

Minutes – Standing Policy Committee on Finance – June 26, 2018

REPORTS

Item No. 5 Expansion of Transit Vehicle Overhaul and Maintenance Facilities

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Finance concurred in the recommendation of the Winnipeg Public Service and received the report as information.

Minutes – Standing Policy Committee on Finance – June 26, 2018

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the report of the Winnipeg Public Service be received as information.

Carried

ADMINISTRATIVE REPORT

Title: Expansion of Transit Vehicle Overhaul and Maintenance Facilities,
Project ID: 4210000417,
Quarterly Project Status Report No. 14
For the Period Ended March 31, 2018

Critical Path: Standing Policy Committee on Finance

AUTHORIZATION

Author	Department Head	CFO	CAO
T. VanDekerkhove	G. Ewankiw	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

Project On Schedule: Yes No

Project On Adopted Budget: Yes No

Percent of Schedule Complete:

Percent of Adopted Budget Spent:

The project is currently in the design and construction phase. PCL Constructors Canada Inc. has completed 99% of the design, has received land development and foundation permits from the City, and is proceeding with foundation and electrical upgrade construction activities.

The Advisory Committee has reviewed this report and recommends that the report be sent to the Standing Policy Committee on Finance.

RECOMMENDATIONS

That the financial status of the Expansion of Transit Vehicle Overhaul and Maintenance Facilities, as contained in this report, be received as information.

REASON FOR THE REPORT

The Asset Management Administrative Standard FM-004 requires all projects with a total estimated cost of \$22 million or more report quarterly to the Standing Policy Committee on Finance. This threshold is adjusted annually for construction inflation as part of the annual Capital Budget approval. The Standing Policy Committee on Finance may also request reporting on any capital project.

IMPLICATIONS OF THE RECOMMENDATIONS

No implications.

HISTORY/DISCUSSION

See Appendix C – Key Project Events (History)

The Project is currently in the Final Design and Construction Phase (Update from last report)

The contractor has finalized the building addition requirements and their proposed design. The contractor has completed all piling and excavation and hoist foundation installations are ongoing.

Table 1 – Contracts

Contracts							
Bid Opportunity #	Company Name	Description	Original Contract Award Value (GST & MRST extra as applicable)	Total Approved Over-Expenditures (Over-Expenditure amount only)	Date of Award	Date of Total Completion	Estimated % Complete
1158-2015	Colliers Project Leaders Inc.	Owner Advocate/Project Management Services	\$ 759,918	\$ 347,503	8-Apr-2016	1-Mar-2019	60%
757-2016B	PCL Constructors Canada Inc.	Design Builder	\$ 43,992,954	\$ (19,509)	11-Jul-2017	1-Mar-2019	29%
643-2017	Manitoba Hydro	25k V Service Upgrade	150,000	-	27-Jul-17	2-Mar-2019	0
			-	-			
			-	-			
		Total	\$ 44,902,872	\$ 327,994			

Upcoming Procurements:

Description	Anticipated Award Date

Schedule (Update from last report)

Project is on schedule.

The demolition permit for 566 Brandon and development permit for the employee parking lot have been issued.

Table 2 – Milestones

Milestones					
	Deliverable	Original Targeted Completion Date	Revised Targeted Completion Date	Actual Completion Date	Estimated % Complete
1	Award of Contract: Garage Expansion	2017 Q2	2017 Q3	2017 Q3	100%
2	Mulvey Avenue Temporary Parking Lot Complete	2017 Q3	2017 Q3	2017 Q4	100%
3	Brandon Parking Lot Rezoning	2017 Q3	2018 Q2		90%
4	Start of Construction	2017 Q4	2017 Q4	2017 Q4	100%
5	Brandon Avenue Parking Lot Complete	2017 Q4	2018 Q3		0%
6	Construction of Interior Office Fit-up Start	2018 Q1	2018 Q1	2018 Q1	100%
7	Substantial Performance - Building available for occupancy	2018 Q4	2019 Q1		0%
8	Total Performance	2019 Q1	2019 Q1		0%
9	LEED NC Silver Certification Complete	2020 Q4	2020 Q4		0%
10					

Risk (Update from last report)

During preparations for the renovation work, asbestos was discovered that requires both Type 3 and Type 2 abatement prior to demolition work. Asbestos abatement work is complete.

During site preparations which included pre-construction soil investigations, potential soil contamination was identified within the building expansion footprint; onsite consultants will identify the contaminated areas and any impacted soils will be directed to a proper remediation landfill. Soil remediation is now complete.

Sub-surface rubble was encountered during the installation of foundation piles and some additional excavation and rubble removal was required. Piling is now complete.

Table 3 – Significant Risks and Mitigations Strategies

Significant Risks and Mitigation Strategies	
Risk Statement and Explanation	Risk Mitigation Management Plan
New:	
Discovery of sub-surface rubble could impact cost and schedule.	Consultant verification of the extent of the underground rubble to validate and minimize risk to the project.
Ongoing:	
Owner initiated changes after approvals/decisions will cause delays and increase costs.	Diligent evaluation of benefits to requested changes is required.
Existing equipment or systems infrastructure may be determined by Authority Having Jurisdiction (AHJ) as non-compliant with current codes, and could impact cost and schedule. Ex. Installation of a new Paint Booth could require a code upgrade to the existing electrical feed.	Contingency will be drawn on as AHJ responds to permit application with requirements.
Timely execution of the Federal and Provincial funding agreements.	Finalization of the Provincial and Federal funding agreements are underway.
The maintenance facility operates 24 hours per day, 365 days per year and the efficiency of the operation cannot be compromised.	Strong emphasis on project staging during construction management of the project.
Schedule risk due to plan review timing.	Diligent adherence to required review timelines.
Mitigated:	
Asbestos identified within renovation area requiring both Type 2 and Type 3 abatement.	Asbestos has been abated.
Contaminated soil identified within building expansion footprint.	Contaminated soil has been remediated.
Schedule risk due to permit approval process.	The demolition permit for 566 Brandon and development permit for the employee parking lot have been issued.
Schedule risk due to re-zoning approval.	Rezoning of a vacant residential property on Brandon Avenue necessary for the parking lot is at Land Titles registration.

Financial (Update from last report)

For further information, refer to Appendix B – Financial Forecast

Funding (Update from last report)

No Update

Table 4 – Project Funding Forecast and Receivable

Funding Forecast and Receivable			
Funding Source	Adopted Budget (in millions)	Amended Budget (in millions)	Committed (in millions)
Class of Estimate	Class 3		
City of Winnipeg			
- Transfer from Prior Year Authorization	9.16	9.16	9.16
- Retained Earnings	5.04	5.04	5.04
Subtotal City of Winnipeg	14.20	14.20	14.20
Province of Manitoba			
- Transfer from Prior Year Authorization - Manitoba Winnipeg Infrastructure Agreement (MWIA)	13.00	13.00	13.00
Federal Government			
- Public Transit Infrastructure Fund (PTIF)	26.00	26.00	26.00
Total	53.20	53.20	53.20

Federal and provincial funding have been approved with signed agreements pending.

Property Acquisition (Update from last report)

Rezoning of a vacant residential property on Brandon Avenue necessary for the new parking lot is at Land Titles registration.

Stakeholder Engagements/Communications (Update from last report)

Updates to the website and project Stakeholders are ongoing. Status of construction activities causing noise and vibration is to be communicated to neighbours.

Subsequent Events after Report Period End Date

1. Installation of piles complete.
2. Excavation of building expansion site complete.
3. Sewer work and perimeter roadway base installation complete.
4. Hoist foundation installation complete.

FINANCIAL IMPACT

Financial Impact Statement Date: [June 1, 2018](#)

Project Name:

Title: Expansion of Transit Vehicle Overhaul and Maintenance Facilities,

Project ID: 4210000417,

Quarterly Project Status Report No. 14

For the Period Ended March 31, 2018

COMMENTS:

There is no financial impact as this report is for information only.

original signed by _____

Laurie Fisher, CPA, CA

Manager of Finance and Administration

CONSULTATION

This Report has been prepared in consultation with:

N/A

OURWINNIPEG POLICY ALIGNMENT

01-3 Prosperity Direction 1: Provide efficient and focused civic administration and governance. This report supports demonstration of accountability through service performance measurement and reporting.

SUBMITTED BY

Department: Transit
Division: Asset Management Office
Prepared by: Tim VanDekerkhove, Project Manager
Date: June 1, 2018

Appendices

Appendix A – Key Project Facts
Appendix B – Financial Forecast
Appendix C – Key Project Events (History)

Appendix A – Key Project Facts

Appendix A – Key Project Facts	
Project Name	Expansion of Transit Vehicle Overhaul and Maintenance Facilities
Business Owner (Department)	Transit
Project ID	4210000417
Project Sponsor	Greg Ewankiw, Director of Transit
Department Responsible for Project Delivery	Transit
Consultant Engineer (Company Name)	Colliers Project Leaders Inc.
Adopted Budget	\$53.2 M
Class of Estimate (Adopted)	3
Range of Estimate (Adopted)	-20% to +30%; (\$42.56 M to \$69.16 M)
Amended Budget	
Class of Estimate (Amended)	
Range of Estimate (Amended)	
<u>Project Scope</u>	
Expansion of the Transit Vehicle Overhaul and Maintenance Facilities	
Interior Office Fit-up	
Upgrade of 421 Osborne St Electrical System, including backup generators	
Construction of employee parking area on Brandon Avenue	
Major Capital Projects Advisory Committee Membership:	
<ul style="list-style-type: none"> - Greg Ewankiw, Director of Transit - Georges Chartier, Chief Asset & Project Management Officer, Office of the CAO - John Kiernan, Director of Planning, Property and Development - Scott Payne, Manager, Asset Management Office - Laurie Fisher, Manager of Finance & Administration 	

Appendix B – Financial Forecast

Appendix B - Expansion of Transit Vehicle Overhaul and Maintenance Facilities * As at March 31, 2018

Project Component Deliverables	Budget (in 000's)			Expenditure Forecast (in 000's)					Surplus (Deficit) From Amended Budget	Variance Last Report	Change in Variance ¹	
	Adopted Budget	Council Approved Change	Amended Budget	Actual Costs To Mar 31, 2018	Projected Costs							Total Forecasted Costs
					2018	2019	2020	2021				
Engineering, Design and Other	\$ 1,100		\$ 1,100	\$ 1,080	\$ 477	\$ 234	\$ -	\$ -	\$ 1,791	\$ (691)	\$ -	\$ (691)
Construction	\$ 41,500		\$ 41,500	\$ 5,086	\$ 32,057	\$ 6,850	\$ -	\$ -	\$ 43,993	\$ (2,493)	\$ (2,493)	\$ -
Land Acquisition	\$ -		\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ (100)	\$ (100)	\$ -
Internal Financing / Overhead Costs	\$ 500		\$ 500	\$ 373	\$ 246	\$ 181	\$ -	\$ -	\$ 800	\$ (300)	\$ (300)	\$ -
Contingency	\$ 10,100		\$ 10,100	\$ -	\$ -	\$ 6,516	\$ -	\$ -	\$ 6,516	\$ 3,584	\$ 2,893	\$ 691
Total Project Budget	\$ 53,200	\$ -	\$ 53,200	\$ 6,539	\$ 32,780	\$ 13,881	\$ -	\$ -	\$ 53,200	\$ -		
% of Project Budget Spent (Actual Costs to Date / Adopted & Amended Budget)	12%		12%									

* Amended budget and actual costs to date have been agreed to the City's general ledger and Monthly Capital Expenditures Report.

¹ Change in Variance due to a reallocation of budget for known Project costs from general Contingency to the appropriate component deliverable Engineering, Design, and Other. No change to total budget.

Appendix C – Key Project Events (History)

April 7, 2016: Contract for an Owner Advocate/Project Manager for the Transit Vehicle Overhaul and Maintenance Facility Expansion project was awarded to Colliers Project Leaders in the amount of \$759,918.00.

December 14, 2016: Council approved a report submitted by Transit titled Expansion of Transit Vehicle Overhaul and Maintenance Facilities Capital Project.

- That the Expansion of Transit Vehicle Overhaul and Maintenance Facilities Capital Project be approved with an approved 2017 capital budget of \$53.2 million.
- That the Winnipeg Public Service be authorized to proceed with the Expansion of Transit Vehicle Overhaul and Maintenance Facilities Capital Project as a Design-Build delivery model.
- That the Standing Policy Committee on Infrastructure Renewal and Public Works be delegated authority to approve the contract, upon confirmation satisfactory to the Chief Financial Officer of federal and provincial funding.

September 23, 2016: Request for Qualification (RFQ 757-2016A) to shortlist qualified Design-Build Contractors closed, and three contractors were notified of their inclusion on the short list on January 26, 2017.

May 16, 2017: A Request for Proposal (RFP 757-2016B) closed.

July 11, 2017: Standing Policy Committee on Infrastructure Renewal and Public Works (SPC-IRPW) awarded the project to PCL Constructors Canada Inc. in the amount of \$43,922,954.00.

November 20, 2017: Construction starts on project early works, which includes new south exit and perimeter roadway around expansion footprint.

January 8, 2018: The Federal Government announced the deadline for completing projects under the PTIF program will be extended to March 2020.

February 6, 2018: Gas line abandonment complete.

February 12, 2018: South exit door complete and west exit door closed.

March 26, 2018: Piling complete.