

Project Status Report to City Council

To:	City Council		
Prepared by:	Pierre Meredith, MHPM Project Managers Inc.	Doc. no.:	820191-0187 (3)
Project:	Iqaluit Aquatic Center	Date:	September 29, 2015

Executive Summary

Schedule

The start of structural steel erection was about 3 weeks behind schedule due to delays with the sealift. Structural steel erection was substantial complete September 15. Concrete structural work has started and is progressing well.

Kudlik has indicated that they will try to make up the three weeks, however succes will depend on favorable fall weather concition to allow progress on the concrete work to continue through to the end of November.

Budget

Based on the current forecasted costs, the project will be completed on budget.

Finance

To date the City has has received the following funds from the financing sources:

- o \$1,875,000 from Federation of Canadian Municipalities (FCM)
- o \$5,749,125 from Bank of Montreal

The City has also received \$40,000, the first half of the funding from the Government of Nunavut's Department of Sport and Recreation, for a filtration and disinfection system project for the Aquatic Centre. This contribution does not need to be repaid.

Change Management

Total value of approved Change Orders to Kudlik: \$80,900

Procurement

Furniture and equipment is the only large procurement that remains to be done for the project. It's estimated value is about \$500k. The procurement process is scheduled to start in early 2016 for a fall 2016 delivery.

Aquatic Centre/Municipal Parking Lot

The buildings on the lot are being leased to Kudlik Construction. Buidling #955 which is vacant and not livable is scheduled to be torn down during the second or third week of October by Kudlik Construction. The space will be used for storage of construction materials and vehicles until the end of the project.

Issues

1. Sealift delay – Structural materials were delivered 3 weeks behind schedule due to the sea lift issues. This may have an impact the project end date. We will review with the contractor ways to mitigate the impact.

1. Activities Completed April to September 2015

- Canadrill: completion of the pile work
- Kudlik:
 - Saniary and water service connections in the street
 - Relocation of existing power poles
 - Installation of vent wells for environmental monitoring
 - Fabrication and shipping of steel structure
 - 1st and 2nd sealift deliveries
 - Structural steel erection
 - Review of structural steel work by structural engineer
 - Start of concrete structural work
 - Start of pool mechanical work
 - Structural steel inspection by AAR Structural Engineer
 - Contrete testing completed by EXP
 - Site inspections conducted weekly by Stantec
 - Loan monitoring by quantity surveyors, Hamscomb
- BMO loan draw request 1, 2 and 3
- FCM 1st draw request

2. Upcomming Activities to December 2015

- Arrival and unloading of 3rd sealift
- Continue concrete work
- Exterior walls / cladding
- Mobilisation of the roofing contractor
- Structural Steel inspection
- Additional concrete testing
- Regular site inspections
- Loan monitoring and related site visits
- Shut down for winter months (December through February)

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3. Budget Summary				
	Budget	Committed	Invoiced to date	Forecast Cost at Completion
Soft Costs	\$3,187,894	\$701,808	\$628,948	\$1,506,519
Consulting Costs	\$3,673,669	\$4,095,756	\$3,171,024	\$4,272,772
Construction Costs	\$30,360,900	\$31,351,216	\$6,863,914	\$31,432,125
Construction Contingency	\$1,518,045	\$80,909	\$0	\$1,810,000
Land Acquisition	\$1,940,000	\$1,740,000	\$1,740,000	\$1,740,000
Total	40,680,508	\$37,969,690	\$12,403,885	\$40,680,508

4. Construction Milestone Status			
Project Plan Milestone	Scheduled	Forecast	Actual
Contractor site mobilization	May 11, 2015		May 11, 2015
1 st Sealift unloaded	Jul 15, 2015		Aug 14, 2015
Complete Super structure	Nov 6, 2015	Dec 2, 2015	
Winter shut down	Dec 14, 2015	Dec 14, 2015	
Start interior finishing	Mar 9, 2016	Mar 9, 2016	
Complete exterior envelope	Jul 15, 2016	Jul 15, 2016	
Complete pool ceramic	Oct 3, 2016	Oct 3, 2016	
Complete exterior works	Aug 8, 2016	Aug 8, 2016	
Complete Testing and commissioning	Nov 15, 2016	Nov 15, 2016	
Occupancy Inspection	Nov 15, 2016	Nov 15, 2016	
Facility Hand over to operator	Nov 23, 2016	Nov 23, 2016	
Complete Installation of FF&E	Dec 7, 2016	Dec 7, 2016	
Open to Public (To be determined)	Jan 1, 2017	Jan 1, 2017	

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View of the building entry from the visitor parking



Buidling elevation along Kangik & Iniq Drive



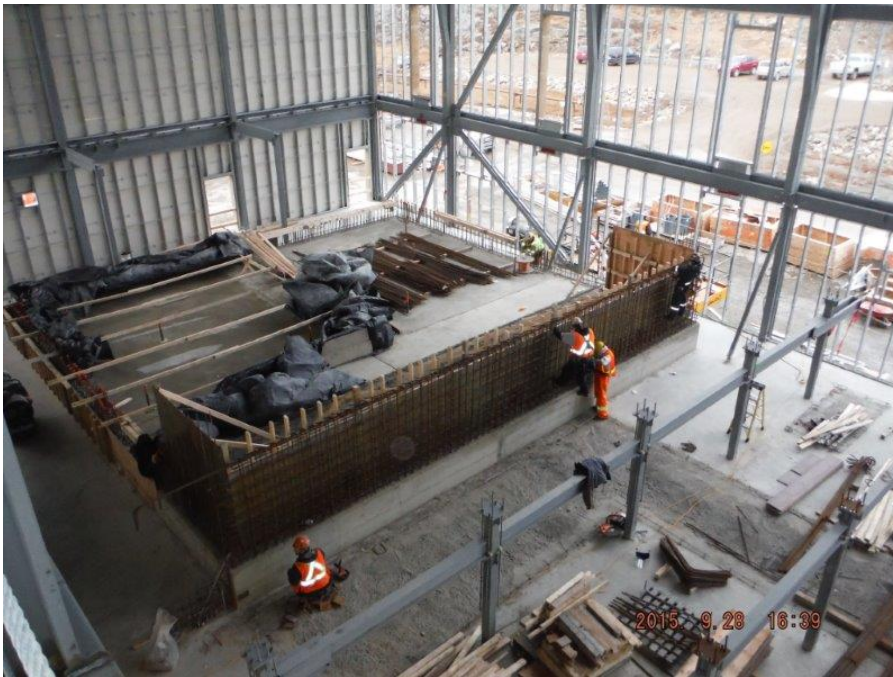
View of the pool mechanical floor and structural columns that will support the pool



View of the 3rd floor mechanical level

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Start of concrete walls that form the deep end of the lap pool



Positioning of pool drains and piping supported by false work

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Installation of in slab heating pipes



View of the pool area with the leisure pool in foreground and lap pool in background