

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: LAUREL STREET WORKS YARD UPDATE
5780 LAUREL STREET, M2 GENERAL INDUSTRIAL DISTRICT**

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2019 September 19, received and adopted the attached report providing Council with a status update on the construction progress for the Laurel Street Works Yard Project.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Corporate Services Director Finance Director Engineering Director Parks, Recreation and Cultural Services Director Planning and Building Director Public Safety and Community Services Assistant Director – Civic Building Projects City Solicitor Purchasing Manager
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TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2019 Sept 11

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230 09
COORDINATION COMMITTEE *Reference: Laurel Street Works Yard*

SUBJECT: **LAUREL STREET WORKS YARD PROJECT UPDATE**
5780 LAUREL STREET, M2 GENERAL INDUSTRIAL DISTRICT

PURPOSE: To provide a status update on the construction progress for the Laurel Street Works Yard Project.

RECOMMENDATION:

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

R E P O R T**1.0 INTRODUCTION**

The Laurel Street Works Yard (LSWY) project is the phased replacement of the City's main engineering and public works facility at 5780 Laurel Street, which has reached the end of its useful life. Phase 1 includes the construction of the yard building, which will be used for storage of tools, materials and salters/sanders. Phase 1 also includes civil site servicing, and the demolition of select structures. Phase 2 will include the construction of the main building, which will house the City's fleet repair garage, facilities management shops, engineering operations, data centre and emergency operations centre. The following is a status report on the construction progress for the LSWY Project.

2.0 LAUREL STREET WORKS YARD PROJECT

The following is a status report on the construction progress for the Laurel Street Works Yard – Yard Building construction project.

The construction of the Yard Building is complete, and the project received an Occupancy Permit on 2019 June 21. Central Stores moved into the Yard Building over the following weekend and resumed full operations on 2019 June 24.

The general contractor, Chandos Construction Ltd. substantially completed their contract on 2019 June 25.

The contractor has completed extensive landscaping within the setback areas and green roof, and has installed a temporary irrigation system to ensure that the new plantings are established.

3.0 CONTRACT CHANGES

There were several substantial additions to the scope of work causing the contract value to increase by 8.5%.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Laurel Street Works Yard Project Update

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The civil portion of the construction contract was completed as a unit-rate MMCD subcontract in order to mitigate the risk of unknown subsurface conditions. Payment was made to the contractor only for work completed as measured and verified by the civil consultant. As civil quantities were increased, these were added to the contract via Change Order using the quoted unit rates.

Invasive knotweed plants and roots were growing on the two residential properties that were consolidated with the works yard. All knotweed plants and roots were removed from the site to prevent future damage to parking areas and the new building.

During excavation, the contractor encountered substantial subsurface groundwater despite the dry weather. To stabilize the slope, a specialist subcontractor designed and installed shoring to allow the safe installation of buried services and building foundations.

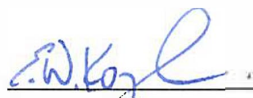
The project budget had sufficient allowance to cover these costs.

4.0 NEXT STEPS AND RECOMMENDATION


There are several existing vacant buildings to be demolished and minor deficiencies to be remedied to complete the Phase I construction contract (see *attached* Appendix A). This work is scheduled to be completed in the coming months.

Over the following year, Project staff will continue to monitor the completed work and deal with the contractor on any warranty issues that may arise.

It is recommended that this report be received for information purposes



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee

Leon Gous, Director Engineering

Dave Ellenwood
Director Parks, Recreation and Cultural Services

TVD/sla
Attachment

cc:	City Manager	Director Public Safety and Community Services
	Director Corporate Services	Assistant Director – Civic Building Projects
	Director Finance	City Solicitor
	Purchasing Manager	City Clerk

APPENDIX A**LAUREL STREET WORKS YARD REDEVELOPMENT
PHASE 1 – YARD BUILDING**

The following is a summary of the expenditures to date on the project (CoP 15):

EXPENDITURES	AMOUNT
Original Contract Value	\$11,473,150.00
Contract Addition – Knotweed Removal	\$169,827.42
Contract Addition – Shoring	\$126,781.99
Contract Additions to Unit Rate Civil	\$291,166.10
Contract Additions – Other	\$415,496.37
Contract Deletions	-\$13,950.00
Adjusted Contract Value	\$12,462,471.88
Total Payments (2019 July 1)	\$12,425,658.73
Balance to complete Chandos' Contract:	\$36,813.15

Note: The above amounts are exclusive of GST.