

June 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 June 2020.

BACKGROUND

For this period, the following report is attached:

Owner's Representative Progress Report #39 – Tango, June 2020.

DISCUSSION

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

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

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

Phase 2ABC:

Spectator Arena

- Slab-on-grade and vertical concrete is ongoing; and
- Structural steel has commenced.

Parkade

- Concrete structure is ongoing;
- Waterproofing membrane has commenced; and
- Mechanical and electrical rough-in is ongoing.

Large MP / Gymnasium / Childcare

- Structural steel and glulam installation is complete; and
- Metal decking and roofing have commenced.

June 2020 Community Centre Update

NW Main Entrance Plaza

- Curb construction has commenced.

Ventana provided an updated schedule dated July 17, 2020. There is no change to the schedule provided in the prior month's report - Rink 1, the large multipurpose room, gymnasium and children's areas are forecasted to be available in the summer of 2021 (approximately six (6) weeks earlier than initially scheduled), followed by the parkade and external sports courts in late fall 2021.

The 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 July 2020, the following key construction activities are scheduled:

Phase 1ABC:

- Close out remaining construction deficiencies and administer warranty items.

Phase 2:

- Parkade: slab-on-grade, vertical concrete, suspended slabs, waterproofing membrane and mechanical and electrical rough in;
- Rink 1: structural steel, slab-on-grade and vertical concrete; and
- Multipurpose, gymnasium and children's areas: metal decking and roofing.

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 Meeting #29 was held on June 16, 2020 and the meeting minutes are included as Attachment 1 – Appendix 7 of this report.

The updated project dashboard is included as Appendix 5 in Tango's June report (Attachment1). Based on the information contained in the Monthly Progress Report #39 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.

June 2020 Community Centre Update

FINANCIAL IMPLICATIONS

A summary of the total project costs expensed as of June 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*	\$93,479,729	\$116,717,000	\$122,722,388
Project Management and Legal	\$1,574,570	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,881,159	\$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	\$54,856	Incl. in other	\$55,000
Total Project	\$98,476,755	\$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 #39 – Tango, June 2020.