

Community Centre Update (January 2021)

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 January 2021.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #46 – Tango, January 2021.

DISCUSSION

Through January 2021, a variety of co-ordination, procurement, design and construction activities took place. During this time Tango completed three 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

- Rink slab finishing is ongoing;
- Mechanical and electrical finishes have commenced; and
- Interior finishes are ongoing.

Parkade and South Plaza

- Parkade finishing is ongoing; and
- Hard and soft landscaping is ongoing.

Large Hall / Gymnasium / Children's areas

- Glazing is complete;
- Millwork has commenced;
- Mechanical and electrical finishes have commenced; and
- Interior finishes are ongoing.

NW Main Entrance Plaza

- Main entrance landscaping is ongoing.

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Offsite

- Sidewalk replacement works are ongoing.

Ventana provided an updated schedule dated February 17, 2021 which still 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 children's areas will be available in early summer of 2021, followed by the underground parkade and south plaza in late summer 2021. The targeted completion date is two months earlier than originally scheduled and consistent with the previous report to Committee. Staff understand that the Design-Builder is currently reviewing their Project Schedule with an update forthcoming. The update will also include a detailed breakdown of offsite work (sidewalks, streetlights, and road work improvements).

The critical path activities are the water proof traffic membrane, 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 February 2021, the following key construction activities are scheduled:

Phase 1ABC: Close out remaining construction deficiencies and warranty items.

Phase 2ABC:

Arena 1 (2A):

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

Parkade and South Plaza (2B):

- Continue with landscape concrete; and
- Continue hard landscaping.

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

- Continue with interior finishes.

Offsite

- Continue sidewalk replacement works.

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

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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 Meeting was held on January 19, 2021. The meeting minutes are included as Appendix 7 of the Tango report (Attachment 1).

On February 24 the Stakeholder Group had a tour of the Phase 2 construction site. The 14 participants were split into two groups and walked through the spectator arena, south plaza, interior areas and underground parking. The group was very excited to see the progress and shared many positive remarks. The next Stakeholder Group meeting will be scheduled in late April or early May.

The updated project dashboard is included as Appendix 5 in Tango's January report (Attachment 1). Based on the information contained in the attached Monthly Progress Report #46 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 January 2021 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*	\$117,173,887	\$116,717,000	\$124,183,071
Project Management and Legal	\$1,773,445	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$2,030,991	\$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	\$60,356	Incl. in other	\$55,000
Total Project	\$122,525,120	\$132,100,000	\$132,100,000

The prepayment amount of \$5M has been fully deducted from the progress payments and completely repaid as of February 16, 2021.

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #46 – Tango, January 2021.



Report To: Committee of Council
Department: Recreation
Approved by: L. Bowie
Date: March 9, 2021