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**Date:** June 6, 2018  
**To:** Mayor and Council  
**Author:** Tim Del Greco, Manager of Municipal Services  
**RE:** Grovedale Construction Progress  
**Report No.:** MS 2018 - 25

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#### **AIM**

To provide Council with a formal update with respect to Grovedale construction.

#### **BACKGROUND**

In 2017, the following was approved by Council as it relates to Grovedale construction:

- Demolition of the former Kings Landing Restaurant located at 103 Park Street.
- Procurement of architectural and engineering services through the appointment of Glos Associates Incorporated.
- Selection of the Grovedale House concept as the final design with respect to the new build.
- Procurement of construction project management services through the appointment of Elmara Construction.
- Approval of an overall estimated budget of \$2,488,050 to complete construction of the Grovedale House.

#### **DISCUSSION**

In terms of progress to date, the following tenders have closed and the work completed:

- Preliminary site work and foundation construction
- Supply and installation of steel structural building frame
- Supply and installation of precast concrete for both interior and exterior second level flooring
- Supply and installation of roof trusses and sheathing

The following tenders have been awarded and the work is in progress:

- Mechanical
- Electrical
- Building shell construction (interior drywall, insulation, metal stud framing, exterior sheathing)
- Supply and install of exterior windows

- Supply and install of roof shingles
- Supply and install of elevator

Following completion of the above, remaining major phases of construction would include interior flooring, exterior cladding, and exterior site work.

In late 2017, and in an effort to expedite development, it was decided to commence construction and build as the individual specifications of the above works are finalized and released by the architect. This method is in contrast to the typical construction process whereas the entire set of drawings and specifications are completed prior to physical construction. As a result, our method has created challenges as well as provided for some positives.

One such challenge is budgeting. For example, forfeiting the luxury of having general contractors quote the entire build prior to any physical development. In November of 2017, Council approved an estimated overall budget of \$2,488,050. This estimate was derived using industry standards, historical data, and cost of construction indexes. Actual costs as submitted by contractors through the various tendering phases have been higher than anticipated in some cases. These increases are the result of several factors. Examples include fluctuations in material costs, higher labor and wage rates, and current market conditions.

On the positive side, the early start to construction in 2017 allowed for development to occur sooner and this will ultimately translate into an earlier final completion date. As well, a portion of eligible Canada 150 Grant Funding should be secured upon final completion. This grant was time sensitive and only allows for partial reimbursement of costs incurred prior to March 31<sup>st</sup> 2018. Delaying construction until completion of all architectural drawings and specifications would have resulted in minimal to zero eligibility for grant funding.

Going forward, the project team will continue to minimize costs wherever possible while still maintaining the quality and integrity of the final product. As well, upon approach of budgetary depletion, a subsequent report to Council will provide for further updates and recommendations.

### **LINK TO STRATEGIC PLAN**

Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

### **FINANCIAL CONSIDERATIONS**

A total of \$2,644,656 was cumulatively approved in the 2017 and 2018 Municipal Budgets for complete design, engineering, project management, and construction of the Grovedale House.

Please refer to Appendix I of this report for a budgetary review as prepared by Glos Associates Incorporated.

### **CONSULTATIONS**

Glos Associates Incorporated  
Elmara Construction  
Kingsville Administration

## RECOMMENDATION

That Council:

- Receive this information as it relates to Grovedale construction.
- Direct administration to provide Council an updated budgetary spreadsheet as referenced in Appendix I of this report during the monthly progress reports.

*Tim Del Greco*

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Manager of Facilities and Properties

*G. A. Plancke*

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Director of Municipal Services

*Peggy Van Mierlo-West*

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