

DATE: November 13th, 2018
A19 – AL-NTH New Town Hall
A19 – TO-LIB Tottenham Library

TO: Mayor Milne, Deputy Mayor Jebb, Members of Council

FROM: Dan Burton, Supervisor of Building Construction

TOPIC: **New Town Hall and Tottenham Library
Update Memorandum
Progress Status Report #18-004**

New Town Hall Project Update:

On September 10th, 2018 I provided Project Status Report #003 which outlined the current status of the demolition works, which are now nearing completion, in addition to an update on the market conditions and the volatility being seen through August and leading into September. As part of this update memo we advised Council that a need to delay the letting of the Tender to the market was necessary in an effort to allow the market to settle and issue the tender as part of a 2019 work effort when contractors are aggressively seeking out work.

Our strategy on this approach was the correct approach and we are already noticing some settling of pricing due to market volatility due to imposed tariffs on steel and aluminum. This pricing however, has not normalized back to pre-June pricing levels.

As it relates to the building, the demolition works should be complete by the end of November and the building will be sealed weather tight as to protect the existing remaining structure during the winter months. The incoming Hydro service remains intact and temporary winter heating and base level lighting will be implemented to protect and secure the asset. In addition, the site fencing will remain on site and periodic patrols of the building will be implemented to ensure no vandalism is taking place.

Tottenham Branch Library Update:

In February 2018, Council approved the award of the Tottenham Branch Library Design Build Project to the Gay Company Limited and executed the necessary CCDC 14 contract agreement. As part of the Design-Build team, Swerdfeger Architects commenced the design portion of the works. During this process the design took longer than anticipated due to the lack of existing as-built information pertaining to the Tottenham Community and Fitness Center and a detailed topographical site and legal boundary survey which took significantly longer to complete. The commencement of on-site construction activity was therefore delayed until such time that the design was complete and necessary permit approvals were in place.

During this time delay the same market volatility and price escalation as seen above began to impact the design-builders costs associated with the project. This price escalation was brought to the Town's attention in late August through an informal discussion and a meeting was held between the Town and Gay Company Limited on September 10, 2018. The Town advised the Gay Company Limited that they were to adhere to the terms and conditions of the agreement and submit any requests for change in contract price formally as outlined and provide the necessary supporting documentation for the Town's review. Despite this pending submission of request for

change in contract price, the Town further clarified that this was to in no-way delay the onsite construction activities associated with the Contract.

On October 11, 2018 a written email notice was issued to the Gay Company Limited requesting that an updated schedule be provided along with an immediate indication of site mobilization and timing associated with commencement of construction activity. No response was received. On October 26, 2018 under the terms and conditions of the contract the Town issued a Notice of Default to the Gay Company Limited. A response was received on November 1, 2018 and the Town is currently reviewing and providing a response. The Gay Company Limited has removed their site fencing and the project is currently on hold as the default process continues.

Should you have any questions or like to discuss the matter further, please do not hesitate to contact myself or Blaine Parkin directly.

Regards,

Daniel Burton

Supervisor of Building Construction.