



DEVELOPMENT INFRASTRUCTURE SERVICES – ENGINEERING SERVICES  
TOWN OF NEWMARKET  
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July 24, 2014

**DEVELOPMENT AND INFRASTRUCTURE SERVICES INFORMATION REPORT  
ENGINEERING SERVICES - ES 2014-50**

TO: Mayor and Members of Council

SUBJECT: Old Town Hall Project Update

ORIGIN: Manager, Special Projects

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“In accordance with the Procedure By-law, any Member of Council may request this Information Report be placed on an upcoming Committee of the Whole agenda for discussion”.

**PURPOSE OF PROJECT REPORT**

The purpose of this Project Report is to report quarterly on key activities/milestones affecting project scope, schedule and cost and to note key activities /milestones planned for the upcoming quarter.

**EXECUTIVE SUMMARY**

- f Replacement of existing rubble footings and foundations complete; waterproofing and backfilling in progress.
- f Footings and foundations activities for south addition are ongoing.
- f Compass Construction Resources Ltd (CCRL) is reporting a 2 month delay; 1 month due to the winter weather conditions and an additional month due to the water table issues. The anticipated Substantial Performance date has been revised to May 2015.
- f No safety issues reported.

**SUMMARY OF CONSTRUCTION ACTIVITY IN JULY 2014**

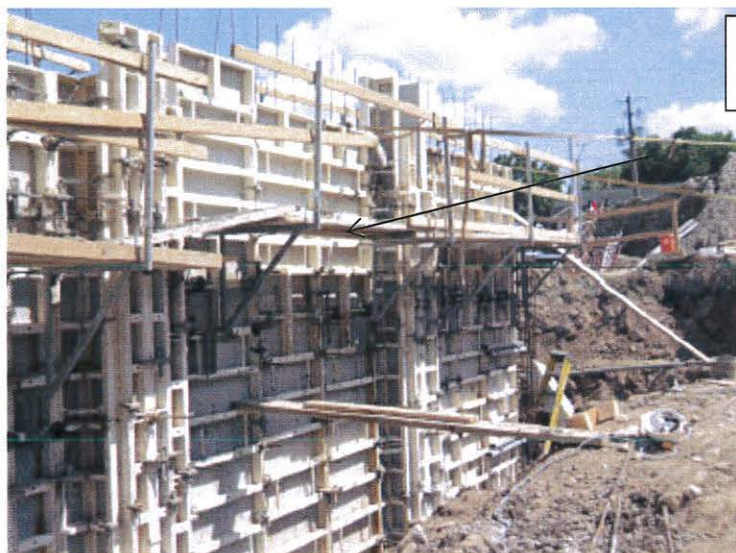
- f Replacement of existing rubble footings and foundations complete; waterproofing and backfilling in progress.
- f Main floor shoring to facilitate basement beam replacement complete. Existing wood beam removed in preparation of new steel beam installation.
- f Footings and foundations activities for south addition are ongoing.
- f Interior demolition is ongoing.

- CCRL has experienced ongoing issues with incidents of trespassing and vandalism. The Contractor has subsequently installed cameras inside the building. Following a site trespassing incident on 22-Jun-14, CCRL filed a police report and provided images from the cameras to the police and York Regional Police confirmed that an arrest was made. The Town has also added regular visits to the site by their Third Party Security Company.
- CCRL requested that a noise by-law exemption for Saturday mornings during the summer months be granted to allow work to start at 8:00AM; the exemption was approved at the Council meeting held on July 21, 2014.

### **SCHEDULE DELAYS / CLAIMS**

- Compass Construction Resources Ltd. (CCRL) is reporting a 2 month delay; 1 month due to the winter weather conditions and an additional month due to the water table issues. The Project Team is waiting for supporting documentation from CCRL so that the validity of these claims can be reviewed.
- The electrical subcontractor has made a claim for compensation due to the project delays related to the foundation wall replacement. The Consultants reviewed the claim and the majority of the claim was rejected. Additional information has been requested by the Consultants to validate the subcontractors claim regarding increases in material costs.
- CCRL has advised the project team that the window & mechanical subcontractor have also made claims for compensation due to the schedule delays. Formal claims have not been submitted to the Project Team for review.

### **PICTURES**



Foundation wall poured for new addition at east elevation



South Addition west wall basement  
concrete finish



Backfilling complete at north  
elevation



Main floor shoring to facilitate  
basement beam replacement

## **KEY COSTING/BUDGET ACTIVITIES**

- The Total Project Budget Status as of July 22, 2014 (see APPENDIX A).
- The Change Order Tracking – Construction Contingency Form as of July 22, 2014 (see APPENDIX B).
- The Change Order Tracking – Cost Savings Form as of July 22, 2014 (see APPENDIX C).
- Master Schedule Update, dated July 22, 2014 (see APPENDIX D).
- Compass Master Project Schedule, Version 4, updated June 10, 2014, and Schedule Narrative (see APPENDIX E)\*

## **CONTACT**

For more information on this report contact Meredith Goodwin, Manager, Special Projects, ext. 2518 or [mgoodwin@newmarket.ca](mailto:mgoodwin@newmarket.ca).



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Meredith Goodwin, C.E.T.  
Manager, Capital Projects



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Rachel Prudhomme M.Sc., P.Eng.,  
Director, Engineering Services



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Robert Prentice  
Commissioner, Development and Infrastructure Services

Copy: Director of Finance

# APPENDIX A

## Total Project Budget Status as of July 22, 2014

	Approved Budget with Provisional Items as of March 21, 2013	Revised Budget as per Report 2013-24
<b>Remediation &amp; Interior Demolition Subtotal:</b>	\$104,301	\$104,301
<b>Other Charges Subtotal:</b>	\$215,000	\$215,000
<b>Consultants Subtotal:</b>	\$1,176,381	\$1,331,710
<b>Permits &amp; Licenses Subtotal:</b>	\$165,500	\$178,500
<b>Construction Subtotal:</b>	\$6,552,940	\$7,191,655
<b>FFE Subtotal:</b>	\$156,950	\$156,950
<b>Contingencies Subtotal:</b>	\$756,057	\$756,057
<b>Total including Excl HST:</b>	<b>\$9,127,129</b>	<b>\$9,934,173</b>

## **APPENDIX B**

**The Change Order Tracking –Contingency Form, as of July 22, 2014**

**(See following page)**



Old Town Hall  
Change Order Tracking- Construction Contingency

Construction Contract Value at Award:	\$ 6,552,940.00
Construction Contingency	\$ 655,294.00
Project Contingency	\$ 100,763.00
Additional Contract Award (New Foundations) (\$1,213,715 - \$250,000)	\$ 963,715.00
Revised Contingency	\$ 1,619,009.00
Revised Total Contract	\$ 8,171,949.00

A Revised Contingency	\$ 1,619,009.00
B Approved Change Orders to date	\$ 1,231,066.47
C Outstanding Exposure	\$ 102,493.01
D Balance of Contingency Inc. Outstanding Exposure	\$ 285,449.52 (D=A-B-C)

TABLE A - CONSTRUCTION CONTINGENCY

Item	Date	CCN.# CD.No	Title/Description	Reason for Change	Original Quote Date	Original Est. Quote	Revised Date Quoted	Rev. Est. Quote Amount	Final Quote Amount	Rejected	CO#	Status/Comments	Approval Authority	Approved CO Amount	Exposure
1	4-Jun-13	PCO02, PCO03	COR2&3 Temp. access to 216 & Credit for Builder's Risk Insurance	Client initiated	30-May-13	-4,573.65			-4,573.65		1	Approved	Manager CP	-4,573.65	0.00
2	3-Jun-13	CD01	COR4 Removal of SOG in Basement	Unforeseen Site Conditions	30-May-13	7,537.20			7,537.20		5	Approved	Manager CP	7,537.20	0.00
3	4-Jun-13	PCO01	Hydro Revisions	Unforeseen Site Conditions	1-Jul-13	7,726.80			7,726.80						7,726.80
4	12-Jun-13	PCO04	SI2 Gridline 10 Remedial Work	Unforeseen Site Conditions		0.00			0.00						0.00
5	21-Jun-13	N/A	COR5 Determine Extent of Floor Leveling	Unforeseen Site Conditions	21-Jun-13	2,472.00			2,472.00		2	Approved	Manager CP	2,472.00	0.00
6	18-Jul-13	PCO05	COR6.1 Stone Foundation Wall - Item 3.1	Unforeseen Site Conditions	18-Jul-13	1,152,235.00			1,178,181.90		4	Approved	Commissioner D&IS	1,178,181.90	0.00
7	23-Jul-13	PCO06	COR7 Modification to size of Scullery Sink	Consultant Coordination	23-Jul-13	1,367.92			1,367.92		3	Approved	Manager CP	1,367.92	0.00
8	1-Aug-13	COR09	COR9 Bonding & Insurance	Client initiated	1-Aug-13	257.04			0.00			Cancelled			0.00
9	3-Sep-13	PCO07	Upgrade electrical circuit as per ERN-1	Consultant Coordination	28-Oct-13	404.02			404.02		6	Approved	Manager CP	404.02	0.00
10	22-Oct-13	PCO08	West Lane Lighting	Client initiated	28-Oct-13	760.16			760.16		6	Approved	Manager CP	760.16	0.00
11	11-Nov-13	COR24	Brick Tie Upcharge	Unforeseen Site Conditions	11-Nov-13	3,319.29	10-Dec-13	0.00	0.00						0.00
12	11-Nov-13	COR25	North Unit Paver Slab Removal	Unforeseen Site Conditions	11-Nov-13	9,928.74			9,928.74						9,928.74
13	19-Dec-13	COR27	Temporary Power	Contractor Initiated	19-Dec-13	29,890.96	21-May-14	27,620.87	27,620.87						27,620.87
14	27-Dec-13	COR28/CD2	East Stair Demolition	Unforeseen Site Conditions	27-Dec-13	14,829.06	6-May-14	13,082.07	13,082.07		19	Approved	Manager CP	13,082.07	0.00
15	29-Jan-14	-	Reverse Parging Credit from CO#4	Consultant Coordination	29-Jan-14	5,000.00			5,000.00		13	Approved	Manager CP	5,000.00	0.00
16	23-Jan-14	PCO19	Ground Floor Brick Repairs as per SSI#005	Unforeseen Site Conditions	13-Feb-14	19,566.33			19,566.33		14	Approved	Manager CP	19,566.33	0.00
17	19-Feb-14	PCO20	Infill Wall Void at Gridline 11/b & 11/c	Unforeseen Site Conditions	20-Feb-14	2,271.09			2,271.09		15	Approved	Manager CP	2,271.09	0.00
18	26-Mar-14	PCO21	Brick Repair due to Stair Removal	Unforeseen Site Conditions											0.00
19	11-Apr-14	COR33	Bonding Reconciliation		11-Apr-14	-1,990.55			-1,990.55		16	Approved	Manager CP	-1,990.55	0.00
20	23-Apr-14	PCO22	Ground & Second Floor Voids	Unforeseen Site Conditions	19-Jun-14	23,090.69			23,090.69		20				23,090.69
21	25-Apr-14	COR35	S&I Additional Bricks due to Wood Strapping Replacement	Unforeseen Site Conditions	23-Apr-14	6,987.98			6,987.98		18	Approved	Manager CP	6,987.98	0.00
22	17-Apr-14	COR34	East Lane Existing Sanitary & Storm Manholes	Unforeseen Site Conditions	17-Apr-14	22,077.92			0.00		17	Approved	Manager CP	0.00	0.00
23	22-May-14	-	Electrical Subcontractor Delay Claim	Contractor Initiated	21-May-14	34,125.91			34,125.91						34,125.91
24	13-Jun-14	PCO23	Elevator Shop Drawing Co-ordination	Consultant Coordination											0.00
25	25-Jun-14	PCO24	Modifications due to Ground Water Table	Unforeseen Site Conditions											0.00
26	2-Jul-14	PCO25	Partial Roof Replacement	Unforeseen Site Conditions											0.00
27	7-Jul-14	PCO26	Foundation Wall Build Out to Support Existing Rotten Floor Beam	Unforeseen Site Conditions											0.00
28	7-Jul-14	PCO27	Floor Leveling - 1st & 2nd Floor	Unforeseen Site Conditions											0.00
29															0.00
<b>TOTAL</b>						<b>1,337,283.91</b>		<b>\$ 40,702.94</b>	<b>1,333,559.48</b>					<b>1,231,066.47</b>	<b>\$ 102,493.01</b>

## **APPENDIX C**

**The Change Order Tracking – Cost Savings Form, as of July 22, 2014**

**(See following page)**





Change Order Tracking - Cost Savings

A	Cost Savings Target	\$	325,000.00
B	Total Cost Savings Change Orders Approved to date	\$	298,127.42
C	Maximum Cost Savings to be Identified	\$	26,872.58 (C=A-B)
D	Additional Cost Savings Under Review	\$	16,100.00

TABLE B - COST SAVINGS

Item	Date	CCN.# CD.No	Title/Description	Reason for Change	Original Quote Date	Original Est. Quote	Revised Date Quoted	Rev. Est. Quote Amount	Final Quote Amount	Rejected	CO#	Status/Comments	Approval Authority	Approved CO Amount	Credits Under Review
1	9-Oct-13	PCO9/COR11	Project Donation	Client initiated		-50,000.00			-50,000.00			Approved		-50,000.00	0.00
2	9-Oct-13	PCO9/COR11	Provide Hydraulic Elevator in lieu of Traction	Client initiated	9-Oct-13	-20,000.00			0.00						0.00
3	29-Oct-13	PCO10	Modern Fold Panel System in lieu of Nanawall	Client initiated	18-Sep-13	-53,000.00	5-Dec-13	-44,560.20	-44,560.20		11	Approved	Manager CP	-44,560.20	0.00
4	29-Oct-13	PCO11	Delete Panel Lock System from Backstage and Room 207	Client initiated	18-Sep-13	-30,000.00	4-Dec-13	-49,134.62	-49,134.62		12	Approved	Manager CP	-49,134.62	0.00
5	29-Oct-13	PCO12	Aluminum Flag Pole in lieu of Stainless Steel	Client initiated	18-Sep-13	-16,000.00	31-Oct-13	-16,350.00	-16,350.00		7	Approved	Manager CP	-16,350.00	0.00
6	29-Oct-13	PCO13	Alumicor Curtainwall system in lieu of Kawneer	Client initiated	18-Sep-13	-14,500.00	5-Nov-13	-10,050.00	-10,050.00			Rejected by BTF			0.00
7	29-Oct-13	PCO14	Alternate Exterior Wood Species	Client initiated	18-Sep-13	-4,500.00	7-Nov-13	-4,500.00	-4,500.00			Rejected by BTF			0.00
8	29-Oct-13	PCO15	Delete 5 Chandeliers and Hoists from Theatre	Client initiated	18-Sep-13	-39,000.00	8-Nov-13	-40,278.00	-40,278.00		10	Approved	Manager CP	-40,278.00	0.00
9	29-Oct-13	PCO16	Delete all new Aluminum Clad Wood Windows, Except 5	Client initiated	18-Sep-13	-91,000.00	7-Nov-13	-87,804.60	-87,804.60		8	Approved	Manager CP	-87,804.60	0.00
10	29-Oct-13	PCO17	Stamped Concrete in lieu of Concrete Pavers	Client initiated	18-Sep-13	-18,000.00	29-Nov-13	-16,100.00	-16,100.00						-16,100.00
11	29-Oct-13	PCO18	Alternate Stair Tread & Riser Material	Client initiated	18-Sep-13	-25,000.00			0.00						0.00
12	11-Nov-13	COR26	Tile Grout Substitution	Client initiated	18-Sep-13	-10,000.00	13-Nov-13		-10,000.00		9	Approved	Manager CP	-10,000.00	0.00
13	3-Feb-14	COR30	Change Fully Tiled Washroom Walls to Half Tiled	Client initiated	3-Feb-14	-4,000.00	14-Feb-14	0.00	0.00						0.00
<b>TOTAL</b>						<b>-375,000.00</b>		<b>-\$ 268,777.42</b>	<b>-328,777.42</b>					<b>-298,127.42</b>	<b>-\$ 16,100.00</b>

## **APPENDIX D**

**Master Project Schedule, dated of July 22, 2014**

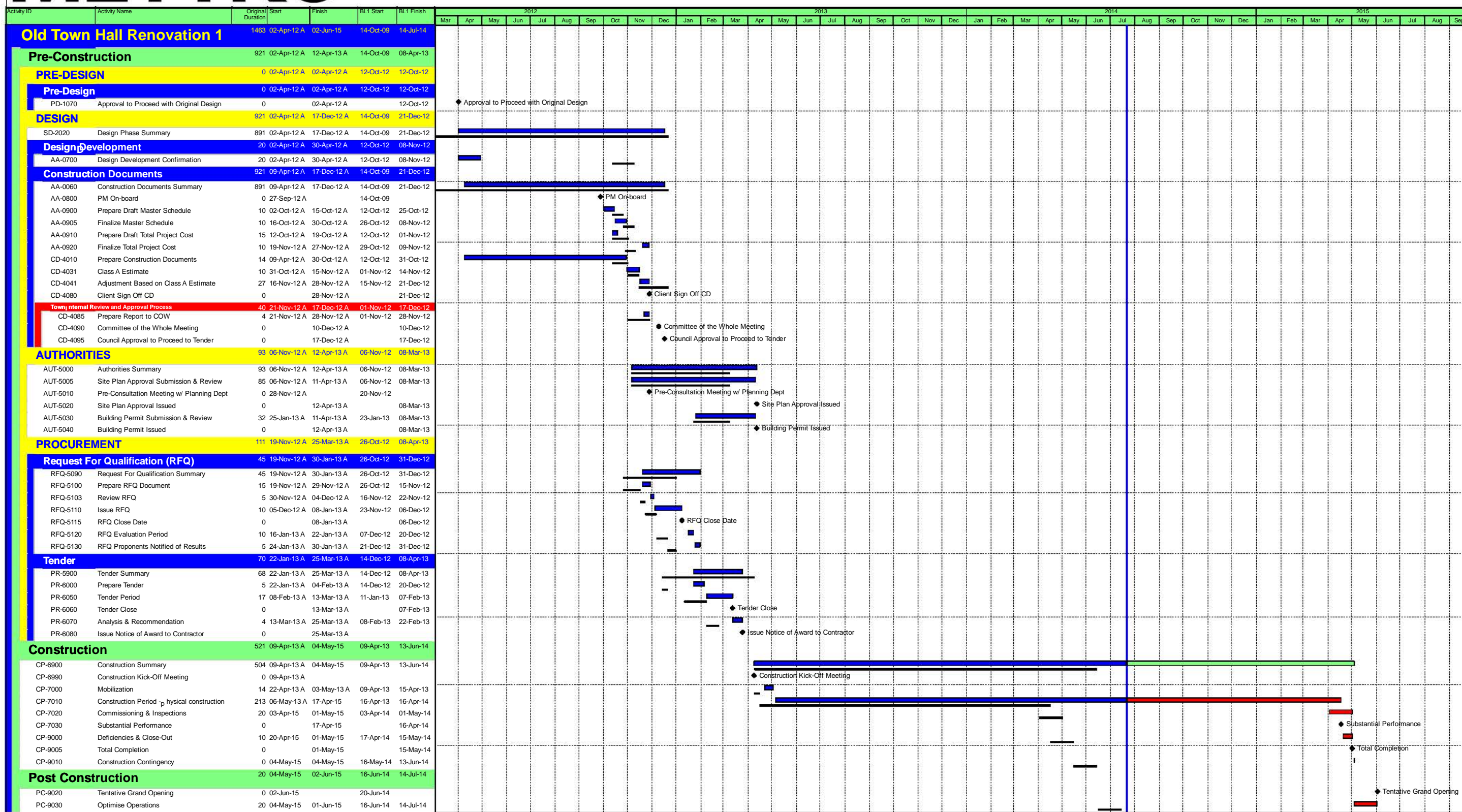
**(See following page)**



# Town of Newmarket - Old Town Hall Renovation & Expansion

Updated July 22, 2014 as per CCRL Master Project Schedule, Version

3.1, dated March 5, 2014



Primary Baseline    
  Remaining Work    
 ◆ Milestone    
 ◆ Milestone  
 Actual Work    
  Critical Remaining Work

Page 1 of 1	Date	Revision	Checked	Approved
	22-Jul-14	Updated Master Schedule		
	17-Jun-14	Updated Master Schedule		

## **APPENDIX E**

**CCRL Master Project Schedule, Version 4, updated June 18, 2014**

**\*Note: The updated schedule notes a Substantial Performance date of April 1, 2014, however CCRL maintains that it will not be achieved until Mid-April 2014**

**(See following pages)**

**Addition & Renovations to NOTH Cultural Centre**  
 Town of Newmarket  
 MASTER Project Schedule, Version 4.0

