

RECOMMENDATION:

None.

REPORT SUMMARY

Reports are provided from the Community Centre Project Team to ensure Committee is updated regularly on the status of the construction project. This report will cover the project status up to the end of February 2020.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #35 – Tango, February 2020.

DISCUSSION

In February 2020 a variety of co-ordination, procurement, design and construction activities took place. Phase 2 groundworks and commencement of pile driving.

The status of work can be summarized as follows:

- Phase 1A: Arena 2: Minor deficiencies and warranty administration is ongoing.
- Phase 1B: Arena 3 and Library: Minor deficiencies and warranty administration is ongoing.
- Phase 1C Aquatic and Fitness Centre, All Ages and Admin Areas: Minor deficiencies and staff training are ongoing.
- Phase 2ABC: Bulk excavation, piling, pile caps and slab-on-grade are ongoing.

Ventana provided an updated schedule dated March 12, 2020. This schedule forecasts that Rink 1 will be available late summer / early fall 2021; the large multipurpose room, gymnasium and playrooms will be available early fall 2021, followed by the parkade and external sports courts in late fall 2021. The critical path activity runs through the foundations, piling and parkade structure, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy.

Ventana previously reported a one (1) month delay to the start of the piling, caused by geotechnical issues encountered during bulk excavation. The piling is now forecasted to be complete one month earlier than previously scheduled; as a result, the Spectator Arena (Arena 1), Large Multipurpose Room Gymnasium and Children's areas could be completed 11 days earlier

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than previously scheduled. Tango continues to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact substantial performance.

During March 2020, the following key construction activities are scheduled:

- Phase 1ABC – Rinks 2&3, Library, Admin and All Ages
 - Close out construction deficiencies.
- Phase 1C – Aquatics and Fitness Area
 - Close out construction deficiencies.
- Phase 2
 - Complete piling;
 - Continue pile caps;
 - Continue parkade slab-on-grade; and
 - Commence parkade vertical concrete and suspended slabs.

With the spread of COVID19, safe work procedures have been introduced to ensure government mandated protocols are in place for continued operation of construction sites including social distancing and proper hygiene practices. As the work currently being done is very spread out and in an open air environment, Ventana is intending to continue working unless a revised mandate is issued from the Health Authorities requiring closure or modified operations. Some fluctuation in the number of workers attending the site has been noted. Ventana is redirecting workers from other sites not operating currently. At this point there have been no interruptions in the provision of site supplies. Monthly Owner's meetings with Ventana, City and Tango representatives are being conducted remotely.

The updated project dashboard is included as Appendix 5 in Tango's December report (Attachment #1). Based on the information contained in the Monthly Progress Report #35 and during this reporting period, Tango believes the Project can be completed by the Substantial Performance Date of October 31, 2021 for the Project Budget of \$132,100,000, provided the current critical path milestone dates can be achieved. As mentioned above, the impact of COVID19 is unpredictable at this time and will continue to be monitored closely.

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FINANCIAL IMPLICATIONS

A summary of the total project costs expensed as of February 2020 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*	\$79,213,545	\$116,717,000	\$122,673,336
Project Management and Legal	\$1,441,949	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,844,016	\$3,900,000	\$3,770,140
Off-Site Improvements	\$348,348	\$3,000,000	\$2,245,904
Onsite works (service fees, etc.)	\$85,327	Incl. in other	\$150,000
Communications/Signage	\$50,249	Incl. in other	\$55,000
Total Project	\$83,966,434	\$132,100,000	\$132,100,000

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

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #35 – Tango, February 2020.