

Community Centre Update (November - December 2020)

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 December 2020.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #44 – Tango, November 2020.

Owner's Representative Progress Report #45 – Tango, December 2020.

DISCUSSION

Through November and December 2020, a variety of co-ordination, procurement, design and construction activities took place. During this time Tango completed four detailed site inspections. At the time of the inspections the status of work completed can be summarized as follows:

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

Phase 2ABC:

Arena 1

- Structural steel is complete;
- Mechanical and electrical rough in is ongoing;
- Storage masonry is complete;
- Insulated Metal Panels are complete;
- Roofing is complete;
- Rink slab is ongoing;
- Interior finishes are ongoing; and
- Glazing is complete.

Parkade and South Plaza

- Traffic membrane waterproofing is complete;
- Mechanical and electrical rough-in is complete;
- Parkade finishing is ongoing;

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- Perimeter backfill is complete;
- South plaza paving stone installation and tree planting has commenced; and
- Hard and soft landscaping is ongoing.

Large Hall / Gymnasium / Children's areas

- Glazing is complete;
- Metal Cladding is complete;
- Final painting is ongoing;
- Gym floor install has commenced;
- Internal steel stud and drywall is near completion; and
- Interior finishes are ongoing.

NW Main Entrance Plaza

- Main entrance landscaping is ongoing.

Ventana provided an updated schedule dated January 18, 2021 which projects the site progress to be trending ahead of schedule with a target completion date of 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 sport courts in late summer 2021. The targeted completion date is two months earlier than originally scheduled and consistent with the previous report to Committee.

The critical path activity is the 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 January 2021, the following key construction activities are scheduled:

Phase 1ABC:

- Close out remaining construction deficiencies and warranty items.

Arena 1 (2A):

- Continue with rink slab;
- Continue with interior steel stud/drywall; and
- Continue with interior finishing.

Parkade and South Plaza (2B):

- Continue with parkade finishing;
- Continue with landscape concrete; and
- Commence hard landscaping.

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Large MP / Gymnasium / Children's area (2C):

- Continue interior steel stud and drywall; and
- Continue with interior finishes.

The next warranty inspection is scheduled for early February 2021, to review Phase 1C – Fitness and Aquatics.

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. The Owner's Meetings were held on November 17 and December 15, 2020. The meeting minutes are included as Appendix 7 of Tango's reports (Attachments 1 and 2).

The updated project dashboard is included as Appendix 5 in Tango's December report (Attachment 2). Based on the information contained in the attached Monthly Progress Report #45 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 December 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*	\$114,444,466	\$116,717,000	\$124,183,071
Project Management and Legal	\$1,737,486	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$2,028,711	\$3,900,000	\$3,770,140
Off-Site Improvements	\$415,618	\$3,000,000	\$735,168
Onsite works (service fees, etc.)	\$87,823	Incl. in other	\$150,000
Communications/Signage	\$60,366	Incl. in other	\$55,000
Total Project	\$119,757,470	\$132,100,000	\$132,100,000

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*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals. As per the contract, the prepayment amount is now being deducted from the progress payments. A total of \$3,206,768 has been repaid to date.

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #44 – Tango, November 2020.

Attachment #2: Owner's Representative Progress Report #45 – Tango, December 2020.