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Town of Aurora
Memorandum
Corporate Services

Re: Town's Major Capital Projects Update

To: Finance Advisory Committee

From: Lianne Jalali, Project Management Office

Date: September 15, 2020

Recommendation

- 1. That the memorandum regarding Town's Major Capital Projects Update be received for information.**

Background

The Town currently has multiple major capital projects underway in varying stages of completion. These major projects include the following:

- Library Square
- Fire Hall 4-5
- Joint Operations Centre Additional Work

Analysis

Library Square

Overall, the project is on track for success. The tender for the services of a General Contractor officially closed on July 20th. Chandos Construction's bid came in at \$41,009,865 which made them the lowest qualified bidder.

The Town was notified by the Province on August 7, 2020 that the Library Square infrastructure grant application requesting a total of \$31.6 million from the Investing in Canada Infrastructure Program (ICIP) was unsuccessful. Following the grant application outcome, the Library Square project's funding strategy adjusted to the Council's previously approved "no grant" funding strategy.

The recommended funding strategy has been approved by the Town's Council on August 25, 2020, and staff directed to proceed with awarding the contract to Chandos Construction Ltd. for the construction of the Library Square project.

Schedule Status:

The project management team (PMT) is currently focusing on finalizing the contract agreement with Chandos Construction Ltd., organizing a kick-off meeting and updating the project documents in anticipation of Construction Mobilization.

The impact of COVID-19 on the project schedule has been minimal up to this point, however it is expected Chandos will provide critical feedback on the proposed Construction schedule and advise of any forecast delays resulting from labour and material shortages.

Milestone	Expected Completion	Status
Design Development	August 2019	Complete
Construction Documents	March 2020	Complete
Tender Period	March - June 2020	Complete
Bids Evaluation	May - June 2020	Complete
Award Contract	September 2020	In progress
Construction Mobilization	September 2020	Not Started
Completion	September 2022	Not Started

Budget Status:

The total cost of the project is \$51,939,489, which is approximately \$327,790 above the approved project budget of \$51,611,700 but within the 5% agreeable increase in project budget.

Current Project Status	Cost	Notes
Project Budget Baseline	\$51,939,489	
Committed	\$5,119,084	9.86% of Project Budget
Approved Change Orders	\$0	

The overall status update for this project can be found under Attachment #1.

Fire Hall 4-5

The contract for the construction of Station 4-5 was awarded to Remo General Contracting Ltd. for \$10,836,817.

Project Schedule:

The site work commenced on May 20, 2020. The project completion currently scheduled for the winter 2021; however subject to change. The project is progressing as scheduled up to this point.

Budget Status:

Non-Construction Costs	Approved Budget	Payments to Date
Architect	\$600,000	\$384,552
Furniture, Fixture, Signage etc.	\$506,500	\$0
Prefab shed for training	\$250,000	\$0
Allowance for props	\$100,000	\$0
Total	\$1,456,500	\$384,552
Construction Costs		
Tender Revised Bid	\$10,836,817	\$1,334,140
Non-Recoverable HST (1.76%)	\$190,728	\$0
Contingency (10%)	\$1,083,682	\$69,268
Total	\$13,567,727	\$1,787,960

The total amount of the approved change orders to date is \$2,604.75.

In addition to this budget, the Town of Aurora has also included \$87,300 for project management fees and public art from its own reserves.

The overall status update for this project can be found under Attachment #1.

Joint Operations Centre Additional Work

The objective of this project is to complete the outstanding capital works of the JOC. The project is divided into the following sub-projects of which eight (8) sub-projects have been completed and five (5) sub-projects will be completed in 2020.

Sub-Project	Status
Back Lot Paving and Full Build Out	Complete
Upper Parking Lot and Rear Yard	Complete
JOC Landscaping	In progress – Completion in Spring 2021
Garbage Tipping Station	Complete
Storage Buildings	In progress – Completion in Summer 2021
Automated Gate Control	In progress – Completion in Fall 2020
South Side Exterior Finishing	In progress – Completion by end of 2020
Furniture	Complete
Entry Pylon Exterior Sign	Complete
Intercom System	Completion by end of 2020
Third Floor Build Out	Complete
Building Exterior Sign	Complete
Soil Quality at Back of Property	Complete

Budget Status:

Current Project Status	Cost	Notes
Approved Budget	\$2,185,200	
Committed	\$1,354,123	62% of Project Budget

The overall status update for this project can be found under Attachment #1.

Attachments

Attachment #1 – Major Capital Project Update:

- Library Square
- Fire Hall 4-5
- Joint Operations Centre Additional Work