



Memo

TO: Chair, Committee of the Whole

SUBJECT: Municipal Hall Progress Report – February 2023

DATE: March 10, 2023

FROM: Chief Administrative Officer

A get-together with Shaw, Telus phone and Telus security has been caused some grief. These issues are now, however, being resolved. Telus security has now been replaced by Protec.

The scheduled completion date for the hall renovations has been pushed to April 30th, 2023, but there are no guarantees that this schedule may be even met.

Current Status

As reported by the architect

- Council Chambers – M & E rough-in underway
- Window installation underway
- Exterior wall vapour barrier installation underway – 95%
- Exterior stairs – layout underway on-site.
- Plumbing underway – has been tested – no issues noted
- Electrical underway – 75%

I have sought guidance from a third party, at no cost, on required changes to accommodate required changes in the renovated building. This has resulted in additional change orders. A listing of all change orders is attached.

Joseph A. Fernandez

CO Log							
Date	09-Mar-23						
Project No.	1908						
Name:	Lk Cowichan Muni Hall						
CO No.	Concerning	Initating Reference	Date issued	Value	Adjusted Contract Sum	Running sum	Status
					2,695,000		
1	Course of Construction Insurance	Not included in original scope of work	25-Mar-22	\$ 34,892.40	\$ 2,729,892.40	\$ 34,892.40	resolved
2	Geotechnical Work	Site Conditions	13-Jun-22	\$ 78,665.00	\$ 2,808,557.40	\$ 113,557.40	resolved
3	CCN 17 (R1)Door, Frame and Hardware Revisions	Site Conditions	09-Nov-22	\$ 18,554.40	\$ 2,827,111.80	\$ 132,111.80	resolved
4	CD #1 - Reroute existing rainwater leader	Site Conditions	09-Nov-22	\$ 3,636.31	\$ 2,830,748.11	\$ 135,748.11	resolved
5	CCN 18R1 - New roof drains	Building Code Requirement	09-Nov-22	\$ 4,516.19	\$ 2,835,264.30	\$ 140,264.30	resolved
6	CCN13 - Framed access hatch into council chambers crawlspace	Not included in original scope of work	09-Nov-22	\$ 870.00	\$ 2,836,134.30	\$ 141,134.30	resolved
7	CCN 8 - new window into open office area	Not included in original scope of work	09-Nov-22	\$ 3,777.94	\$ 2,839,912.24	\$ 144,912.24	resolved
8	CCN 7(R1) - Crawlspace ventilation openings and grilles	Not included in original scope of work	09-Nov-22	\$ 6,312.00	\$ 2,846,224.24	\$ 151,224.24	resolved
9	CCN 12 - scope existing foundation drainage lines	required to confirm existing conditions prior to new work	17-Nov-22	\$ 2,522.00	\$ 2,848,746.24	\$ 153,746.24	resolved
10	Structural Changes - Determination	Product availability and existing site conditions	13-Dec-22	\$ 113,515.00	\$ 2,962,261.24	\$ 267,261.24	resolved
11	Structural addition at overhang	Not included in original scope of work	21-Dec-22	\$ 3,323.00	\$ 2,965,584.24	\$ 270,584.24	resolved
12	Electrical - new panel and wiring in kitchen area	Site Conditions	21-Dec-22	\$ 12,750.00	\$ 2,978,334.24	\$ 283,334.24	resolved
13	CCN 19 - T-bar ceilings to existing offices	Site Conditions	10-Jan-23	\$ 8,398.00	\$ 2,986,732.24	\$ 291,732.24	resolved
14	Standby Generator	Owner request	10-Jan-23	\$ -	\$ 2,986,732.24	\$ 291,732.24	deleted
15	CCN15 - Spray foam 7 vapour barrier to existing joist ends	Site Conditions	10-Jan-23	\$ 24,140.00	\$ 3,010,872.24	\$ 315,872.24	resolved
16	CCN10 - Changes to layout in existing building	Site Conditions & Owners request	07-Feb-23	\$ 15,375.00	\$ 3,026,247.24	\$ 331,247.24	resolved
17	CCN16 - new t-bar to Office 115, 116 & 117	Site Conditions & Owners request	09-Feb-23	\$ 3,532.00	\$ 3,029,779.24	\$ 334,779.24	resolved
18	CCN20 - increasing duct size in Rm. 113 & 114	Site Conditions	09-Feb-23	\$ 2,150.00	\$ 3,031,929.24	\$ 336,929.24	resolved
19	CCN26 - ECCN3	Site Conditions & Owners request	01-Mar-23	\$ 18,435.84	\$ 3,050,365.08	\$ 355,365.08	with Owner for signature
20	ECCN4, 5 & 6 - AV, Front Desk and Council Chamber lighting conduits	Site Conditions, Architect & Owners request	08-Mar-23	\$ 12,973.20	\$ 3,063,338.28	\$ 368,338.28	resolved
	Total			\$ 368,338.28			