



Report to FIG

DATE: July 19, 2017

TO: Finance and Intergovernmental Committee

FROM: Community Recreation Complex Team

SUBJECT: JUNE 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 June, 2017.

MONTHLY SUMMARY REPORTS:

For the June period, the following report is attached:

1. Owner's Representative Progress Report #3 – Tango, dated June 30, 2017

COMMUNICATIONS ACTIVITIES:

The following communications activities were undertaken in June of 2017:

- Posted video on social media providing project update.
- Work in progress to post regular video feed of construction site on website.
- Regular in-person and email communication between staff and facility users on any changes related to programming.
- Improved directional signage outside of facility.
- Information boards and info sheet continue to be available at facilities and at City events.

The June project dashboard, which will be available on the website, is attached to Tango's monthly report.

On June 21 recreation staff hosted a meeting with the Wilson Centre Seniors to gather feedback on how to retain the Wilson name within the new complex. Naming the lounge in the new complex the Wilson Lounge as a legacy for the Wilson Centre, and to help seniors more easily locate the primary social area for their daytime activities when the building is operational, was discussed. Following the meeting, feedback was collected by the Wilson Centre volunteer lobby

hosts for the remainder of the week. Overall, there was support to have the Wilson Lounge name; other suggestions for naming various areas of the building were received but did not get a significant number of votes in favour by the seniors participating in the feedback exercise. The Wilson Lounge name will be forwarded to Council for consideration when naming within the facility is discussed in more detail.

Recruitment for two new youth stakeholder group members is also in progress. No commitments have been received to date.

DESIGN AND CONSTRUCTION ACTIVITIES:

For this report period, the primary construction activities on site included stripping, bulk excavation, dewatering and ground densification. Bulk excavation is virtually complete for phase 1a, b and c, and ground densification commenced for phase 1a and b.

With regard to the design, the updated floor plans were provided to the stakeholder group on June 14, the Wilson Centre Seniors on June 21, and on the City’s website, with key changes noted.

LAND-RELATED ACTIVITIES:

With the adoption of OCP and Zoning Bylaw amendments at the end of May, land-related activities in June related to the administration of legal documents. Review of the environmental conservation development permit application for the recreation complex site was underway with the expectation that this permit would be considered by the Smart Growth Committee in July.

BUDGET UPDATE:

A summary of the total project costs expensed as of June 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*	\$9,907,492.13	\$116,717,000	\$118,551,751
Project Management	\$339,859.09	\$1,500,000	\$2,050,000
Legal	\$63,329.07	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)	\$19,355.71	Incl. in other	Incl. in other
Communications/Signage	\$11,211.83	Incl. in other	\$30,000
Contingency/Other		\$6,000,000	\$3,585,249
Total Project	\$11,332,023.33	\$132,100,000	\$132,100,000

*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals. Due to a delay in payment to Ventana, the amount paid to date differs from Tango’s “work certified” as reported in their progress report.

Change order two has been approved for the cost associated with providing temporary power to the site for construction purposes. This fee was always required to be paid by the City, but to facilitate quicker processing time Ventana has paid BC Hydro directly and will be invoicing the City through the change order process.

FINANCING UPDATE:

The loan authorization bylaw has been approved by the Inspector of Municipalities and is scheduled for adoption by Council on July 18, 2017. Upon expiry of the statutory quashing period, which extends for one month commencing after the date of adoption, application will be made for a Certificate of Approval. The City then has the authority to borrow funds but will continue to use internal funds in the short term.

UPCOMING WORK:

Through July, the main activity on the site will continue to be the site preparation for the foundations of the first phase. 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 continue to focus on the detail design for phase 1c (aquatic), and the FF and E (fixtures, furniture and equipment) list for the facility.

Prepared by Community Recreation Complex Team

Attachments: Tango Monthly Report and June Dashboard