiated to complete the subdivision and consolidation of lands.
- (4) Environmental Conservation Development Permit: Ventana submitted the application May 30th, 2017. It is expected that the Smart Growth Committee will consider this application prior to the August recess.

BUDGET UPDATE:

A summary of the total project costs expensed as of May 31, 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*	\$9,907,492.13	\$116,717,000	\$118,517,000
Project Management	\$311,461.47	\$1,500,000	\$2,050,000
Legal	\$51,245.58	Incl. above	\$150,000
Furniture, Fixtures and Equipment		\$3,900,000	\$3,750,000
Off-Site Improvements	\$7,775.50	\$3,000,000	\$3,000,000
Onsite works (service fees, etc)	\$18,895.68	Incl. in other	Incl. in other
Communications/Signage	\$9,758.78	Incl. in other	\$30,000
Contingency/Other		\$6,000,000	\$3,620,000
Total Project	\$11,289,629.10	\$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 \$14,907,492, 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.

UPCOMING WORK:

Through June, the main activity on the site will be the stone column construction (ground densification). The ground works are anticipated to take the next 2-3 months.

The design team will continue to work on the detail design of the first phase, working towards IFT (issued for tender) and IFC (issue for construction) drawings. Staff will also begin to focus on the design for phase 1c (aquatic).

Prepared by Community Recreation Complex Team

Attachments: Tango Monthly Report and May Dashboard