

Subject: Town Hall Building Addition March Update**Recommendation:**

BE IT RESOLVED THAT Council receive Report #2023-0082-Public Works – Town Hall Building Addition March Update, for information.

Background:

On February 21st, 2023, staff presented to council report #2023-0049-Public Works – Town Hall Building Addition February Update. The report provided updated information on the construction progress of the Town Hall Building Addition project. In the month since staff presented the report to Council, work on the building addition has progressed steadily in accordance with the project schedule.

Analysis:

In the months of February and March, work on the building addition has progressed steadily. At the time of writing this report, all work associated with the exterior masonry, siding, stucco, flooring, clock tower, doors, and windows are anticipated to be completed by March 31, 2023.

As stated in previous reports, an energy recovery ventilator (ERV) unit that is to be a part of the addition's new HVAC system experienced delays due to extreme supply chain issues and is estimated to be delivered on April 19, 2023. Therefore, the remainder of the mechanical and electrical work will be completed at that time. The addition will still be functional without the ERV unit and therefore can be used for its intended purpose.

The geotechnical issues and foundation redesign previously reported to Council resulted in an additional 15 working days required to obtain substantial completion. Poor weather conditions and other minor design changes, combined with the geotechnical issues have resulted in a total of 24 additional working days being required to achieve substantial completion.

As per the funding agreement the Town has in place with the Federal Development Agency for Southern Ontario, the mandatory substantial completion date for the project is March 31st, 2023, at the latest for the Town to receive the full funding amount of \$750,000. After a review of the construction schedule, and conversations with the contractor and the architect, the substantial completion date for the

project has been set for March 31st, 2023. At this point, the building will be functional and will be able to be used for its intended purpose.

Financial Considerations:

The original tender amount of the project is \$1,824,000 (plus applicable taxes), and the original value of the contract the Town has with the architect for contract administration services is \$82,346 (plus applicable taxes), for a total project cost of \$1,906,346 (plus applicable taxes). Since the start of construction, there have been additional costs to the project in the amount of \$127,407 (plus applicable taxes) for construction, and \$9,350 (plus applicable taxes) for contract administration, resulting in a combined \$136,757 (plus applicable taxes) in additional costs to the project. 58% or \$79,771 of the combined additional costs are a result of the work required for geotechnical issues and foundation redesign. The remainder of the additional costs is attributed to minor revisions to the designs based on in-field observations, such as the rerouting of the existing sanitary lateral and installation of a manhole to reduce the number of bends in the lateral, provide better access for cleaning and maintenance, and reduce the probability of sewer backups. The design for the roof stormwater leaders was also revised to connect directly to manholes instead of allowing stormwater to flow overland, therefore reducing the ponding and mud generated during wet weather events, and preserving the landscaping of Peace Park.

Alternatives Reviewed:

No alternatives have been reviewed for the purpose of this report.

Strategic Plan Relationship: Strong Organization

The addition will provide permanent public washrooms, an indoor community event space, and a storage room, which will greatly improve the community events at Peace Park and Town Hall.

Consultation:

Consultation was undertaken with Grguric Architects Inc., Bromac Construction Inc., and Hallex Engineering Ltd. in preparation of this report.

Other Pertinent Reports/Attachments:

APPENDIX A – Municipal Building Addition Progress Photos

2023-0049-Public Works – Town Hall Building Addition February Update

2023-0010-Public Works – Town Hall Building Addition January Update

2022-0271-Public Works – Town Hall Building Addition December Update

2022-0242-Public Works – Town Hall Building Addition Update

2022-0174-Public Works – Capital Projects Budget Exceedance

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