

March 2020 Community Centre Update

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 March 2020.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #36 – Tango, March 2020.

DISCUSSION

In March 2020 a variety of co-ordination, procurement, design and construction activities took place. Tango completed four detailed site inspections.

The status of work completed in March can be summarized as follows:

- Phase 1AB: Arena 2, Arena 3 and Library: Minor deficiencies and warranty administration is ongoing.
- Phase 1C Aquatic and Fitness Centre, All Age and Admin Areas: Minor deficiencies and staff training are ongoing.
- Phase 2ABC: Pile caps and parkade slab-on-grade is ongoing.

Ventana provided an updated schedule dated April 14th 2020. This schedule forecasts that the spectator rink 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 updated schedule still forecasts that the spectator rink, large multi-purpose room, gymnasium and playrooms could be completed eleven (11) days earlier than previously scheduled, as stated in the February report. The critical path activity runs through the foundations, piling and parkade structure, followed by hard and soft landscaping activities, and phase 2ABC occupancy. No changes to the critical path activities were conveyed during this reporting period. Tango continues to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact substantial performance.

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

Phase 1ABC:

- Close out construction deficiencies.

Phase 2:

- Continue pile caps;
- Continue with parkade slab-on-grade; and
- Continue parkade vertical concrete and suspended slabs.

All required safe work procedures to reduce the spread of COVID19 are in place to ensure social distancing and proper hygiene practices. On March 19, 2020, the Design-Builder issued a corporate message that confirmed the actions and measures being implemented to manage business operations during the pandemic (Attachment 1 - Appendix 8). Tango noted that there is a potential future risk that the COVID-19 pandemic may have an impact to the project schedule, labour and supply chain availability. As of the end of March 2020, the project has not suffered as a result; no disruption in site progress due to supply of materials or availability of trade labour has been reported by the Design-Builder. The facility closed due to COVID-19 restrictions on March 16. Under control and following health authority guidelines, the Design-Builder is utilizing this time to complete outstanding warranty work in coordination with City staff.

Monthly Owner's meetings with Ventana, City and Tango representatives are being conducted remotely; Owner's Meeting 26 was held on March 17, 2020. As noted in the meeting minutes (Attachment 1 – Appendix 7), the landscape architect is revising the drawings in response to feedback from the City for the south plaza. Revised drawings will be reviewed with Terry Fox family representatives in April to ensure they support the proposed commemorative design elements in the south plaza and location of the statue. The bulk of the remaining landscaping plans have now been finalized, and are attached to this report for Committee's information. Two areas remain outstanding, the playground areas and the sport court area, both of which are anticipated to be finalized over the next few months. Overall the landscaping design has been softened to include more green space and less hard surfacing. The originally contemplated small amphitheater has been replaced with community garden space, and the front corner redesigned to incorporate more passive landscaping, rather than the hard surfaced program area. Throughout, provisions for future events and activities have been incorporated and considered, and outdoor areas have been adjusted to complement adjacent program areas inside the building (for example, with the large multi-purpose room).

The updated project dashboard is included as Appendix 5 in Tango's March report (Attachment 1). Based on the information contained in the Monthly Progress Report #36 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

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milestone dates can be achieved. As mentioned above, the impact of COVID19 is unpredictable at this time and will continue to be monitored closely.

FINANCIAL IMPLICATIONS

A summary of the total project costs expensed as of March 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*	\$82,079,043	\$116,717,000	\$122,673,336
Project Management and Legal	\$1,475,332	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,873,743	\$3,900,000	\$3,770,140
Off-Site Improvements	\$348,423	\$3,000,000	\$2,245,904
Onsite works (service fees, etc.)	\$87,822	Incl. in other	\$150,000
Communications/Signage	\$53,886	Incl. in other	\$55,000
Total Project	\$86,901,249	\$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 #36 – Tango, March 2020.

Attachment #2: Final Landscape Drawings