



---

# CONSTRUCTION MANAGEMENT PROJECTS REPORT

OCTOBER 2020

# PROJECTS

## Current

- CSB Salt Contamination
- PCTS Expansion Upgrade
- Entwistle Pool & Community Hub
- West-Central Fire hall
- Acheson Fire Hall – Remediation
- Legend Estates

## Near Completion

- Entwistle pool & community hub
- Legend Estates

# CSB SALT CONTAMINATION

## Project Description

The County has committed to the responsible clean-up and mitigation of soil and groundwater contamination at current CSB salt storage located in Stony Plain. Contaminants originated from County salt mixing operations, hydrochlorides absorbed into soils and spread to groundwater

## Schedule

- Delineation and Recommendations: Completed August 2020
- Construction: Spring 2021

## Current Status

- Consultant has completed delineation and recommendation report for submission to Alberta Environment
- Final internal review currently under way
- Land and Water Act approval will be required which has a timeline of approximately six months; which moves this project into next year

## Project Risk

- Unforeseen spread of contaminants

## Budget

- Construction estimation: To be determined

## Project Risk

- Unforeseen spread of contamination

## Construction Team Value add

- Early stage constructability review and budget exercises

# PCTS EXPANSION UPGRADE

## Project Description

Enlarging the current Transfer Station building to improve customer service, adding two additional kiosks and roadways for traffic efficiency, increasing amount of bin locations and improving site grading

## Schedule

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

## Current Status

- New sawtooth areas completed
- New road infrastructure 90% completed
- Final stages of concrete work for new building to be completed
- New kiosks being constructed and completed

## Budget

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

## Project Risk

- Existing conditions different than as-builts
- Poor soil conditions
- Winter construction conditions
- Design errors and omissions

## 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 leaseable tenant space

## Schedule

- Construction: August 2019 to October 2020

## Current Status

- Completing deficiencies in building
- Pool in process of receiving diamond-brite
- Landscaping completed
- Regrading of alleyways and roadways in progress

## Budget

- Tendered construction budget: \$8,562,838
- Estimated cost to complete: \$8,377,838

## Project Risk

- Early winter for pool commissioning

## Construction Team Value add

- No change orders that increased construction budget

# ENTWISTLE POOL & COMMUNITY HUB

## OPERATIONAL UPDATE

### Library

- Library staff are working hard to get the library operational
- Looking to open with limited service (due to COVID-19) by middle of October (tentative opening date is Oct. 13)
- Lease signed with Library

# ENTWISTLE POOL & COMMUNITY HUB

## OPERATIONAL UPDATE

### Front Counter Services

- Currently in the process of hiring the facility Customer Service Representative
- Anticipate opening front counter for residents to access some County services by the middle of November
  - Working with the customer service group at the County Centre we have identified a number of services that will be offered at this satellite location including:
    - Basic Tax inquiries and payments
    - Address changes
    - Utility payments
    - Enforcement complaints/inquiries
    - Map Sales
    - General complaints
    - Alternate pick up/drop off location for mail/packages
    - Fun bag pick up/drop off

# ENTWISTLE POOL & COMMUNITY HUB

## OPERATIONAL UPDATE

### Grand Opening

- We will postpone the grand opening to the spring when we hope that we can host a larger gathering safely, and to coincide with the grand opening of the pool

We know that everyone is excited to see the new facility and for the fall we are currently working on a way to offer pre-booking of facility tours to ensure that we can maintain a safe space while letting everyone get a peek into the new facility



# WEST-CENTRAL FIRE HALL

## Project Description

The County is constructing a new fire hall in the Village of 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

- Contract awarded to Dawson Wallace Construction
- Contractor mobilized October 5th

## Budget

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

## Project Risk

- Unsuitable soil conditions
- Unknown underground conditions

## 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, and concerns that subgrade under building is being eroded. Parkland County to monitor and remediate where necessary

## Schedule

- April 2020 – December 2021

## Current Status

- Surveyed and monitored ground movement both external and Internal for approximately six months
- Determined that current building foundation is not at risk
- Significant movement of exterior approach slabs and asphalt
- Design completed for exterior approach slab remediation, design underway for drainage solutions
- Intent to remediate approach slabs before end of October

## 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 has to be completed under building footprint at this time – Big cost savings
- On going risk mitigation

# LEGEND ESTATES

## Project Description

- Expanding storm pond capacity, regrading of entire storm water system to improve drainage across the entire site and adding riprap to all culverts

## Schedule

- June 2020 – September 2020

## Current Status

- Work has been completed; substantial completion review Thursday October 1, 2020

## Budget

- Original: \$568,500.00
- Upon completion: \$642,949.89
- Additional scope was added during the project to ensure the best possible quality end product

## Project Risk

- Risks are at a minimum at this stage of the project

## Construction Team Value add

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