

### **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 May 2020.

### **BACKGROUND**

For this period, the following reports are attached:

Owner's Representative Progress Report #37 – Tango, April 2020.

Owner's Representative Progress Report #38 – Tango, May 2020.

### **DISCUSSION**

Through April and May a variety of co-ordination, procurement, design and construction activities took place. Tango completed five detailed site inspections in April and three in May.

The status of work completed in April and May 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 warranty administration are ongoing.
- Phase 2ABC: Piling is complete. The parkade and Rink 1 structure are ongoing: parkade foundations are near completion, rink 1 vertical concrete and suspended slab is in progress. Structural steel for the large multipurpose room has commenced.

Ventana provided an updated schedule dated June 15, 2020. This schedule forecasts that Rink 1, the large multipurpose room, gymnasium and children's areas will be available in the summer of 2021, followed by the parkade and external sports courts in late fall 2021. The updated schedule forecasts that the spectator rink, large multi-purpose room, gymnasium and playrooms could be completed could be completed approximately six (6) weeks earlier than previously scheduled. The

## April/May 2020 Community Centre Update

critical path activity runs through the parkade structure and waterproof membrane, 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.

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

### Phase 1ABC:

- Close out construction deficiencies and administer warranty items.

### Phase 2:

- Continue with parkade slab-on-grade;
- Continue parkade vertical concrete and suspended slabs;
- Commence Rink 1 slab-on-grade and vertical concrete;
- Complete structural steel to multipurpose, gymnasium and children's areas; and,
- Commence mechanical and electrical rough-in to Phase 2 Parkade.

Site inspections during this reporting period confirm that the Design-Builder continues to implement a robust and disciplined safety program in compliance with provincial and federal advice and standards, relating to COVID-19. 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 May 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 #27 was held on April 21, 2020 and meeting #28 was held on May 19, 2020. As noted in the meeting minutes (Attachment 1 – Appendix 7; Attachment 2 – Appendix 7).

The updated project dashboard is included as Appendix 5 in Tango's May report (Attachment 2). Based on the information contained in the Monthly Progress Reports #37 and #38 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.

## **FINANCIAL IMPLICATIONS**



Report To: Committee of Council  
Department: Recreation  
Approved by: L. Bowie  
Date: June 23, 2020

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A summary of the total project costs expensed as of May 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*	\$89,901,427	\$116,717,000	\$122,673,336
Project Management and Legal	\$1,540,939	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,873,743	\$3,900,000	\$3,770,140
Off-Site Improvements	\$415,618	\$3,000,000	\$2,245,904
Onsite works (service fees, etc.)	\$87,823	Incl. in other	\$150,000
Communications/Signage	\$54,106	Incl. in other	\$55,000
<b>Total Project</b>	<b>\$94,856,656</b>	<b>\$132,100,000</b>	<b>\$132,100,000</b>

\*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 #37 – Tango, April 2020.

Attachment #2: Owner's Representative Progress Report #38 – Tango, May 2020.