

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: EDMONDS COMMUNITY CENTRE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2012 October 25, received and adopted the attached report providing a status update on the construction progress for the Edmonds Community Centre Project.

To-date, approximately 75% of the contract value has been completed and the contractor's revised schedule proposes a substantial completion date of February 2013. The adjusted schedule reflects unsuitable weather conditions which prevented the contractor from proceeding and completing the roofing component of the project during June. This resulted in rescheduling of sub-trades work and an adjustment to the project schedule by approximately four weeks. The project is proceeding on budget.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Deputy City Managers (2) Director Planning & Building Director Parks, Recr. & Cult. Services Acting Director Engineering Director Finance Chief Building Inspector
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TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2012 OCTOBER 16

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: EDMONDS COMMUNITY CENTRE

PURPOSE: To provide a status update on the construction progress for the Edmonds Community Centre Project.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

The following is a status report on the construction progress for the Edmonds Community Centre Project.

Since the last construction status report to the Committee in 2012 May, the contractor has made significant progress in the construction of the project. The roof structure over the natatorium, including the metal decking, was completed in June, which allowed the roofing contractor to install the roof membrane over the final quadrant of the building. With the completion of the roof membrane, work inside the building was able to commence on various key components, such as tiling, interior wall partitions, gypsum wallboard and other interior elements.

During the months of July and August, painting was completed on the metal roof decks, structural steel trusses and the mechanical duct work piping in both the natatorium and the gymnasium.

Steel stud work is now complete on the main and second floors of the building with only a small portion of work remaining in the natatorium and in the underground parking level. Approximately 85% of the gypsum wallboard is installed in the building with several areas now taped and finished. Painting of the interior walls has begun in various areas. The gymnasium walls are prepped and ready for the installation of the acoustic panels on the upper part of the walls and protective board on the lower portions of the walls.

The glazing components have been delivered to the site and installed on all exterior walls with the exception of the natatorium walls. The glazing in the natatorium had been held back to allow access for large lifts and the movement of materials that could not be achieved through the building due to floor loading limitations; however, this work has commenced and is scheduled to be completed by the end of October. The glazing on the interior and exterior of the building is approximately 90% complete.

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Also in regards to the exterior of the building, the installation of the exterior metal cladding has begun and will be ongoing for the next two months. Pre-finished metal panels have also been installed on some of the interior walls and the exterior brickwork is approx 95% complete.

A key component of the work and schedule is the natatorium tile. The contractor began tile installation in the natatorium pool tanks in early August and to date, he has completed the hot tub/whirlpool. Work in the leisure pool is well underway with wall and floor tiles currently being installed in the lap pool tank. Deck tiles will be installed in early November following the installation of the tiles in the pool tanks. The installation of porcelain tile in the change rooms will begin in late October.

Mechanical and electrical work is ongoing with the pool mechanical system ready for commissioning in the following weeks. BC Hydro is in the process of energizing the transformer which will provide permanent power to the building. Fortis BC has installed the gas meter and the new service will be completed in late October. The elevator cab assembly has arrived on site and installation will commence in early November, once permanent power has been established.

To-date, approximately 75% of the contract value has been completed and the contractor's revised schedule proposes a substantial completion date of February 2013. The adjusted schedule reflects unsuitable weather conditions which prevented the contractor from proceeding and completing the roofing component of the project during June. This resulted in rescheduling of sub-trades work and an adjustment to the project schedule by approximately four weeks. Based on the expenditures to-date, the project is proceeding on budget.

Staff will continue to monitor progress and will provide further updates on the Edmonds Community Centre in future reports to the Finance and Civic Development Committee.

Barry Davis, Chair Major Civic Building Project
Coordination Committee

Lou Pelletier, Director, Planning and Building

Dave Ellenwood, Director Parks, Recreation &
Cultural Services

JC/TA:ap

cc: City Manager Deputy City Managers
Director Finance Chief Building Inspector

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