



To: General Purposes Committee

Date: 30 November 2006

From: Greg Scott, P. Eng., LEED A.P.
Director, Major Projects

File: 01-0370-02/2006-Vol 01

Re: Richmond Oval – Monthly Status Reporting – October 2006

Staff Recommendation

That the General Purposes Committee receive the following information:

- Executive Summary of Project Status Report (October 2006)
- Project Cost Overview (dated 27 October 2006)

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 (October 2006) is attached for the Committee's information.

The City of Richmond's Oval Building Advisory Committee has reviewed the October PSR and has no concerns with it.

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

The terms of reference have been prepared for two highly collaborative art opportunities in the precinct art plan – the pedestrian bridge and the waterworks. The artists call will commence in the month of November and Council will receive a recommendation regarding design concepts from staff June 2007 for consideration.

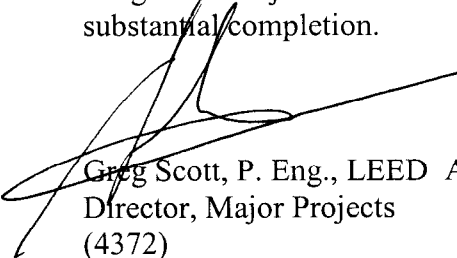
Revisions to the sequence of construction have recovered the delay associated with piling and the current Construction Schedule indicates substantial completion on August 8th, 2008.

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. An adjustment in construction has allowed the project to meet the August 2008 substantial completion.



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

GS:rb

Executive Summary

Progress Update

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

- Commence implementation of a series of cost reduction initiatives.
- Review 100% CD set for the mechanical, electrical and envelope systems.
- Preload removal completed.
- Construction of River Road continued with anticipated completion in January 2007.
- Contracts awarded for TP #7d – Rebar & Post-tensioning, and TP #10b – Sprinklers.
- Tenders issued for TP #8 – Refrigeration, TP #10a – Main Mechanical, TP #11 – Main Electrical

Priority Issues for the Coming Month

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

- Close tenders for TP #8 – Refrigeration, TP #10a – Main Mechanical, TP #10c – Controls and TP #11 – Main Electrical.
- Issue Tenders for TP#12 – Building Envelope and TP#10c – Controls.
- Finalize 100% Contract Documents for Legacy Mode.
- Obtain Building Permit for remaining work.

Project Status Statement

Project Cost

The Estimated Cost at Project Completion remains within the \$178,000,000 Budget. Identified Cost Reduction Initiatives have resulted in a \$919,982 increase in the Construction Contingency.

Project Schedule

Revisions to the sequence of construction have recovered the delay associated with piling and the current Construction Schedule indicates substantial completion on August 8, 2008.

Project Cost Overview

	a	b	c	d	a - d	a-d/a	Notes
Description	Budget (CP #13)	Committed (Initial & Additions)	Forecast Cost at Completion	Forecast Variance at Completion	Forecast Variance at Completion	%	
1 Main Building & Related Work	\$151,559,500	\$81,150,525	\$150,548,620	1,010,880	1,010,880	0.57%	
2 F/F&E	\$700,000	\$0	\$700,000	0	0	0.00%	
3 Relocation/Operation	\$0	\$0	\$0	0	0	0.00%	
4 Consultants	\$17,286,934	\$17,181,764	\$17,350,932	-63,998	-63,998	-0.04%	
5 Municipal & Connection Fees	\$1,795,100	\$0	\$1,795,100	0	0	0.00%	
6 Management & Overhead	\$4,737,075	\$4,039,586	\$4,737,075	0	0	0.00%	
7 Owner's Allowance	\$4,251,391	\$0	\$4,148,291	103,100	103,100	0.06%	
8 City's Works	\$1,500,000	\$0	\$1,500,000	0	0	0.00%	
9 Grants & Other Funds	-\$3,830,000	-\$3,500,000	-\$3,700,000	-130,000	-130,000	-0.07%	
	\$178,000,000	\$98,871,875	\$177,080,018	919,982	919,982	0.52%	
1,2,8,9 Construction & F/F&E	\$149,929,500	\$77,650,525	\$149,048,620	880,880	880,880	0.49%	(i)
3 to 7 Others cost centres	\$28,070,500	\$21,221,350	\$28,031,398	39,102	39,102	0.02%	
	\$178,000,000	\$98,871,875	\$177,080,018	919,982	919,982	0.52%	

Notes:

(i) Includes escalation for 2006-2008, plus Design and Construction Contingencies