ORO MEDONTE COMMUNITY ARENA
ORO MEDONTE, ON

CONSTRUCTION/PROJECT MANAGEMENT REPORT

REPORT NO. 02
April 30, 2014

Steenhof Building Services Group

OUTLINE

1. Project Overview
2. Financial Report
3. Purchasing
4. schedule update
5. submission and approvals
6. RFI's and site instructions
7. safety
8. Project closeout
9. progress photographs

PROJECT OVERVIEW

Financial Status Overview

Original Budget	$3,495,264.62
Change Orders (Section 2.2)	$0
Present Revised Contract Value	$3.495,264.62
Unresolved Changes (Section 2.3)	$0
Projected Revised Contract Value	$3,495,264.62

Note: Values do not include H.S.T.

There is no change to the approved original budget. Much of the Trade pricing is now available to us for the various scopes of work. A financial update, provided via a comparative spreadsheet showing the original budget compared with the market place pricing from the sub-trades, is included in this report and was provided in the last report. Please see attached Appendix for that more detailed financial information. We caution the Township that there is always financial risk in any construction project, and that in this CM format, there is continued risk that is minimized as each sub-trade is contracted. Section 3.0 gives a sense of which trades have now been contracted. Our suggestion to the governance committee has been to identify possible areas of scope reduction, in the event that budget becomes a problem relative to the actual costs.

PROJECT OVERVIEW

Schedule Status Overview

The final design is complete for each discipline, other than minor adjustments here and there to accommodate newly uncovered information and new information from the Pre-Eng. building supplier. The IFC drawings and full building permit submission should be issued this Friday.

The electrical design is complete and the SBSG engineer is just exploring some minor cost savings ideas with the electrical subcontractor. Mechanical contract is now in place and those shop drawings are now critical to process.

Most of the key initial trade divisions have been tendered and either awarded or close to being contracted. There are a number of trades still to contract however and this process is being worked through. The trade coverage in some areas was not as good as was expected so some amount of re-work is having to be done in order to get sufficient competitive pricing.

The project schedule has been and is still very aggressive for the amount of work that has been brought into the overall scope. While every effort is being made to aim for an end of August 2014 completion, the Township has been counselled to have a contingency plan in place for user groups to have other ice space available for the fall season if necessary.

FINANCIAL REPORT

This spreadsheet is being updated with a detailed breakdown of the sub-trade pricing as it becomes known after the Phased Tenders are received and evaluated. (Appendix A.) The report shows that the current SBSG projection given the known costs currently as well as an analysis of the likely pending costs, puts the costs about $240,000 currently beyond the approved budget. It is because of this that we have suggested scope reduction be considered if necessary to align the costs with the budget. One relatively easy deletion in scope is the front entry which is likely worth approximately $100,000. This portion could be added back into scope at a later date if the budget allows but consideration as to the timing of its completion and the impact to the function of the facility would have to be considered prior in that context.

Possible future savings not captured in the attachment include:

- Fairly certain we can save more money on the fire water storage with an alternate design - perhaps $20,000
- We are parcelling out the floor finishing and think this will save but have not captured those savings yet. perhaps $15,000
- We could save about $10,000 if we go with a cheaper skate flooring- discuss once flooring re-tender closes. Maybe $10,000
- If we were to delete the new siding and insulation on the east elevation, this would save about $10,000.
- If we were to delete the new siding and insulation on the north side, this would save about $20,000.

FINANCIAL REPORT

Sub-Trade Monthly Draws Approval

Pay Period	Total $ of Draws Submitted	Total Amount Due	Payment Cert. Issued	Payment Due to Trades
March 2014				
April 2014				
May 2014				
June 2014				
July 2014				

Note: All values are Less Holdback, HST Included

The progress draws/invoices will be received monthly from the various sub-trades. SBSG Consultants will be reviewing the draws and ensuring they are consistent with the progress on site of each trade. Oro Medonte will then be responsible to forward payment to each trade, consistent with the contracts they have with each firm. We have recently received invoices from the Dasher Board contractor, the Pre-Eng. building supplier and expect invoices from the demolition sub shortly.

FINANCIAL REPORT

Change Order Summary

There are currently no requested changes from the Owner or from any sub-trades.

Un-Resolved Changes

SBSG No.	Change Notice No.	Description	Date of Last Quote	Value	Status/Comment
ELE-1	1	Electrical Changes	TBD	TBD	See RFI #1
			Total:		

Time & Material Work

There is currently no time and material work underway other than some minor skate flooring removal by the demolition subcontractor to facilitate the concrete floor removal. SBSG own forces planned on doing it but it required some mechanical equipment in order to accomplish.

FINANCIAL REPORT

Cash Allowances

At the outset of the project, $75,000 was set up as an allowance for a number of scopes of work. This amount has not changed to date.

SBSG #	Description	Total Value	Total Allocated to Date	Balance Outstanding
	HVAC conversion to natural gas; Low E removal and replacement (including sandblasting and painting underlying steel)	$75,000.00	$0	$75,000.00
	Total			$75,000.00

Further to the financial picture on this project, this allowance still does not capture the full cost risk associated with cleaning/rustproofing the existing steel purlins. The initial report from Exp has some recommendation but SBSG structural needs to comment on the final remedial action plan. The current budget has sufficient funds likely for the rust-painting/proofing that would be required, but it does not have enough money to clean the purlins down to bare steel and re-paint. Cleaning them down to bare steel would likely destroy the existing insulation/vapour barrier, which would also be an added cost. As a rough estimate based on some preliminary trade pricing per square foot, the worst case scenario would be an added cost of about $125,000 over and above current budget totals. But SBSG is reasonably confident at this point that the cleaning to bare steel will not be necessary and that a high quality rust inhibitor will all that is required to arrest the rust development.

PURCHASING

The following is a list of trades who have been contracted by the Township:

- Pre-Eng. Building- Steelcon Inc. Contract approved by Governance Committee on Mar 25, 2014.
- Excavation and Backfill Tender – Morris Shelswell & Sons. Contract approved by the Governance Committee on Apr 8, 2014.
- Steel, OWSJ, Metal Deck – Norweld. Contract approved by the Governance Committee on Apr 8, 2014.
- Masonry – McGrath Downing Masonry Inc. Contract approved by the Governance Committee on Apr 8, 2014.
- Concrete Formwork – McGill Forming. Contract approved by the Governance Committee on Apr 8, 2014.
- Electrical – Horsepower Electrical. Contact approved by the Governance Committee on Apr 11, 2014.
- Mechanical – Sexton's. Demolition Contract approved by Governance Committee on Apr 1, 2014. Full contract award approved by the Governance Committee on Apr 11, 2014.
- Refrigeration - Black and MacDonald. Letter of Intent approved by Governance Committee on Apr 23, 2014.
- Dasher Boards- Coliseum Recreation. Letter of Intent approved by Governance Committee on Apr 1, 2014.
- Partial Demolition- Eisses. Letter of Intent approved by Governance Committee on April 1, 2014.

There are many more trades to contract and this process is still unfolding.

SCHEDULE UPDATE

Schedule of Ongoing Activities

The Site Supervisor for the project has mobilized and set up an office on site in in mid-March. The ice is out and a lot of the bulk demolition is now complete. We have measured for the Pre-Eng. addition which was not possible until a lot of the existing structure was exposed. The Pre-Eng. building is still on the critical path for delivery and it needs to go into production as soon as the final details are approved. The rebar shop drawings for the foundation are also still critical and should be produced shortly. We are concentrating now on the change room areas in order to keep things rolling along on site.

Major Problems and Solutions

There are currently no major problems to report. The underlying critical task still driving the success of the project is to complete the procurement of the critical trades, and keep construction rolling. We are looking at ways to alter slightly the sequence of construction so the project isn't stalled by the Pre-Eng. building delivery which is still weeks away.

We are working through the details of leaving the existing slab in place and building over top of it. There are cost savings in this approach but we need to ensure the details are formulated properly to ensure no differential settlement. We are close to having a change notice issued for this portion of the work.

SUBMISSIONS AND APPROVALS

Submission Schedule and Final Approvals

This submission schedule will be populated as trades are contracted and their shop drawings start to be submitted to Oro Medonte and SBSG for review and approval.

RFI'S AND SITE INSTRUCTION

RFI Log

RFI No.	Subject	Date Submitted	Response Date	SBSG No.	Comments	Status
1	Electrical – Branch conduit and junction boxes.	April 25, 2014	April 29, 2014	140023	Horsepower Electric	Completed
2	Arena Lighting	April 25, 2014	April 29, 2014	140023	Horsepower Electric	Completed

Site Instruction Log

SI NO.	SUBJECT	DATE Issued			REMARKS

SAFETY

Safety Update

Leader Industries has been retained by the Township and SBSG to perform safety orientation consulting services for the project. They will also be performing routine audits during construction to help ensure compliance with the OHSA as well as the safety policies and procedures of the Township. There are currently no concerns around safety from any of the Team members.

PROJECT CLOSEOUT

Acceptance of Work

SBSG Consultants will be reviewing the process during construction to help ensure compliance of the sub trades with the contract design.

Manuals/Warranties/As-Builts

SBSG will be preparing O&M manuals as sub-trade submittals are approved. As-built drawings are being maintained as well. SBSG will update the IFC drawings with any Site Instruction, RFI responses, or Change Orders issued. The Site Super will maintain a record set on site noting any changes made at the site level.

Systems Commissioning

There will be commissioning of the building as we approach the completion of the project. Typically, the mechanical systems require the most commissioning. There is not a formal commissioning agent involved in the project- the mechanical sub-trade will be responsible to commission their own systems and the rink plant subcontractor

PROGRESS PHOTOGRAPHS

PROGRESS PHOTOGRAPHS

PROGRESS PHOTOGRAPHS

APPENDIX A

ESTIMATE SUMMARY SHEET

DATE :	April 28, 2014	*Customer :*	Township of Oro Medonte	
Project Number :	S-13025	*Estimator :*	Joseph G. Emmons, PQS	
		Estimate Review:		
Project Description:	Complete Renovation - Oro Medonte Community Center	GFA (m2)	3578	
	Schedule 'B' Estimate	GFA (sf)	38490	
No.	SPEC. SECTION	Original Budget	Variance	Revised Budget
Division #1	***General Requirements***			
01 11	Professional Consultants	$ 113,400.00	$ -	113,400.00
01 21	Allowances - HVAC Convert, Low 'E'	$ 75,000.00	$ (24,000.00)	51,000.00
01 31	Supervision and Coordination	$ 135,000.00	$ (10,000.00)	125,000.00
01 32	Construction Progress Documentation	$ -	$ -	-
01 41	Regulatory Requirements	$ 2,500.00	$ -	2,500.00
01 54	Construction Aids	$ 4,000.00	$ -	4,000.00
01 56	Temporary Barriers and Enclosures	$ 8,000.00	$ -	8,000.00
01 58	Project Identification	$ 800.00	$ -	800.00
01 74	Cleaning and Waste Management	$ 11,920.00	$ -	11,920.00
		$ 350,620.00	**$ (34,000.00)**	**316,620.00**
Division #2	***Existing Conditions***			
02 41	Demolition	94,704.00	$ (17,574.00)	77,130.00
02 82	Asbestos Remediation	-		-
		$ 94,704.00	**$ (17,574.00)**	**77,130.00**
Division #3	***Concrete***			
03 11	Concrete Forming	$ 49,156.00	$ 44,640.00	93,796.00
03 15	Concrete Accessories	$ 400.00	$ (400.00)	-
03 21	Reinforcing Steel	$ 23,482.16	$ (23,482.16)	-
03 30	Cast-In-Place Concrete	$ 74,666.00	$ 56,694.00	131,360.00
03 31	Structural Concrete	$ 138,005.00	$ (23,082.00)	114,923.00
03 35	Concrete Finishing	$ 7,200.00	$ (7,200.00)	-
		$ 292,909.16	**$ 47,169.84**	**340,079.00**
Division #4	***Masonry***			
04 22	Concrete Unit Masonry	$ 121,170.00	$ (8,282.02)	112,887.98
		$ 121,170.00	**$ (8,282.02)**	**112,887.98**

APPENDIX A

Division #5	***Metals***			
05 21	Steel Joist Framing	$ 64,800.00	$ *13,800.00*	78,600.00
05 31	Steel Decking	$ 19,700.00	$ *(17,720.00)*	1,980.00
05 41	Structural Metal Stud Framing	$ 2,000.00	$ *(2,000.00)*	-
05 52	Metal Railing	$ 14,900.00	$ -	14,900.00
05 53	Metal Grating	$ 4,800.00	$ -	4,800.00
05 56	Formed Metal Fabrications	$ 9,000.00	$ -	9,000.00
		$ 115,200.00	***$ (5,920.00)***	**109,280.00**
Division #6	***Wood & Plastic***			
06 11	Wood Framing	$ 10,000.00	$ -	10,000.00
		$ 10,000.00	**$ -**	**10,000.00**
Division #7	***Thermal & Moisture Protection***			
07 21	Thermal Insulation	$ 34,948.00	$ *(34,948.00)*	-
07 42	Wall Panels	$ 46,688.00	$ *39,597.00*	86,285.00
07 51	Flat Roof Systems	$ 83,170.00	$ *39,330.00*	122,500.00
07 92	Joint Sealants	$ 1,500.00	$ -	1,500.00
07 95	Expansion Control	$ 7,500.00	$ *(7,500.00)*	-
		$ 173,806.00	***$ 36,479.00***	**210,285.00**
Division #8	***Doors & Windows***			
08 11	Metal Doors and Frames	$ 17,680.00	$ *10,580.00*	28,260.00
08 32	Sliding Glass Doors	$ 44,000.00	$ *(15,200.00)*	28,800.00
08 36	Overhead Doors	$ 15,500.00	$ *6,153.00*	21,653.00
08 51	Exterior Windows	$ -	$ -	-
08 71	Door Hardware	$ 10,400.00	$ -	10,400.00
08 81	Glass and Glazing	$ 56,160.00	$ *(7,310.00)*	48,850.00
		$ 143,740.00	***$ (5,777.00)***	**137,963.00**

APPENDIX A

Division #9	***Finishes***			
09 22	Support for Gypsum Board	$ 1,400.00	$ *(1,400.00)*	-
09 29	Gypsum Board	$ 896.00	$ *9,104.00*	10,000.00
09 51	Acoustical Ceiling	$ 16,626.50	$ *(16,626.50)*	-
09 62	Specialty Flooring	$ 136,500.00	$ *(46,500.00)*	90,000.00
09 64	Wood Flooring	$ -	$ -	-
09 68	Carpeting	$ 1,520.00	$ -	1,520.00
09 91	Painting	$ 70,295.50	$ *(3,503.50)*	66,792.00
		$ 227,238.00	***$ (58,926.00)***	**168,312.00**
Division #10	***Specialties***			
10 11	Visual Display Surfaces	$ 2,040.00	$ -	2,040.00
10 14	Signage	$ 750.00	$ -	750.00
10 21	Compartments and Cubicles	$ 8,800.00	$ *(5,586.00)*	3,214.00
10 28	Toilet and Bath Accessories	$ 4,250.00	$ -	4,250.00
		$ 15,840.00	***$ (5,586.00)***	**$ 10,254.00**
Division #11	***Equipment***			
		$ -	**$ -**	**$ -**
Division #12	***Furnishings***			-
12 32	Manufactured Wood Casework	$ 25,725.00	$ -	25,725.00
12 36	Countertops	$ 1,400.00	$ -	1,400.00
12 63	Stadium & Arena Seating	$ 7,500.00	$ -	7,500.00
		$ 34,625.00	**$ -**	**$ 34,625.00**
Division #13	***Special Construction***			
13 18	Ice Rinks - Piping at Floor (17280)	$ 130,000.00	$ *(130,000.00)*	-
13 24	New Plant	$ 483,000.00	$ *29,050.00*	512,050.00
13 34	Dasher Boards (604 lf)	$ 200,000.00	$ *(76,210.00)*	123,790.00
13 49	Pre-engineered Steel Buildings	$ 96,280.00	$ *67,477.00*	163,757.00
		$ 909,280.00	***$ (109,683.00)***	**$ 799,597.00**

APPENDIX A

ESTIMATE SUMMARY SHEET

DATE :	April 28, 2014	***Customer :***	Township of Oro Medonte	
Project Number :	S-13025	***Estimator :***	Joseph G. Emmons, PQS	
		Estimate Review:		
Project Description:	Complete Renovation - Oro Medonte Community Center	**GFA (m2)**	**3578**	
	Schedule 'B' Estimate	**GFA (sf)**	**38490**	
No.	SPEC. SECTION	Original	Variance	Revised
Division #14	***Conveying Systems***			
		$ -	$ -	$ -
Division #21	***Fire Suppression***			
		$ -	$ -	$ -
Division #22	***Plumbing***			
22 13	Facility Sanitary Sewerage	$ 2,450.00	$ (2,450.00)	-
22 42	Commercial Plumbing Fixtures	$ 65,124.00	$ (65,124.00)	-
		$ 67,574.00	**$ (67,574.00)**	$ -
Division #23	***Heating, Ventilating and AC***			
23 38	Mechanical Sub-Trade	$ 10,000.00	$ 466,560.00	476,560.00
23 52	Heating Boilers	$ 41,840.00	$ (41,840.00)	-
23 54	Furnaces	$ 55,000.00	$ (55,000.00)	-
		$ 106,840.00	**$ 369,720.00**	**$ 476,560.00**
Division #26	***Electrical***			
26 05	Common Work Electrical	$ 129,513.00	$ 46,237.40	175,750.40
26 52	Emergency Lighting	$ 3,500.00	$ (3,500.00)	-
		$ 133,013.00	**$ 42,737.40**	**$ 175,750.40**
Division #27	***Communications***			
27 51	Communications	$ 5,000.00	$ -	5,000.00
		$ 5,000.00	**$ -**	**$ 5,000.00**

APPENDIX A

Division #26	***Electrical***			
26 05	Common Work Electrical	$ 129,513.00	$ 46,237.40	175,750.40
26 52	Emergency Lighting	$ 3,500.00	$ (3,500.00)	-
		$ 133,013.00	**$ 42,737.40**	**$ 175,750.40**
Division #27	***Communications***			
27 51	Communications	$ 5,000.00	$ -	5,000.00
		$ 5,000.00	**$ -**	**$ 5,000.00**
Division #28	***Electrical Safety and Security***			
		$ -	$ -	$ -
Division #31	***Earthworks***			
31 11	Site Work	$ 10,000.00	$ 70,313.50	80,313.50
31 22	Back Fill Engineered	$ 5,000.00		site
31 23	Excavation, Fill, Backfill Water Tank	$ 30,000.00		30,000.00
		$ 45,000.00	**$ 70,313.50**	**$ 110,313.50**
Division #32	***Exterior Improvements***			
32 11	Base Courses	$ 1,300.00	$ (1,300.00)	-
32 12	Flexible Paving	$ 3,250.00	$ (3,250.00)	-
32 17	Paving Specialties	$ 1,000.00	$ (1,000.00)	-
32 84	Planting Irrigation	$ 3,500.00	$ (3,500.00)	-
32 91	Planting Preparation	$ -	$ -	-
32 92	Turf and Grasses	$ 2,500.00	$ (2,500.00)	-
32 93	Plants	$ -	$ -	-
		$ 11,550.00	**$ (11,550.00)**	**$ -**
Division #33	***Utilities***			
33 16	Water Storage Tanks	$ 120,000.00	$ -	120,000.00
33 21	Water Supply Wells	$ 20,000.00	$ 7,500.00	27,500.00
33 31	Sanitary Sewage Piping	$ 45,000.00	$ -	45,000.00
		$ 185,000.00	**$ 7,500.00**	**$ 192,500.00**
	SUB-TOTAL PROJECT COSTS	**$ 3,043,109.16**	**$ 244,047.72**	**$ 3,287,156.88**
	GENERAL CONTINGENCY - 5%	**$ 152,155**		
	OVERHEAD - 5%	**$ -**		
	Construction Management Fee- Maximum Upset	**$ 300,000.00**		
	SUB-TOTAL PROJECT COSTS	***$ 3,495,264.62***		
	HST	*$454,384.40*		
	TOTAL PROJECT COSTS	***$ 3,949,649.02***		

Financial Implications/Risk Management

Current Financial Status

Approved Project Capital Budget (Feb, 5, 2014)	$3,556, 780
Current budget forecast (Steenhof April 28, 2014)	$3,739,312
Variance	$ 182,532
Anticipated budget adjustments	
Engineering/Design paid in 2013 allocation	$ 39,000
Application of full Input Tax Credit ($61,516) included in approved budget (see above)	
Projected savings – yet to be confirmed	
Fire Water Storage	$ 20,000
Siding	$ 13,000
Floor finishing	$ 15,000
New EPS insulation in lieu of SM	$ 15,000
	$ 102,000
Revised anticipated variance	$ 80,532

Contingencies

Revised anticipated variance	$ 80,532

Financial Contingencies

General contingency carried in budget	$ 152,155
Additional project debenture amount included in application	$ 208,000

Notes:
1) Should the debenture be increased by 80,000K additional repayment would be manageable within current approved budget allocation due to decline in interest rate (assuming no changes at the time of debenture).
2) There is some flexibility in reserves to address the projected variance
3) It is not recommended to draw from general contingency at this point in time although the future may provide this ability

Optional Scope adjustments (potential savings)

Defer north wall siding (not visible)	$ 17,000
Front entrance	$100,000

Notes:
This item cannot easily be deferred without implications to budget (remobilization, drawings) and time (entrance implications) It is also one of the more visible aspects of the projected and received positive feedback user groups.

If this was to be considered, staff would require this direction.

Recommendation

It is recommended that the Project Governance Committee proceed with the current scope as outlined