



Report to FIG

DATE: October 10, 2017

TO: Finance and Intergovernmental Committee

FROM: Community Recreation Complex Team

SUBJECT: SEPTEMBER MONTHLY REPORT

BACKGROUND:

Monthly reports are being provided on the project to ensure Committee is aware of the status of the project. As a result of the summer break, this report will cover the project status to the end of September, 2017.

MONTHLY SUMMARY REPORTS:

For the September period, the following report is attached:

1. Owner's Representative Progress Report #4 – Tango, dated July, 2017
2. Owner's Representative Progress Report #5 – Tango, dated August, 2017

Due to the timing of this report, the September Tango report will be included with the October monthly report.

COMMUNICATIONS ACTIVITIES:

The following communications activities were undertaken over the summer and through September of 2017:

- Work in progress to post regular video feed of construction site on website.
- Flyers describing the pile driving work were distributed to houses and businesses in the local area prior to the start
- Responded to media inquiry regarding the pile driving.
- Regular in-person and email communication between staff and facility users on any changes related to programming, parking and general construction activity updates.
- Improved directional signage outside of facility and way finding within.
- Volunteer facility hosts continue to support patrons with information about parking, activity schedules and program locations

- Information boards and info sheet continue to be available at facilities and at City events.
- Biweekly update meetings resumed in September involving Recreation Managers, Library Manager and Ventana Site Supervisors to share information about weekly construction site and facility activities and needs.
- Ongoing communications and advertising to inform residents that the facility is open during construction.

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

Stakeholder Group

- The stakeholder group has scheduled four meetings per year; additional meetings of the whole or subgroups will be scheduled as needed.
- At the September 27 meeting:
 - A construction update was provided by Ventana
 - A49 presented an overview of the pool, pool change rooms, concession and kitchen layouts
 - Samples of arena boards, skate lobby flooring and fitness area floors were shown
 - Volunteers were recruited to assist with youth and senior focus groups
 - A new youth member has joined the group and will attend the November stakeholder group meeting and assist with the youth focus groups
- Councillors Pollock and West attended the September 27 meeting
- The next stakeholder group meeting will be held on November 29 at 5:30pm

Summer Barbeque

- Recreation Centre staff hosted a well attended end of summer "we are open during construction" community barbeque co-sponsored by Ventana. Library staff, Quantum, Ventana and A49 participated along with a selection of City and community activity booths. Between 700-800 people attended.

DESIGN AND CONSTRUCTION ACTIVITIES:

The bulk of the summer was spent re-designing the new pile supported foundation for the facility, with limited construction activities happening on site.

The detail design for the offsite works (road and utility upgrades) to support the new facility commenced over the summer, and as part of this work, the City has applied to BC Hydro for beautification funds to relocate the overhead wires on Kingsway underground.

The project team is working with Ventana and A49 on the selection of materials and finishes for all areas. A sample of some materials was provided at the September stakeholder meeting, and we anticipate additional samples/details will be provided at the next meeting in November.

A number of change orders were also recently finalized, largely driven from feedback from the public, stakeholders, staff, and in discussion with the project team. These include:

- Change Order 3 - \$1,003,235.50 - Floor Area Changes: This change order encompasses all the changes that were made between when the due diligence report was completed, and when the floor plans were ultimately finalized. The bulk of the cost is a result of the changes in the ice area, including the additional seating/viewing areas in two of the arenas, but also includes other minor changes to the library and gymnasium.
- Change Order 4 – \$269,997.50 - Offsite Design Services: This was budgeted outside of the Ventana contract (but within the project budget as noted below), however, there are efficiencies by having the same Engineering firms responsible for both the onsite and offsite works. For example, the design of the roundabouts ties in to the design of Kelly Avenue (both the driveways and the plaza), and the elevations of the adjacent facility. Having one Engineer responsible for these works will ensure there are no duplicated efforts, or errors in the overlap. Thus, we have re-directed this work to Ventana to administer.
- Change Order 5 – \$90,712.60 - Back Up Power: This change order funds an incremental increase to the size of the backup generator to fund a number of “non-life safety” systems such as server rooms and security equipment.

There are still a number of areas in which staff are reviewing potential design enhancements (such as in the aquatics area), or equipment upgrades (such as refrigeration) that may have higher capital costs but will reduce operating impacts, and may be able to be partially offset through grant programs. A portion of the contingency budget is also being set aside for enhanced wayfinding signage. These other enhancements are estimated to cost between \$750k – \$1M, relative to the remaining contingency of just under \$2.5M.

In addition to the change orders noted above, the other previously approved change orders which utilized the contingency were the additional cost for project bonding at a value of \$1.8M, and the cost to provide temporary power valued at \$35,000.

LAND-RELATED ACTIVITIES:

The sale of city-owned lands to Quantum Properties was fully completed in early September, including registration of all legal documents and completion of the subdivision. Quantum Properties held a grand opening for its sales centre located at the corner of Mary Hill Road and Kelly Avenue. The event provided an opportunity to review the proposed first phase of the private development.

BUDGET UPDATE:

A summary of the total project costs expensed as of September 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*	\$12,038,606.18	\$116,717,000	\$119,915,696.60
Project Management	\$390,343.30	\$1,500,000	\$2,050,000
Legal	\$78,711.84	Incl. above	\$150,000
Furniture, Fixtures and Equipment	\$0	\$3,900,000	\$3,750,000
Off-Site Improvements	\$7,775.50	\$3,000,000	\$2,730,002.50
Onsite works (service fees, etc)	\$23,425.19	Incl. in other	Incl. in other
Communications/Signage	\$11,774.91	Incl. in other	\$30,000
Contingency/Other		\$6,000,000	\$2,491,300.90
Total Project	\$13,533,637	\$132,100,000	\$132,100,000

*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals.

FINANCING UPDATE:

The Certificate of Approval for the Loan Authorization Bylaw was received from the Ministry on October 17. Next steps are to review the updated cash flow projections from Ventana and the forecast interest rates to determine the best strategy on borrowing and use of reserve funds.

UPCOMING WORK:

The pile installation began mid-September, and will continue over the next 3-4 months. The detail design work will continue, with an emphasis on weight room equipment layout, as well as detailed access control reviews.

Prepared by Community Recreation Complex Team

Attachments: Tango July monthly report and dashboard
Tango August monthly report and dashboard