

July - September 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 September 2020.

BACKGROUND

For this period, the following reports are attached:

- Owner's Representative Progress Report #40 – Tango, July 2020.
- Owner's Representative Progress Report #41 – Tango, August 2020.
- Owner's Representative Progress Report #42 – Tango, September 2020.

DISCUSSION

Through the third quarter of 2020 (Q3 - July to September) a variety of co-ordination, procurement, design and construction activities took place. During this time Tango completed eight detailed site inspections. A joint inspection of Phase 1AB was performed on September 12, 2020 to document the status of open warranty items post the completion of the one-year warranty anniversary for Phase 1AB (August 19, 2020). The Owner and the Design-Builder are aligned on the status of the warranty obligations, which are being administered and closed-out in a timely manner.

The status of work completed in Q3 can be summarized as follows:

Phase 1ABC: Minor deficiencies and warranty administration is ongoing.

Phase 2ABC:

Arena 1

- Rink slab grade prep is near completion;
- Structural steel is ongoing;
- Mechanical and electrical rough in is ongoing;
- Bleacher formwork is ongoing;
- Storage masonry ongoing; and
- Metal roof decking has commenced.

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Parkade

- Structural slab falsework strip is complete;
- Traffic membrane waterproofing is ongoing; and
- Mechanical and electrical rough-in is ongoing.

Large Hall / Gymnasium / Children's areas

- Glazing is ongoing;
- Metal Cladding is ongoing; and
- Internal steel stud and drywall is ongoing.

NW Main Entrance Plaza

- Main entrance landscaping is ongoing; and
- Curb construction is complete.

Ventana provided an updated schedule dated October 15, 2020 which projects the completion date to be August 31, 2021. This schedule forecasts that Rink 1, the large multipurpose room, gymnasium and daycare will be available in early summer of 2021, followed by the parkade and external sports courts in late summer 2021, approximately two (2) months earlier than initially scheduled.

The critical path activity still runs through the waterproof traffic membrane, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy. The Design-Builder is reporting that there has been no change to the critical path activities 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 October 2020, the following key construction activities are scheduled:

Phase 1ABC:

- Close out remaining construction deficiencies and administer warranty items.

Phase 2:

- Parkade: installation of pavers, complete waterproofing membrane, continue mechanical and electrical rough in, commence finishing and commence perimeter backfill.
- Northwest Plaza: commence planting and turf.
- Rink 1: complete interior block walls, metal decking, exterior cladding and roofing; continue structural slab, start rink slab and finishing in the change rooms and washrooms; and commence insulated metal panels.
- Large Hall, Gymnasium and Children's Areas: complete glazing, continue metal cladding, complete interior steel stud and drywall, and commence interior painting.
- Landscape concrete progress continues throughout.

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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. There is a potential future risk that the COVID-19 pandemic may impact the project schedule, labour and/or supply chain availability. As of the date of this report, the project has not suffered as a result.

Monthly Owner's meetings with Ventana, City and Tango representatives are being conducted remotely. Owner's Meetings were held on July 28, August 18, and September 15. The meeting minutes are included as Appendix 7 of each attachment included with this report.

The updated project dashboard is included as Appendix 5 in Tango's September report (Attachment 3). Based on the information contained in the attached Monthly Progress Reports #40, 41 and 42 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

A summary of the total project costs expensed as of September 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* | \$104,730,635 | \$116,717,000 | \$122,722,388 |
| Project Management and Legal | \$1,661,637 | \$1,500,000 | \$2,222,620 |
| Furniture, Fixtures and Equipment | \$1,905,911 | \$3,900,000 | \$3,770,140 |
| Off-Site Improvements | \$415,618 | \$3,000,000 | \$2,195,851 |
| Onsite works (service fees, etc.) | \$87,823 | Incl. in other | \$150,000 |
| Communications/Signage | \$56,856 | Incl. in other | \$55,000 |
| Total Project | \$109,841,480 | \$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 #40 – Tango, July 2020.

Attachment #2: Owner's Representative Progress Report #41 – Tango, August 2020.

Attachment #3: Owner's Representative Progress Report #42 – Tango, September 2020.



Report To: Committee of Council
Department: Recreation
Approved by: L. Bowie
Date: Oct 27, 2020