

## **Integrated Facility Project**

### **CWR/CHI/PACC**

#### **Meeting of the Steering Committee**

#### **MINUTES**

Monday June 17, 2009

7:30 am at City Hall in City Hall Board Room

Present: David Pollock, Rita Clarkson, Len Fowler, Greg Scott, Sandra Kurylo, Peggy Clark, VanBots Construction Managers (2 representatives ), Sandy Wightman, Ken Wright

#### 1. Decision on How to Proceed

Options presented by VanBots

- None of these options will allow substantial completion by March 31, 2010 and PC will follow-up with the granting groups.
- SK asked about costs related to design and water service.
- Water service is in contingency
- Contingency is 5% of the budget.

#### Phasing Option 1 – Facility Closed for 2009/2010 Season

##### 1. Budget

- \$6,461,924.00
- Refer to the attached Option 1 – Budget, dated June 15, 2009.

##### 2. Schedule

- Refer to the attached Preliminary Construction Schedule (Phasing OPTION 1) dated June 12, 2009.
- Onsite Construction Duration: 49 weeks
- Substantial Completion: October 8, 2010

##### 3. Phasing

- No phasing required
- The entire facility is demolished at the start of construction
- Both the warm side and the cold side are constructed at the same time

##### 4. Advantages

- All work is tendered prior to commencing onsite construction
- Shortest onsite site duration

##### 5. Disadvantages

- The facility will be closed for the duration of construction

#### Phasing Option 2 – Facility Open for 2009/2010 Season

##### 1. Budget

- a. \$6,654,496.00

b. Refer to the attached Option 2 – Budget, dated June 15, 2009.

2. Schedule

- Refer to the attached Preliminary Construction Schedule (Phasing OPTION 2) dated June 12, 2009.
- Onsite Construction Duration: 63 weeks
- Substantial Completion: October 8, 2010

3. Phasing

- The warm side will be demolished prior to the start of the 2009/2010 curling season
- The cold side will be demolished after the end of the 2009/2010 curling season
- The abatement & demolition subcontracts will have to be tendered prior to the complete project tender and award period

4. Advantages

- The facility can remain option for the 2009/2010 curling season

5. Disadvantages

- Increased budget
- Longer onsite duration than Option 1
- Onsite construction commences prior to all work being tendered
- Minor Mechanical, Electrical and temporary facility work will have to be completed on a time and material basis.

Increase cost is \$154,496.00

Phasing Option 3 – Hybrid – Install Pre-Engineering Building First

1. Budget

- a. \$6,778,524.00
- b. Refer to the attached Option 3 - Budget, dated June 15, 2009.

2. Schedule

- Refer to the attached Preliminary Construction Schedule (Phasing OPTION 3 dated June 12, 2009).
- Onsite Construction Duration: 68 weeks
- Substantial Completion: September 24, 2010

3. Phasing

- The entire facility will need to be demolished as soon as possible
- The cold side work will have to be tendered prior to the warm side work being tendered
- The new pre-engineered portion and the new Mech/Elec/Ice Plant room will commence first
- The warm side will commence upon completion of contract documents and the warm side tender and award period

4. Advantages

- None

5. Disadvantages

- Increased budget
- Longer onsite duration than Option 1 or 2

- The Pre-engineered building portion will not be complete in time to allow partial occupancy and curling to start before late December 2009

Increase cost is \$278,524.00

Questions:

The group asked questions related to the budgets.

- SW asked about the \$154,496
- We will have concrete budgets by mid-November
- GS – Suggested Kasian completing the drawings and getting exact costs
- PC – We do not have anything in writing for Build Canada although the project was announced.

DP – Option 1: Curling Club will be closed for the season and that is not an option

PC – Option 2: Curling Club is open. Leave cold side, start on warm side. No viewing area

Option 2 is the choice of the group and the cost increase will be \$154,496.00.

SW Motion: Proceed with Option 2 with the understanding that the budget is \$6.5 million and confirmation of the grants.

M/S/C.

PC will proceed to contact the grant representatives for confirmation of their commitment to the project.

Next Steps: VanBots put pressure on architect for Design to complete in September/October

PC will get confirmation of MRIF and for Build Canada. Council is with MLA and MP on July 6<sup>th</sup> so the grants can be discussed at that time.

Next meeting will be called by PC.