



**COMMITTEE OF THE WHOLE
CONSTRUCTION MANAGEMENT PROJECTS REPORT**

MARCH 2, 2021

PROJECTS

Current

- County Services Building (CSB) Salt Contamination
- Parkland County Transfer Station (PCTS) Expansion & Upgrade
- Entwistle Pool & Community Hub
- West-Central Fire Hall
- Acheson Fire Hall – Remediation
- Sundance Boat Launch

Near Completion

- Entwistle Pool & Community Hub
- PCTS Expansion and Upgrade

CSB SALT CONTAMINATION

Project Description

The County has committed to the responsible cleanup and mitigation of soil and groundwater contamination at current CSB salt storage location in Stony Plain. Contaminants originate from county salt mixing operations, hydrochlorides absorbed into soils and spread to groundwater.

Schedule:

- Delineation and Recommendations : Completed August 2020
- Tender and construction : Summer 2021

Current Status

- Consultant has completed delineation and recommendation report for submission to Alberta Environment and Land and Water Act
- Final internal review completed
- Land and Water Act approval will be required which has a timeline of approx. 6 months, this moves this project in to late summer

Budget

- Construction estimate: To be determined

Construction Team Value add

- Early-stage constructability review and budget exercises
- Procurement strategy and market analysis

PCTS EXPANSION UPGRADE

Project Description:

Enlarging the current waste station building to improve customer service by adding 2 additional kiosks and roadways for traffic efficiency, increasing the amount of bin locations and improving site grading.

Schedule:

- Initial : March 2020 to November 2020
- Adjusted : March 2020 to March 2021

Current Status:

- Substantial completion has been posted
- Deficiencies being completed
- Seasonal deficiencies to be completed in spring of 2021
- Staff offices to be completed in fall 2021

Budget

- Initial Construction Budget : \$6,131,100
- Tendered Construction Budget : \$6,102,784

Construction Team Value add

- Ongoing constructability review
- Intensive change order and budget management



ENTWISTLE POOL & COMMUNITY HUB

Project Description

The Entwistle Pool and Community Hub will be a new year-round facility intended to provide a variety of services to the Entwistle/Evansburg area including a library, seasonal outdoor swimming pool, rentable multipurpose space, and leasable tenant space.

Schedule

- Construction : August 2019 to October 2020

Current Status

- Contractor has de-mobilized, project completed
- Regrading and re-sloping of alley ways and road-ways in process
- On going warranty and deficiency rectification

Budget

- Tendered construction budget : \$8,562,838
- Estimated cost to complete : \$8,477,838

Project Risk :

- Low risk of flooding on neighboring properties, although this has occurred before this project the risk of flooding due to larger water shed areas are a possibility

Construction Team Value add

- No change orders that increased construction budget



WEST-CENTRAL FIRE HALL

Project Description

The County is constructing a new Fire Hall in Wabamun. The new fire hall will serve west and central Parkland County and will also enhance associated services for Wabamun and surrounding areas.

Schedule

- Construction: October 2020 to November 2021

Current Status

- Foundations are completed
- Structural steel is 90% completed

Budget

- Tendered construction budget : \$7,984,000

Project Risk :

- Unsuitable soil conditions
- Delivery and supply delays due to Covid-19

Construction Team Value add

- Extensive value engineering and design review for risk mitigation
- Ongoing constructability review



ACHESON FIRE HALL REMEDIATION

Project Description

High water table and unsuitable drainage have eroded subgrade under exterior slabs and asphalt, concerns that subgrade under building is being eroded. Parkland county to monitor and remediate where necessary

Schedule

- April 2020 – December 2021

Current Status

- Regrading and drainage work completed
- Surveyed and monitored ground movement both external and internal for approx. 6 months
- Determined that currently building foundations is not at risk
- Significant movement of exterior approach slabs and asphalt
- Design completed for exterior approach slab remediation, design underway for drainage solutions

Budget

- Pricing underway for both exterior concrete remediation and drainage improvements

Project Risk

- Building constructed on a wetland
- Possibility when remediating one problem we can inadvertently cause a different one
- High hydrostatic pressure when constructing drainage improvements

Construction Team Value add

- In depth investigations determine that no remediation have to be completed under building footprint at this time. Big cost saving
- On going risk mitigation

WABAMUN BOAT LAUNCH

Project Description

Wabamun upgrade southside boat launch facility with funding support from Parkland County and the Province of Alberta. Parkland County Council approved funding for land acquisition and construction of a new south side boat launch that is set to be completed in 2021. The new boat launch will include removal of the existing facility and its components, shoreline armoring and a new pre-cast boat launch. Roadway and parking upgrades will also be completed.

Schedule

- June 2020 – September 2020

Current Status

- Land and water acts approval have been received
- Tender drawings and specifications to be completed for review by February 24
- Project to be tendered and procured late March

Budget

- To be determined

Project Risk

- Several mandatory schedule milestones due to nesting season and fish spawning season

Construction Team Value add

- Managing all stakeholders to ensure overall project satisfaction
- Ensuring schedule dates are met & In-depth cost review
- Coordinating with consultants and contractor to ensure successful project completion