

MEMORANDUM

To: Council

- From: Aaron Karmazyn, General Manager Chris Catania, Manager Municipal Facilities Community Parks, Recreation and Culture
- Date: Tuesday, November 17th, 2020

Subject: Operations Centre Update - Facilities Branch

The following memorandum provides Council with an update of key milestones related to substantial completion of phase 2 for facility construction of the Operations Centre project. Appendix A provides updated pictures of the facility construction related to phase 2.

Project continues to track within budget

• Phase 2 of this Project, facility construction is tracking within the assigned budget. Schedule has been adjusted 6 weeks with anticipated substantial completion at end of Q1 2021.

Project schedule adjusted for end of Q1 2021

- Schedule adjusted to accommodate long lead delivery items
- COVID-19 has disrupted manufacturing, supply and delivery of key infrastructure
- Electrical switchboard, fire control panel and lighting are affected
- Testing and commissioning of electrical, mechanical and life safety systems commences after the delivery of these key items

Construction progress over the past month

- Fueling/Generator systems install and concrete pads
- Surface preparation, priming and painting based on finish schedule
- Priming/painting of the administration area and service bay walls/ceilings
- Administration, staff support area concrete floor grinding in preparation for sealing
- Installation of t-bar ceiling supports
- Greenhouse foundation, steel assembly installation
- Exterior block retaining walls for material storage (top soil, granulars, etc.)
- Exterior concrete pedestrian walkways and curbing
- Feeding of electrical distribution and conduit

- Continued installation of sprinkler system mains and secondary branches
- Continued application of metal siding and block/limestone veneer
- Material for septic and grey water fields including servicing
- Placement of site granulars
- Perimeter fencing

Key milestones planned to substantial completion

- Continued site granulars, paving of service entrance, service bays apron and employee parking lot
- Installation of interior doors, firestopping, sealants, and hardware
- Stained wood veneer paneling and acoustic ceiling tile
- Sealing and polishing of concrete floors
- Fabrication, placement and installation of millwork
- Washroom accessories, partitions, lockers and cubicles
- Electrical and mechanical room installation
- Mechanical, electrical and sprinkler finishes
- Installation of lighting fixtures
- Commissioning of HVAC, electrical and life safety systems
- Continued staff collaboration, monthly meetings for furniture, fixtures & equipment
- Fit up to include COVID-19, furniture plans and operational considerations

Attachments

Appendix A – Photos of Operations Centre Facility Construction



Operations Centre east elevation viewing to the west



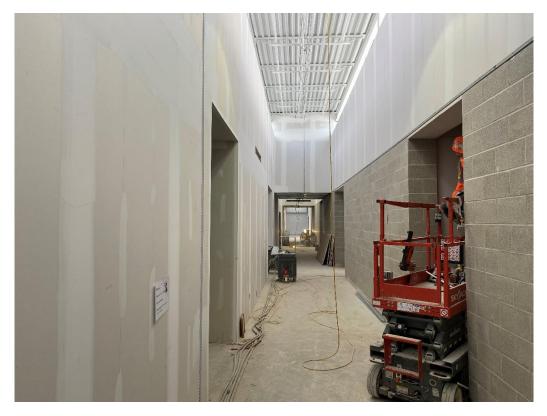
Operations Centre south elevation viewing to the north



Drywall in the administration area Lunch room



Accent painting and "t" bar ceiling in the administration area meeting room



Staff north entrance corridor separating lunch room and meeting rooms



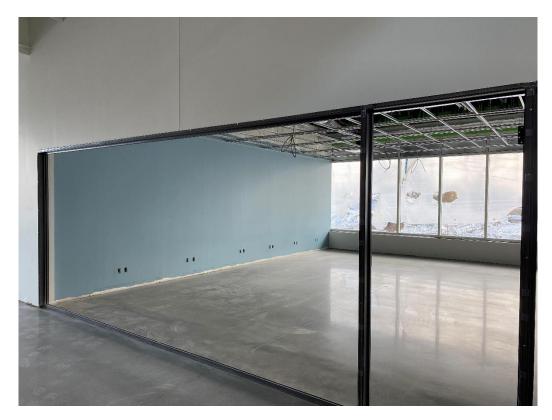
Painted ceilings and polished flooring along private offices in administration area



Painted ceilings and polished flooring of private offices in the administration area



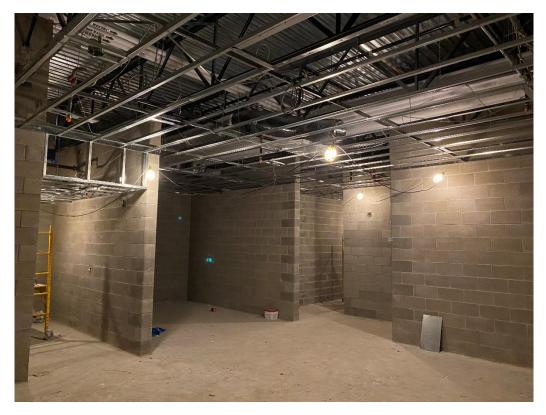
Staging areas of the administration area



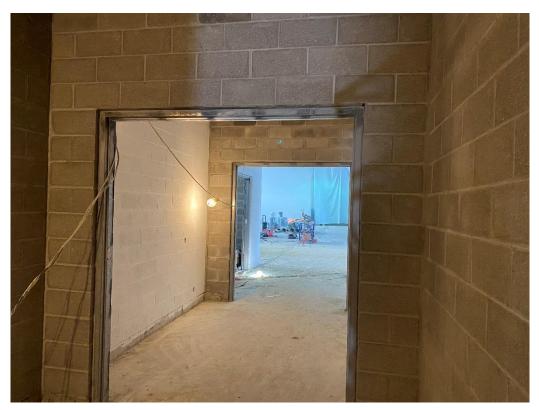
Water staging area painted accent wall



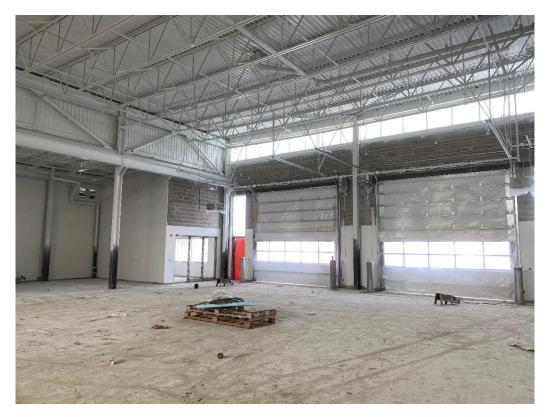
Electrical distribution and "t" bar ceiling in Women's changeroom



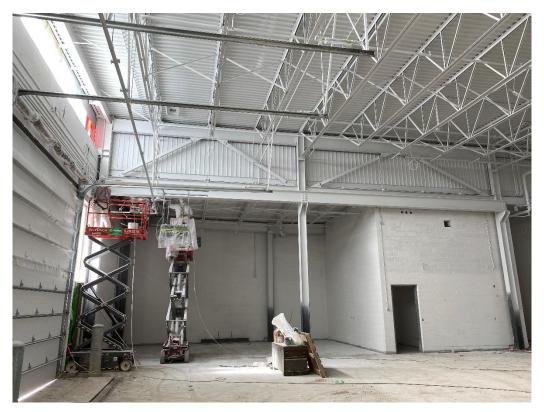
Electrical distribution and "t" bar ceiling in Men's changeroom



Interior masonry wall corridor leading to service bays



Painting of ceilings in Roads bays



Painting of ceilings over the Roads bays



Installation, welding and piping of mechanical room



Framing and painting of Roads bay office



Frames and doors for Electrical and Sprinkler rooms south elevation



Installation of septic field piping south elevation



Installation of fueling island, tanks and pumps north end of the site



Retaining wall south part of site for mixed material supplies



Fire water cistern pump house foundation and electrical conduit



Fire water cisterns and pump house foundation



Structural steel and foam board shaping Greenhouse



Concrete sidewalk from employee parking lot to front entrance



Concrete sidewalk from employee parking to field (staff) operator entrance



Installation of perimeter fencing along north property boundary