



City of Richmond

Report to Committee

To General Purposes - Oct 16, 2006

To: General Purposes Committee
From: Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
Re: Richmond Oval – Monthly Status Reporting – Sept 2006

Date: 06 October 2006
File: 01-0370-03-01/2006-Vol
01

Staff Recommendation

That the General Purposes Committee receive the following information:

- Executive Summary of Project Status Report (Sept 2006)
- Project Cost Overview (dated 29 September 2006)

fs Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
(4372)

Att: 2

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

At the City Council meeting held on May 23rd 2006, the following motion was passed:

That the monthly Oval Update and Summary currently provided to all members of Council become a standing item on the General Purposes Committee agenda.

Analysis

Project Status Report

A Project Status Report (PSR), including cost tracking information, is prepared each month for the Oval Project. Summary information from the PSR (Sept 2006) is attached for the Committee's information.

The City of Richmond's Oval Building Advisory Committee received the September PSR for information at its October 10th 2006 meeting.

As of this date, 54% of the project tenders have closed and the contracts awarded to date meet the project budget. The forecast to completion is also on budget.

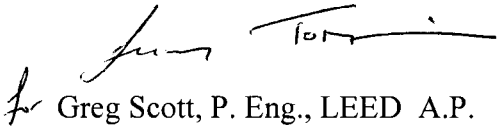
Regarding the project schedule, the Construction Manager is reviewing options to recover the time lost in bringing the facility out of the ground. Having the trade contracts awarded for the facilities structure will assist in the integration and comparison of the Construction Manager's schedule and the trade schedules, to find areas where acceleration is possible.

Financial Impact

There is no financial impact.

Conclusion

The contracts awarded to date meet the project budget and the forecast to completion is also on budget. A minimal extension to the construction schedule has been identified. Staff are confident that this minor delay can be mitigated once all the trades schedules are finalised.


Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
(4372)

GS:lt

Executive Summary

Progress Update

The following key milestones were achieved during the month of September 2006:

- Completion of 80% Contract Documents cost estimates.
- Submission of the 100% Contract Documents.
- City issued the Foundation Permit
- Preload removal in Area 3 (out of 4) completed.
- Construction of River Road continued with anticipated completion in January 2007.
- City confirmed award of contracts for TP #5 – Elevators, TP #7a – Cast-in-Place Concrete, TP #9b -Roof Steel Arch

Priority Issues for the Coming Month

The following major issues and milestones are noted for the month of September 2006:

- Finalize 100% Contract Documents for issuance of major remaining tender packages.

Project Status Statement

The contracts awarded to date meet the project budget and the forecast to completion is also on budget.

Technical difficulties in the piling installation have resulted in a 4-week delay in pile installation and an associated 4-week extension to the forecast project completion date. The CM is investigating alternatives to recover this lost time so as to return to the agreed completion schedule.



Project Cost Overview

	Description	a Budget (CP #13)	c Committed (Initial & Additions)	d Forecast Cost at Completion	a - d Forecast Variance at Completion	a-d/a %	Notes
1	Main Building & Related Work	\$151,559,500	\$65,099,695	\$151,270,520	288,980	0.16%	(i)
2	F/F&E	\$700,000	\$0	\$700,000	0	0.00%	
3	Relocation/Operation	\$0	\$0	\$0	0	0.00%	
4	Consultants	\$17,286,934	\$17,137,766	\$17,350,934	-64,000	-0.04%	(ii)
5	Municipal & Connection Fees	\$1,795,100	\$0	\$1,795,100	0	0.00%	
6	Management & Overhead	\$4,737,075	\$4,039,586	\$4,737,075	0	0.00%	
7	Owner's Allowance	\$4,251,391	\$0	\$4,148,291	103,100	0.06%	(iii)
8	City's Works	\$1,500,000	\$0	\$1,500,000	0	0.00%	
9	Grants & Other Funds	-\$3,830,000	-\$3,500,000	-\$3,700,000	-130,000	-0.07%	(iv)
		\$178,000,000	\$82,777,047	\$177,801,920	198,080	0.11%	(v)
1,2,8,9	Construction & F/F&E	\$149,929,500	\$61,599,695	\$149,770,520	158,980	0.09%	(vi)
3 to 7	Others cost centres	\$28,070,500	\$21,177,352	\$28,031,400	39,100	0.02%	(vii)
		\$178,000,000	\$82,777,047	\$177,801,920	198,080	0.11%	

Notes:

- (i) Latest approved budget figure
- (ii) Change Requests #005, 018, 020, 021 after Cost Plan 13
- (iii) Cover for new Change Requests (\$64,000 above (ii)), plus difference of \$9,100 for "iv", +\$30,000 GMF not granted
- (iv) Estimate for sand removal was \$100,000; received \$90,900 and no GMF grant (\$30,000)
- (v) In fixed \$ and Excluding GST
- (vi) Includes escalation for 2006-2008, plus Design and Construction Contingencies
- (vii) Non-construction budget corresponds to 18.7% of Construction budget