City of Cornwall Municipal Works Redevelopment Project - Status Report Dashboard as of Feb 29, 2020

Voat						Fina	Incial Sumr	nary										Project Miles
Year		Original s D Estimate	Annual Budget (A)		Revised Budget (B)		tstanding nitted Funds (C)	To	enses Date (D)	Y	recast to ear End User Input)	and	tal Spent I Forecast ^F =(D+E)		Variance (B - F)		For additional information on completed	and on-going Proj
2017	\$	455,000.00	\$ 1,000,000.00	\$	1,000,000.00	\$	-	\$	177,732.70) \$	-	\$	177,732.70	\$	822,267.30		SITE SERVICING & 2017 GRADING PLAN DESIGN 2017	NOISE IMPACT ASSESSMENT
2018	\$	-	\$ 2,305,000.00	\$	2,489,750.00	\$	1,626,297.19	\$	559,597.86	6 \$	-	\$	559,597.86	\$	1,930,152.14			
2019	\$	1,304,750.00	\$ 4,080,000.00	\$	6,053,623.00	\$	4,597,868.95	\$	1,572,360.54	\$	-	\$	1,572,360.54	\$	4,481,262.46		2017 SALT STORAGE FACILITY DESIGN	2017 STA SYS
2020	\$	2,978,240.00	\$ 1,565,000.00	\$	1,565,000.00	\$	-	\$	77,652.29	\$	7,156,264.47	\$	7,233,916.76	-\$	5,668,916.76		ADMINISTRATION AND MULTIUSE BUILDING DESIGN 2020 SAI	T STORAGE FACILITY CONSTRUCTION
2021	\$	6,232,240.00		\$	2,905,339.61													
2022	\$	6,210,000.00		\$	100,000.00												2020 NOISE ATTENUATION WALL CONSTRUCTION - PHASE I OF II	2020 STANDE
2023	\$	4,861,270.00		\$	11,940,748.00												ADMINISTRATION BUILDING CONSTRUCTION 2022 MULTUL CONST	SE BUILDING AND GARAGE TRUCTION (2023/2024)
2024	\$	736,500.00		\$	4,949,333.00													
2025	\$	494,000.00		\$	1,107,450.00												2021/2022 REROUTING OF UTILITIES - PHASE II OF II	2023 HEATED
2026	\$	2,156,250.00		\$	1,307,406.00												PARKS AND LANDSCAPING FOUIPMENT EXCAVATED	RED, OPEN AND MATERIAL STORAGE CONSTRUCTION 20
2027	\$	1,275,430.00		\$	1,147,887.00													
Contingency	\$	5,340,736.00	\$ -	\$	2,345,816.36												2026 NOISE ATTENUATION WALL CONSTRUCTION - PHASE II OF II	2025 UNHEATED PAR BUILDING CO
Project Total	\$	32,044,416,00	\$ 8,950,000.00	\$	36,912,352.97	\$	6,224,166.14	\$	2,387,343.39	s :	32,179,193.22	\$	34,566,536.61	-\$	2,522,120.61		SITE SERVICING AND GRADING CONSTRUCTION - PHASE III OF III 2027	
	Yard.		angency rand. The	0 2010		estimate	was designed to	provide the	Corporation w				he Municipal Wo for each of the bu				PARKS AND LANDSCAPING EQUIPMENT STORAGE MODULE CONSTRUCTION	
	Accord		ices and Procuren	ment C	Canada, a Class 'D' ((Indicativ	ve) Estimate is "te	o be in unit c	ost analysis fo	vith an ov	verall replacement	ent value f m² or othe	or each of the bu	uildings unit) b	s within the MW		EQUIPMENT STORAGE MODULE CONSTRUCTION	chedule & Summ
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	Financial Report									
	Site Servicing	Environmental Remediation	Site Reconfiguration	Salt Storage Facility	Rerouting of Utilities	Standby Power System	Parking Lot Construction	New Administration and Multiuse Building Design & CA	Total	Commentary
Year	C2	C3	C4	C5	C6	C7	C8	C9		
2017	\$425,000.00	\$300,000.00	\$150,000.00	\$125,000.00					\$1,000,000.00	2017 Annual Budget
2018		\$875,000.00		\$1,000,000.00	\$400,000.00	\$30,000.00			\$2,305,000.00	2018 Annual Budget
2019				\$2,500,000.00		\$900,000.00	\$230,000.00	\$450,000.00	\$4,080,000.00	2019 Annual Budget
2020								\$1,565,000.00	\$1,565,000.00	2020 Annual Budget
Total Annual Budgets (A)	\$425,000.00	\$1,175,000.00	\$150,000.00	\$3,625,000.00	\$400,000.00	\$930,000.00	\$230,000.00	\$2,015,000.00	\$8,950,000.00	
2017									\$0.00	
2018		\$184,750.00							\$184,750.00	Refer to Project Changes C3
2019	\$1,019,583.00		\$380,040.00	\$574,000.00					\$1,973,623.00	Refer to Project Changes C2
2020									\$0.00	
Project Changes (Budget/Cost)	\$1,019,583.00	\$184,750.00	\$380,040.00	\$574,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,158,373.00	
2017	\$425,000.00	\$300,000.00	\$150,000.00	\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	
2018	\$0.00	\$1,059,750.00	\$0.00	\$1,000,000.00	\$400,000.00	\$30,000.00	\$0.00	\$0.00	\$2,489,750.00	
2019	\$1,019,583.00	\$0.00	\$380,040.00	\$3,074,000.00	\$0.00	\$900,000.00	\$230,000.00	\$450,000.00	\$6,053,623.00	Annual budget adjusted bas
2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,565,000.00	\$1,565,000.00	
Revised Budget (B)	\$1,444,583.00	\$1,359,750.00	\$530,040.00	\$4,199,000.00	\$400,000.00	\$930,000.00	\$230,000.00	\$2,015,000.00	\$11,108,373.00	
2017	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00	
2018		\$465,091.31		\$899,530.54	\$261,675.34	\$0.00			\$1,626,297.19	
2019	\$565,836.31	. ,	\$7,609.53	\$3,074,000.00	. ,	\$854,683.66	\$95,739.45		\$4,597,868.95	
2020	. ,		. ,	. , ,		. ,	. ,		\$0.00	
Outstanding Committed Funds (C)	\$565,836.31	\$465,091.31	\$7,609.53	\$3,973,530.54	\$261,675.34	\$854,683.66	\$95,739.45	\$0.00	\$6,224,166.14	
2017	\$26,675.92	\$118,825.83	\$254.40	\$31,976.55				[[\$177,732.70	
2018	\$9,002.44	\$474,464.82	\$0.00	\$33,572.13	\$42,558.47				\$559,597.86	
2019	\$817,572.81	(\$2,971.79)	\$302,709.45	\$152,559.09	\$95,647.13	\$75,010.71	\$131,833.14		\$1,572,360.54	
2020	\$27,926.02	\$1,830.53	\$13,380.61	\$28,711.99	\$119.06	\$305.63	\$5,378.45		\$77,652.29	
Expenditures To Date (D)	\$881,177.19	\$592,149.39	\$316,344.46	\$246,819.76	\$138,324.66	\$75,316.34	\$137,211.59	\$0.00	\$2,387,343.39	
									A2 22	
2017									\$0.00	
2018									\$0.00 \$0.00	
2019	¢547405.04	¢047.500.40	¢002 202 00	¢ 4 4 7 7 0 7 5 7 5	¢105.000.00	¢950 604 00	¢00 700 44	¢250.000.00	· ·	Forecast values include cost
2020 Forecast to	\$547,135.81	\$817,566.48	\$223,767.00	\$4,177,375.75	\$195,000.00	\$852,631.02	\$92,788.41	\$250,000.00	\$7,156,264.47	design, construction adminis
Year End (E=User Input)	\$547,135.81	\$817,566.48	\$223,767.00	\$4,177,375.75	\$195,000.00	\$852,631.02	\$92,788.41	\$250,000.00	\$7,156,264.47	
2017	\$26,675.92	\$118,825.83	\$254.40	\$31,976.55	\$0.00	\$0.00	\$0.00	\$0.00	\$177,732.70	
2018	\$9,002.44	\$474,464.82	\$0.00	\$33,572.13	\$42,558.47	\$0.00	\$0.00	\$0.00	\$559,597.86	
2019	\$817,572.81	(\$2,971.79)	\$302,709.45	\$152,559.09	\$95,647.13	\$75,010.71	\$131,833.14	\$0.00	\$1,572,360.54	
2020	\$575,061.83	\$819,397.01	\$237,147.61	\$4,206,087.74	\$195,119.06	\$852,936.65	\$98,166.86	\$250,000.00	\$7,233,916.76	
Estimated Total Spent to Year End (F=D+E)	\$1,428,313.00	\$1,409,715.87	\$540,111.46	\$4,424,195.51	\$333,324.66	\$927,947.36	\$230,000.00	\$250,000.00	\$9,543,607.86	
	****					 		 	***	
2017	\$398,324.08	\$181,174.17	\$149,745.60	\$93,023.45	\$0.00	\$0.00	\$0.00	\$0.00	\$822,267.30	
2018	(\$9,002.44)	\$585,285.18	\$0.00	\$966,427.87	\$357,441.53	\$30,000.00	\$0.00	\$0.00	\$1,930,152.14	
2019	\$202,010.19	\$2,971.79	\$77,330.55	\$2,921,440.91	(\$95,647.13)	\$824,989.29	\$98,166.86	\$450,000.00	\$4,481,262.46	
2020 Year End	(\$575,061.83)	(\$819,397.01)	(\$237,147.61)	(\$4,206,087.74)	(\$195,119.06)	(\$852,936.65)	(\$98,166.86)	\$1,315,000.00	(\$5,668,916.76)	
/ariance (B- F)	\$16,270.00	(\$49,965.87)	(\$10,071.46)	(\$225,195.51)	\$66,675.34	\$2,052.64	\$0.00	\$1,765,000.00	\$1,564,765.14	
2021+	(\$17,488.75)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,765,000.00)	(\$1,782,488.75)	
Project	(\$1,218.75)	(\$49,965.87)	(\$10,071.46)	(\$225,195.51)	\$66,675.34	\$2,052.64	\$0.00	\$0.00	(\$217,723.61)	
Variance	(#1,210.73)	(\\$\$,303.07)	(\$10,071.40)	(#220,190.01)	\$00,073.34	φ2,032.04	÷0.00	φ0.00	(#217,723.01)	

C3-5 and C3-7
C2-2, C4-2 and C5-5
ased on 19-T40 tender award
osts associated with remaining work under Tender 19-T40 as well as additional
osts associated with remaining work under Tender 19-T40 as well as additional nistration and geotechnical materials testing fees.

	Project Milestones										
			As of Februa Project	ry 29, 2020							
Phase	Milestone	Project Start Year	Completion Year	Status							
C9	Administration & Multiuse Building Design and Construction Administration	2020	2021	In Progress	Refer to Project Schedule for Additional In						
C3	19-T40 - Noise Barrier Wall Construction	2020	2020	In Progress	Refer to Project Schedule for Additional In						
C5	19-T40 - Salt Storage Facility Construction	2020	2020	In Progress	Refer to Project Schedule for Additional In						
C2/C4	19-T40 - Construction of MW Yard Site Servicing and Grading	2019	2020	In Progress	Refer to Project Schedule for Additional In						
C7	19-T40 - Utility Compound and Standby Power System Construction	2019	2020	In Progress	Refer to Project Schedule for Additional In						
C5	17-P04 - Salt Storage Facility Design	2017	2019	Completed	Duration of project was extended due to po additional design requirements.						
C2/C4	16-P17 - Municipal Works Site Servicing and Grading Plan	2016	2019	Completed	Work included a complete multi-phase gra interim measures throughout the multi-yea						
C4	18-T12 - St. Michel Ave Site Servicing	2018	2018	Completed	Work included servicing tie-ins from St. Mi						
C6	18-T12 - Utility Trench Construction	2018	2018	Completed	A new underground utility trench was cons reroute utilities from the pole line along the						
C8	19-T40 - Parking Lot Construction	2018	2018	Completed	Parking lot construction for City staff on Tw grading/servicing works and the construction parking lot.						
C6	Rerouting of Utilities - Phase I	2018	2018	Completed	Work included the removal of the existing accommodate the future salt storage facilit construction of a new overhead transmissi						
C3	17-P05 - Municipal Works Yard Noise Impact Assessment	2017	2018	Completed	Noise impact assessment determined that locations along the MW Yard property bou						
C7	17-P20 - Design of Standby Power System	2017	2018	Completed	Standby Power System (Generator) design MW Yard, as well as the fueling station.						

Comments

Information

Information

Information

Information

Information

poor geotechnical conditions within the MW Yard and

grading and servicing plan for all proposed buildings and ear plan.

Michel Ave. for watermain, storm sewer and sanitary sewer.

nstructed along Twelfth St. and St Michel Ave. in order to the former Ontario St.

Twelfth St. was required in order to accommodate ction of the utility compound in the area of the former

ng pole line along the former Ontario St. in order to cility and other proposed buildings, as well as the ssion parallel to Lemay St.

nat a noise attenuation fence would be required in multiple oundaries.

signed to provide power for all proposed buildings within the

		2020 Project Sch	edule		
		As of February 29,	2020		
Phase	Project Component	Scope of Work	Proposed Start Date	Proposed Completion Date	
		Install Natural Gas Main	April, 2020 (Q2)	September, 2020 (Q3)	Gas I (Unio
C2/C4	Site Servicing and Grading	Excavate existing road base and reinstate with new granular material.	October, 2020 (Q4)	December, 2020 (Q4)	Phase works of the
		Revise grading plan in area of utility compound and noise barrier wall.	January, 2020 (Q1)	March, 2020 (Q1)	Revis comp
C3	Construct Noise Attenuation Wall	Review and Approval of Shop Drawings	April, 2020 (Q2)	June, 2020 (Q2)	Revie reviev
03		Excavation for Strip Footing Foundation	July, 2020 (Q3)	September, 2020 (Q3)	
		Construct Strip Footing Foundation	July, 2020 (Q3)	September, 2020 (Q3)	
		Construct Noise Attenuation Wall	October, 2020 (Q4)	December, 2020 (Q4)	
		Install Gate System	October, 2020 (Q4)	December, 2020 (Q4)	<u> </u>
		Review of Shop Drawings	January, 2020 (Q1)	March, 2020 (Q1)	Shop
		Demolition of Existing Salt Sheds and Equipment Storage Building	April, 2020 (Q2)	June, 2020 (Q2)	Contr one o soon possil projec
C5	Construct Salt Storage Facility	Foundation Excavation	April, 2020 (Q2)	June, 2020 (Q2)	
		Construction of Engineered Fill Foundation	July, 2020 (Q3)	September, 2020 (Q3)	
		Construction of Salt Storage Facility Foundation Walls and Footings	July, 2020 (Q3)	September, 2020 (Q3)	
		Construct Pre-Engineered Fabric Covered Building	October, 2020 (Q4)	December, 2020 (Q4)	
		Interior Works - Electrical, Mechanical	October, 2020 (Q4)	December, 2020 (Q4)	
		Final Grading Works and Paving of Interior & Exterior	October, 2020 (Q4)	December, 2020 (Q4)	
		Review and Approval of Shop Drawings	January, 2020 (Q1)	March, 2020 (Q1)	Shop order preca
		Complete grading works surrounding utility compound area	April, 2020 (Q2)	June, 2020 (Q2)	
C7	Construct Utility Compound	Construct concrete pads for utility buildings and standby power system	April, 2020 (Q2)	June, 2020 (Q2)	
		Install precast utility buildings	April, 2020 (Q2)	April, 2020	
		Install standby power system	July, 2020 (Q3)	September, 2020 (Q3)	
		Complete electrical and mechanical works for utility buildings and standby power system	July, 2020 (Q3)	September, 2020 (Q3)	
		Install fence surrounding utility compound	October, 2020 (Q4)	December, 2020 (Q4)	
		Prepare RFP for Design & Construction Administration	January, 2020 (Q1)	March, 2020 (Q1)	Prepa
		Issue RFP	April, 2020 (Q2)	June, 2020 (Q2)	
		Predesign Phase - Administration & Multiuse Buildings	July, 2020 (Q3)	September, 2020 (Q3)	
		Schematic Design Phase - Administration & Multiuse Buildings	October, 2020 (Q4)	March, 2021 (Q1)	
	Design & Construction Administration of the Administration &	Detailed Design Phase - Administration Building			
C9	Multiuse Building	Contract Preparation & Tendering Phase - Administration			
		Building			Timel
		Detailed Design Phase - Multiuse Building			updat
		Construction of Administration Building			and p
		Contract Preparation & Tendering Phase - Multiuse Building			

ion Gas) is required and may impact schedule. Ise I Site Grading partially complete; remaining site grading ks to be completed following the completion of the construction the Salt Storage Facility vised grading plan in area of proposed noise barrier wall hplete. view of shop drawings to be completed by March 30, 2020; ew could not begin until revised grading plan complete. p drawing review in progress htractor has put forward the request to the City for the removal of of the existing salt sheds in order to commence excavation as n as possible (early April) in order to begin work as soon as sible and minimize the likelihood of delays impacting overall
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n as possible (early April) in order to begin work as soon as sible and minimize the likelihood of delays impacting overall
ect timeline and completion date.
p drawing review for standby power system complete; unit is on
er (approximate lead time is 26 weeks). Shop drawing review for cast concrete utility buildings in progress.
paration of RFP document underway.
paration of the redountent underway.

nelines and schedule for detailed design and tendering to be dated following the completion of the geotechnical investigation d predesign phase of the project.

						Dject Changes of February 29, 2020		
Project Phase	Project Component	Change No.	Change Description	Change Type	Impact Type	Impact Description	Year	Statu
N/A	Proposed Stores Building Module	NA-1	The construction of a new Stores building module was removed from the scope of work in the MW Yard Redevelopment Plan, as the need to maintain stocks of various materials and supplies to be consumed by Municipal departments has been minimized and the building is no longer required.	Scope	Budget	The removal of the Stores building module resulted in a cost savings of \$2,100,000. Funds allocated to the design/construction of the Stores module are allocated to other components of the MW Yard Redevelopment project to offset any budget overages incurred in other phases.	2018	Compl
		C2-1	Site Servicing and grading requirements were not identified as separate component in the 2016 AECOM Report. In order to ensure the successful redevelopment of the MW Yard, the servicing, grading and phasing of the individual components of the project must be designed and constructed as an interconnected system rather than independent services.	Scope	Budget	In 2017 a budget submission sheet was prepared and approved for Site Servicing and Grading of the Municipal Works Yard.	2017	Comple
C2	Site Servicing and Grading	C2-2	The Site Servicing and Grading Plan included a four (4) phase plan for the redevelopment of the Municipal Works Yard, including temporary grading and servicing requirements throughout the duration of the project. Following the completion of the Site Servicing and Grading Plan, it was determined that approximately 50% of regrading and 80% of the construction of site services (watermain, storm sewer, sanitary sewer, gas main, communications, etc.) within the MW Yard should be completed as part of Phase I. Accordingly, Site Servicing Grading works (Phase I of III) were included as part of tender 19-T40; tender values exceeded the annual budget amount allocated to Phase C2.	Scope	Budget	Tender 19-T40 was submitted for review and approval to Council	2019	Compl
		C3-1	Noise attenuation measures were not considered as part of the 2016 AECOM Report. Concerns were raised regarding the location of the Municipal Works Yard (zoned Residential) and impacts to neighborhood.	Scope	Budget	In 2017 a budget submission sheet was prepared and approved for Environmental Remediation within the Municipal Works Yard.	2017	Compl
		C3-2	The Noise Impact Assessment completed in 2017 determined that a 3.0m attenuation fence along sections of the MW Yard perimeter would be required to meet the Ministry of Environment, Conservation and Parks standards for noise abatement.	Scope	Design Budget	Costs associated with the design and construction of a noise attenuation fence were not considered in the 2016 AECOM Report and estimate.	2017	Compl
		C3-3	A detailed geotechnical investigation of project area location(s) of the proposed noise attenuation fence was completed to determine	Scope	Design	The results of the geotechnical investigation concluded that specialized foundation requirements would be necessary to ensure the structural stability of the proposed noise barrier wall (NBW).	2018	Compl
C3	Environmental		if additional foundation requirements for the noise attenuation fence would necessary.	Coope	Budget	Reinforced foundation requirements were not included in the original scope of work for the NBW. In additional the cost of construction for the NBW would increase significantly with the addition of the specialized foundation.		Comp
	Remediation	C3-4	Detailed Design of Noise Attenuation Fence	Scope	Budget	A consultant was retained to complete the detailed design of the noise attenuation wall.	2018	Compl
		C3-5	Excavation along the northern limits of the MW Yard uncovered a significant amount of landfill and contaminated material that required removal.	Cost	Budget	The landfill material encountered was transported the City Landfill on Vincent Massey Drive; the tipping fees associated with bringing the material to the Landfill were not budgeted for or taken into consideration in early phases of the MW Yard Redevelopment project.	2018	Compl
		C3-6	Additional funds for the construction of the noise attenuation fence were requested for construction following the completion of the detailed design and comprehensive estimate for the proposed noise attenuation wall.	Cost	Budget	Council approved the 2019 budget submission for Noise Remediation within the Municipal Works yard.	2019	Compl
		C3-7	Additional landfill material was encountered during excavation for the construction of the proposed Twelfth St. Parking Lot. Contaminated material was also found during excavation for the construction of the watermain; all contaminated and landfill material was transported to the City Landfill.	Cost	Budget	The landfill material encountered was transported the City Landfill on Vincent Massey Drive; the tipping fees associated with bringing the material to the Landfill were not included in annual budget submissions.	2019	Compl

atus	Additional Comments
nplete	
nplete	
nplete	Council approved the tender amount for the construction of Phase I Site Servicing and Grading of the MW Yard.
nplete	An RFP for the completion of a Noise Impact Assessment (17-P05) was prepared in 2017.
nplete	
nplete	The consultant retained for the design of the NBW was also retained to complete the detailed design of the proposed foundation.
nplete	
nplete	The removal and disposal of Landfill material and contaminated material encountered during excavation results in a number associated costs. Contaminated material must be tested to determine the levels of contaminants prior to being accepted at the City Landfill. In addition, there are costs associated with hauling the material to the landfill, as well as tipping fees.
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	1	1			As o	of February 29, 2020	eved for 2017 Con puncil 2019 Con d as lue to be ng firm t area f the salt 2019 Con the salt 2019 Con as 2019 Con	-
Project Phase	Project Component	Change No.	Change Description	Change Type	Impact Type	Impact Description	Year	Statu
C4	Site Reconfiguration	C4-1	Interim measures and the decommissioning of the section of Ontario St. that extended through the MW Yard was not identified as separate component in the 2016 AECOM Report.	Scope	Budget	In 2017 a budget submission sheet was prepared and approved for Site Reconfiguration works within the MW Yard.	d for 2017 Comple cil 2019 Comple s to firm 2018 Comple salt 2019 Comple	
		C4-2	Works associated with the reconfiguration of the site were included as part of Tender 19-T40; tender values exceeded the annual budget amounts allocated to Phase C4.	Cost	Budget	Tender 19-T40 was submitted for review and approval to Council in 2019.		Compl
		C5-1	Complete additional geotechnical investigation to verify soil conditions in the area	Schedule	Budget	The results of the initial geotechnical investigation completed as part of the design of the salt storage facility concluded that due to poor soil conditions, a specialized building foundation would be required. An independent geotechnical engineering consulting firm was retained to complete additional testing within the project area and to provide options for the proposed foundation design of the structure. The additional geotechnical investigation was not included in the original project scope.	2018	Compl
		C5-2	Determine preferred foundation design option based on summary of options presented by the geotechnical consultant	Scope	Budget	A specialized foundation was not included in the budget for the salt storage facility and impacts both design and construction costs.	hin the project area ation design of the ation was not 2019 Complete construction costs.	
C5	Salt Storage Facility Design				Design	A redesign of the salt storage facility and foundation was completed by the consultant and a detailed cost estimate was prepared.	2019	Compl
		C5-3	Request additional funding as part of 2019 budget for salt storage facility construction	Cost	Budget	Council approved the 2019 budget submission for additional funding for the construction of the salt storage facility.	2019	Compl
		C5-4	Complete a peer review of foundation design	Schedule	Time	An independent consultant was retained to complete a peer review of the structural design of the salt storage facility and to identify any possible changes or opportunities for cost savings. The time required to complete the peer review delayed issuing the tender.	2019	Compl
		C5-5	19-T40 - Salt Storage Facility Construction tender values exceeded the annual budget amount(s) allocated to Phase C5 for the work.	Cost	Budget	Tender 19-T40, which included the construction of the salt storage facility, was submitted for review and approval to Council in 2019.	2019	Compl
C6	Utility Relocations	C6-1	Utility relocation requirements were not identified as separate component in the 2016 AECOM Report. A significant number of utility relocations are required throughout the various phases of the MW Yard Redevelopment project. An overhead transmission line runs through the MW Yard adjacent to the former Ontario St. which requires relocation as part of the redevelopment project. In addition, there was also buried infrastructure owned by utilities that will require removal/relocation throughout the various phases of construction.	Scope	Budget	Funding for utility relocations were submitted as part of the 2018 budget.	2017	In Progr
C7	Standby Power System	C7-1	The design and installation of an independent standby power system was not identified in the 2016 AECOM Report. Following a review of the current standby power options in place and future requirements it was determined that it would be in the best interest of the City to install a standby power system that would service all future buildings within the Municipal Works Yard.	Scope	Budget	Funding for the design of standby power system for the MW Yard was submitted as part of the 2018 budget. Additional funds were allocated for construction as part of the 2019 budget.	2017	Compl

atus	Additional Comments
nplete	
nplete	Council approved the tender amount for the construction of site reconfiguration works included in tender 19-T40.
nplete	
nplete	As part of the review process, the City considered alternative locations for the proposed salt storage facility. However, the MW Yard is located in a centralized area within the City and it was determined that current location is preferred for the proposed building.
nplete	
nplete	
nplete	The peer review concluded that the proposed design met minimum standards and was the best option available to the City.
nplete	Council approved the tender amount for the construction of the salt storage facility
ogress	Council approved the budget submission for Phase I Utility Relocations in 2018.
nplete	Council approved budget submission sheets in 2018 and 2019 for the design and construction of the standby power system.

					Project Risk Register As of February 29, 2020			
Phase	Risk	Impact Description	Impact L/M/H	Probability L/M/H	Cost Impact (if applicable)	Mitigation	Responsible	Status & Date Reviewed
C3	Contaminated Soil and/or Groundwater	If contaminated soil and/or groundwater is encountered it will impact both costs and project timelines during construction.	Т	М	Yes; costs will be incurred in both the design phase (completion of a Phase II Environmental Site Assessment) and the construction phase (removal and disposal costs during construction).	A Phase II Environmental Assessment (EA) will be included as part of future phases of design; the EA will identify the presence and approximate quantity of contaminated material as well as procedures for removal and disposal. However, it will be difficult to anticipate the actual extents of contaminated material until excavation occurs during the construction phase of the project.	Project Manager/Consultant and on-site Project Supervisor	On-going
C3	Landfill Material	If landfill material is encountered during excavation it will increase the overall project cost and could impact construction timelines.	М	М	Yes; costs will be incurred in both the design phase (completion of a Phase II Environmental Site Assessment) and the construction phase (removal and disposal costs during construction).	A Phase II Environmental Assessment (EA) will be included as part of future phases of design; the EA will identify the presence and approximate quantity of landfill material as well as procedures for removal and disposal. However, it will be difficult to anticipate the actual extents of landfill material until excavation occurs during the construction phase of the project.		On-going
C3	Designated Substances	If designated substances are encountered during demolition it will increase the overall project cost and could impact construction timelines.	М	М	Yes; costs will be incurred in both the design phase (completion of a Designated Substance Study) and the construction phase (removal and disposal costs during construction).	A designated substances study will be included as part of future phases of design; the DSS will identify the presence and approximate quantity of designated substances as well as procedures for removal and disposal.		Not applicable in current phase; to be assessed in future phases.
Various	Poor Geotechnical Conditions	If poor geotechnical conditions are encountered, project costs will be impacted significantly during both design and construction. Project timelines could also be impacted if the conditions are very poor and additional investigations/reviews are required.	М	н	Yes; costs will be incurred in the design phase if specialized foundation design requirements are required. Construction costs will also increase significantly if specialized foundation requirements are necessary.	A comprehensive geotechnical investigation will be included as part of future phases of design; the investigation will identify the soil conditions in the project area and provide design recommendations and corresponding detailed construction estimates as early as reasonably possible in the design process.	Project Manager/Consultant assigned to each future phase of redevelopment and design.	On-going
Various	Increased Construction Costs	If construction costs increase, the overall project budget will be impacted.	М	н	Yes; increased construction costs will significantly impact the project budget and could potentially impact the project timelines.	Trends in construction costs will be tracked throughout the duration of the project and Forecast values will be updated accordingly.	Project Manager/Consultant assigned to each future phase of redevelopment and design.	On-going
Various	Changes to Environmental Regulations and Building Code Requirements	If regulations change, design requirements will be impacted and both project costs and timelines will be impacted.	М	М	Yes; changing regulations will impact design requirements and standards as well as construction costs in situations where regulations become more stringent.	As part of the design phase of future phases of redevelopment the Consultant will be responsible for identifying any changes to regulations/standards.	Project Manager/Consultant assigned to each future phase of redevelopment and design.	Not applicable in current phase; to be assessed in future phases.

L=Low, M=Medium, H=High

A risk is uncertain events that, if it occurs, has an effect on the project (cost, schedule, scope/quality).

The purpose of risk management is to identify, assess, and control uncertainty - as a result it will improve the ability of the project to succeed.

Risk management begins with identifying all the possible risks that could affect the project - the goal is to find potential problems before they happen.

Once risks have been identified they need to be analysed. This consists of rating their potential impact and probability of occurring and assigning them a risk score accordingly.

Actions, risk responses, need to be planned and carried out to mitigate, avoid, or consciously accept identified risks. Risks need to be monitored, re-assessed, and new risks identified throughout the project.

Risk: A description of the risk event

Impact description: A description of what would happen if the risk event happens, what would the impact be on costs, schedule, scope/quality?

Impact L/M/H: If the risk occurs will it have a low, medium, or high impact on the project (cost, schedule, scope/quality)?

Probability L/M/H: How likely to occur is the risk event?

Mitigation: What actions will be taken to mitigate (reduce the potential impact or probability), avoid, or accept the risk?

Responsible: The risk should be assigned to someone to monitor and report on

Status and date reviewed: Whether the risk is still applicable or relevant and the last time the risk was reviewed



As part of the construction of the new parking lot located on Twelfth St. new light standards with concrete bases (as seen above) were installed.

During excavation for the construction of the new parking lot, garbage/landfill material was encountered and required removal.

As part of the site servicing of the MW Yard a new 200mm diameter PVC watermain was extended from St. Michel Ave. easterly to service both existing and future buildings.



As part of the servicing for the MW Yard, a system of conduit for future electrical and communications services was constructed. Pictured above is an electrical maintenance hole which will provide access to the conduit.

During excavation the Contractor encountered a wet gray clay (see bottom left corner) that was removed and could not be reused as the material is not considered suitable for backfill or as a base for building.

As part of the work included in 2019, the new parking As part of the servicing of the MW Yard, a number of interim measures are required throughout the various lot on Twelfth St. was paved. Above is a photo of phases of redevelopment. Pictured above is the paving operations in progress. connection of a section of new 200mm watermain to an existing watermain in order to provide service to the MW Garage.

As part of the site servicing of the MW Yard an oil/grit separator was installed south of the fuel station to minimize the likelihood of any fuel/oil spills or grit resulting from operations flowing into the City's storm sewer network.