

DATE: June 18, 2015

FILE: 0890-20/curling centre

TO: Chair and Directors
Comox Valley Sports Centre Commission

FROM: Debra Oakman, CMA
Chief Administrative Officer

RE: Construction cost tracking - Comox Valley Regional District Curling Centre renovation project

Purpose

The purpose of this staff report is to update the commission on the progress of the Comox Valley Regional District (CVRD) curling centre renovation project.

Policy analysis

Staff is committed to keeping the commission informed on the progresses of this capital project including the construction costs associated with it.

At the July 2014 sports centre commission meeting the following motion was passed:

THAT the 2014 – 2018 financial plan and capital expenditure program for Comox Valley recreation complexes function 645 be amended by adding a capital project in the amount of \$1,900,000 in 2014 for building improvements, including architectural and project management services, of the Comox Valley curling centre to be funded by debt financing.

Executive summary

Since the last update this project has met with additional costs and some further delays.

In a previous report it was indicated that some of the soil beneath the arena floor was contaminated due to leaky brine pipes. During the removal of the arena floor the soil was disturbed mixing good soil with contaminated soil. This meant that a majority of the soil would have to be disposed. There are only certain land fills that are permitted to accept contaminated soil. The private site designated in the tender is not a permitted site. Unfortunately the local land fill was unable to accept the contaminated soil as well. This meant that the soil would have to be trucked down island. The approximate cost for the trucking and tipping fees for disposal of the contaminated soil is \$19,000. The process of testing the soil, obtaining trucking quotes and locating a suitable land fill site took approximately one week which will extend the construction project.

During the excavation of the soil it was found that the tie rods were in good shape and would not need replacing. However they were quite shallow which meant alterations to the floor design.

When the header was removed from the trench, at the north end of the building, an accumulation of ice paint was found. The disposal of the paint was problematic and took several days to deal with. When the paint was removed it was found that the header trench did not have a bottom. In order to have a proper header trench it is necessary to construct a new trench complete with a bottom attached to the walls of the trench.

A third delay was in the electrical wiring that runs down the east side of the facility. In the original plan the wiring was to remain. Upon closer inspection the wires were not suitable and need to be replaced. This requires input from the electrical consultant. With Kinetic now ready to pour the concrete walkways the east side will have to be done as a second pour while the electrical issue is sorted out.

A rough estimate puts the project about two weeks behind.

Table 1: CVRD Curling Centre Project Costing Summary to Date

ITEM	CONTRACT VALUES	TOTAL CLAIMED TO DATE	BALANCE TO COMPLETE
Construction Contract			
General Conditions	\$255,600.00	\$89,685.00	\$165,915.00
Finish Carpentry	\$42,683.00		\$42,683.00
Materials	\$263,927.00		\$263,927.00
Ice Rink Concrete Slab	\$264,500.00		\$264,500.00
Ice Rink Refrigeration	\$425,700.00	\$21,285.00	\$404,415.00
Mechanical and Plumbing	\$84,555.00	\$5,918.85	\$78,636.15
Electrical	\$67,495.00	\$8,099.40	\$59,395.60
Site work	71,240.00		71,240.00
Commissioning	\$5,000.00		\$5,000.00
SUBTOTAL BASE CLAIM	\$1,480,700.00	\$124,983.25	\$1,355,711.75
SUB-TOTAL CHANGE ORDERS	\$25,370.58		\$25,370.58
TOTALS	\$1,506,070.58	\$124,983.25	\$1,381,082.33
Project Management			
Phase 1	\$133,320.00	\$133,400.00	-\$80.00
Phase 2	\$65,775.00	\$13,155.00	\$52,620.00
Disbursements	\$10,000.00	\$2,361.89	\$7,638.11
Total	\$209,095.00	\$148,916.89	\$60,178.11
Total Construction and project management	\$1,715,165.58	\$273,900.14	\$1,441,260.44

Funding Sources			
CVRD	\$1,869,600.00		
CV Curling Club	\$100,000.00		
Total	\$1,969,600.00		
Contingency			
Funding - Costs	\$254,434.42		

Recommendation from the chief administrative officer:

None. This report is for informational purposes only.

Respectfully:

D. Oakman

Debra Oakman, CMA
Chief Administrative Officer

Submitted by:

D. Walters

Darcy Walters
Senior Manager of Recreation Facilities

Concurrence:

T. Ian Smith

T. Ian Smith, MCE
General Manager of Community Services