

January 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 January 2020.

BACKGROUND

For this period, the following reports are attached:

Owner's Representative Progress Report #34 – Tango, January 2020.

DISCUSSION

In January 2020 a variety of co-ordination, procurement, design and construction activities took place. Phase 1C aquatic Occupancy was achieved on January 30, 2020. Key construction activities for January 2020 focused 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 commencement of pile driving.

The status of work can be summarized as follows:

- Phase 1A: Arena 2: Minor deficiencies and warranty administration is ongoing.
- Phase 1B: Arena 3 and Library: Minor deficiencies and warranty administration is ongoing.
- Phase 1C Aquatic and Fitness Centre, All Ages and Admin Areas: Minor deficiencies and staff training are ongoing. Fraser Health Inspection Reports for the Pool and Hot Tub were received on January 22, 2020.
- Phase 2ABC: Bulk excavation and piling is ongoing.

Ventana provided an updated schedule dated February 19, 2020. This schedule forecasts that Rink 1 will be available late summer / early fall 2021; the large multipurpose room, gymnasium and playrooms will be available early fall 2021, followed by the parkade and external sports courts in late fall 2021. The critical path activity runs through the earthworks, foundations and parkade structure, followed by hard and soft landscaping activities, and Phase 2ABC Occupancy. The Design-Builder previously reported a one (1) month delay to the start of the piling, caused by geotechnical issues encountered during bulk excavation. They are also reporting that this delay

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does not impact their Substantial Performance Date and that they absorbed this in their hard landscaping schedule activity. 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 2020, the following key construction activities are scheduled:

- Phase 1ABC – Rinks 2&3, Library, Admin and All Ages
 - Close out construction deficiencies.
- Phase 1C – Aquatics and Fitness Area
 - Close out construction deficiencies; and
 - Complete final staff training.
- Phase 2
 - Complete bulk excavation;
 - Continue pile driving; and
 - Commence pile caps.

The updated project dashboard is included in Tango's December report (Attachment #1). Based on the information contained in the Monthly Progress Report #34 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 January 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*	\$78,096,562	\$116,717,000	\$122,668,111
Project Management and Legal	\$1,409,778	\$1,500,000	\$2,222,620
Furniture, Fixtures and Equipment	\$1,681,996	\$3,900,000	\$3,770,140
Off-Site Improvements	\$348,348	\$3,000,000	\$2,251,129
Onsite works (service fees, etc.)	\$83,295	Incl. in other	\$150,000
Communications/Signage	\$47,249	Incl. in other	\$55,000
Total Project	\$82,650,228	\$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 #34 – Tango, January 2020.



Report To: Committee of Council
Department: Recreation
Approved by: L. Bowie
Date: March 3, 2020