

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 2019.

BACKGROUND

For this period, the following report is attached:

Owner's Representative Progress Report #30 – Tango, September 2019.

DISCUSSION

During September 2019 a variety of co-ordination, procurement, design and construction activities took place. Phase 1C pool construction and fitness fit-out is ongoing. Abatement and demolition of the library and existing arenas are ongoing.

The status of work can be summarized as follows:

- **Phase 1AB, 1C Admin and Multipurpose Areas:** Following occupancy and the building opening August 27, work to close out minor construction deficiencies, commissioning and final staff training was a focus in September. The temporary dry dressing room construction was completed on September 27 and the onsite trailer was removed.
- **Phase 1C Aquatic and Fitness Areas:** Pool deck waterproofing, pool testing, tiling and millwork is ongoing in the aquatic areas. Fitness centre fit-out and finishing is ongoing. Coordination with the builder to ensure enabling work is complete for procurement and preparation for FFE installation in the fitness areas is underway. Interim Occupancy for P1C excluding the aquatic centre, was awarded on October 16, 2019 and work to address minor deficiencies is ongoing in preparation for opening the fitness area on December 12.
- **Phase 2:** Abatement and demolition of the library and existing arenas is ongoing.

Key construction activities for October focus on completing the Aquatic Area of Phase 1C in preparation for the occupancy process. The work is focused on tiling, millwork, pool testing and waterproofing. In preparation for Phase 2, the demolition, abatement and bulk excavation of the recreation complex and library is underway. Work to address minor deficiencies in Phase 1AB

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continues, including those in the fitness areas in preparation for FFE installation and opening on December 12.

Ventana provided an updated schedule dated October 17, 2019. The critical path activities for Phase 2 are abatement, demolition, excavation, piling foundations, structural steel and parkade construction. This schedule targets occupancy of the aquatic area for February 2020. Tango continues to monitor the schedule very closely, focusing on the critical path activities and any associated risks that may impact substantial performance.

The updated project dashboard is included in Tango's September report (Attachment #1). Based on the information contained in this Monthly Progress Report #30 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.

FINANCIAL IMPLICATIONS

A summary of the total project costs expensed as of September 2019 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*	\$74,023,644	\$116,717,000	\$122,204,378
Project Management and Legal	\$1,273,962	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$970,965	\$3,900,000	\$3,770,140
Off-Site Improvements	\$348,348	\$3,000,000	\$2,714,861
Onsite works (service fees, etc.)	\$77,722.50	Incl. in other	\$150,000
Communications/Signage	\$36,819.77	Incl. in other	\$55,000
Total Project	\$77,714,461	\$132,100,000	\$132,100,000

*Prepayment amount of \$5M has been paid as per the contract and is not included in above totals.

PUBLIC CONSULTATION

The following communication activities were undertaken through September 2019:

- A meeting to discuss temporary referee rooms with arena user group representatives was held on September 5, 2019.
- A stakeholder meeting was held September 25, 2019.

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- An open house for arena sport groups to review phase 2 design was hosted on September 30, 2019.

ATTACHMENT

Attachment #1: Owner's Representative Progress Report #30 – Tango, September 2019