

CITY OF FORT SASKATCHEWAN

Curling Club Revitalization Project – Update

Purpose:

The purpose of this report is to provide Council with an update on the status and progress of the Curling Club Revitalization Project.

Background:

During the 2016 Budget process Council approved a \$2.5 million project to revitalize the Curling Club. In 2016 work began on the replacement of the ice plant and code upgrades required as a result of the replacement. At the same time the remaining upgrades and options were developed for Council consideration during the 2017 Budget process.

Three additional options were presented to Council for the revitalization of the Curling Club. Budget was approved to add additional space, replace the kitchen, and to reconfigure the space. This scope change added an additional \$2.5 million to the project budget for a total budget of \$5.0 million.

In late 2016, work began on the detailed design of the space, with consultation with the Curling Club. A Construction Manager (CM) was brought on to help refine the design and look for cost savings. Once the curling season had ended, the CM began the hazardous material abatement and demolition of the interior of the space.

With the hazardous material abatement complete and the ceilings stripped out, the design team was able to determine that their assumptions about the roof structure were not correct and that additional structural roof upgrades would be required. In consultation with the Curling Club it was decided on June 21 that the best course of action would be to replace the entire roof of the off-ice areas knowing that this would result in a two month delay to the project, pushing completion to late February 2018.

During the last two months while redesign of the roof was ongoing and steel orders have been placed, the project has continued to move forward. The piles and foundations for the addition have been installed, the water service has been upgraded and some interior work has been completed. The demolition of the exterior wall and roof is being staged to coincide with the arrival of the steel to minimize the time the structure is exposed to the elements.

With the delay in construction for the roof replacement, the contractor has committed to having the main floor viewing area available to the Club for the start of the season. As well, trailers are being rented to provide washrooms and clubhouse space for the Curling Club to use until construction is complete.

Financial Implications:

The project is progressing well. The structure has been opened up and the conditions have been accounted for. The roof replacement consumed a large portion of the contingency (\$300,000). There is \$135,000 remaining in the contingency, which is tight but anticipated to be adequate to complete the project.

Attachments:

Project Financial Summary

File No.:

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Reviewed by:	Troy Fleming City Manager	Date: September 5, 2017
Submitted to:	City Council	Date: September 12, 2017