

### 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 2019.

### BACKGROUND

For this period, the following reports are attached:

- Owner's Representative Progress Report #31 – Tango, October 2019.
- Owner's Representative Progress Report #32 – Tango, November 2019.
- Owner's Representative Progress Report #33 – Tango, December 2019.

### DISCUSSION

In the final quarter of 2019 a variety of co-ordination, procurement, design and construction activities took place. Phase 1C fitness areas were completed; pool construction is ongoing. Abatement and demolition of the library and existing arenas was completed and ground preparation for Phase 2 construction commenced.

The status of work can be summarized as follows:

- **Phase 1ABC Admin and Multipurpose Fitness Areas:** Following occupancy and the opening of the fitness centre on December 12, work to close out minor construction deficiencies in the fitness area and small multipurpose room, is in progress.
- **Phase 1C Aquatic:** Pool tiling, testing, fit-out, pool finishing, commissioning and staff training, are ongoing in preparation for the proposed occupancy of the aquatic area on February 4, 2020.
- **Phase 2:** Abatement and demolition of the library and existing arenas was completed ahead of schedule. Bulk excavation is complete and pile driving is in progress; the second diesel hammer is scheduled to begin work onsite the week of January 27, 2020.

Key construction activities for January 2020 focus on pool finishing, commissioning and staff training in the Aquatic Area of Phase 1C in preparation for the occupancy process and Phase 2 groundworks and the commencement of pile driving.

## Fall 2019 Community Centre Update

Ventana provided an updated schedule dated January 20, 2020. The critical path activities for Phase 2 are earthworks, foundations, and parkade structure, followed by hard and soft landscaping activities and Phase 2ABC Occupancy. 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 December report (Attachment #3). Based on the information contained in the Monthly Progress Report #33 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 December 2019 is as follows:

<b>Item</b>	<b>Total Expenses to Date</b>	<b>Original Budget</b>	<b>Revised Budget</b>
Ventana Pre-Contract Work	\$983,000	\$983,000	\$983,000
Ventana Design-Build Contract*	\$77,190,812	\$116,717,000	\$122,668,111
Project Management and Legal	\$1,370,387	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,648,743	\$3,900,000	\$3,770,140
Off-Site Improvements	\$348,348	\$3,000,000	\$2,714,861
Onsite works (service fees, etc.)	\$88,295	Incl. in other	\$150,000
Communications/Signage	\$45,888	Incl. in other	\$55,000
<b>Total Project</b>	<b>\$81,670,473</b>	<b>\$132,100,000</b>	<b>\$132,100,000</b>

\*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 October, November and December 2019:

- Stakeholder Committee Meeting was held on November 27, 2019.
- Opening celebration for the fitness areas was held on December 12, 2019.

### **ATTACHMENT**



Report To: Committee of Council  
Department: Recreation  
Approved by: L. Bowie  
Date: February 11, 2020

## Fall 2019 Community Centre Update

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Attachment #1: Owner's Representative Progress Report #31 – Tango, October 2019

Attachment #2: Owner's Representative Progress Report #32 – Tango, November 2019

Attachment #3: Owner's Representative Progress Report #33 – Tango, December 2019