



MEMORANDUM

For Public Release

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Dept: Corporate Planning & Financial
Services

Date: June 23rd, 2020
To: Kondwani Bwanali
From: Emily MacDonald
Subject: 9th Avenue Parkade - Schedule Update
Doc. Number: 9AP-647

Introduction

Due to the recent onset of the COVID-19 pandemic, there have been various impacts to the 9th Avenue Parkade Project to date. There has been a decrease in the overall manpower count and lower productivity (due to social distancing measures and newly established safety protocols). These social distancing protocols and safety measures have been established to help site personnel adjust to the “new normal” and subsequent working procedures during COVID-19. The lower productivity and decreased manpower count have caused various milestone dates to be delayed and caused further delays for follow up activities. To date, we have lost approximately 6 weeks of productivity on site. EllisDon has been able to find some efficiencies with other trades and scopes of work to only have an overall schedule delay of 1 month.

Details of Schedule Change

The key scopes of work that have been largely impacted by the delays are detailed below:

Concrete and Formwork - With the reduced workforce onsite and increased need for social distancing protocols, the completion date for concrete has been extended to mid July 2020. This is approximately a 6-week delay from the original target completion of the superstructure for end of May 2020. In turn, the completion date of all follow up activities have also been delayed.

Material Procurement – There have been delays in the supply chain of material procurement due to COVID-19. Some electrical items were delayed in delivery; therefore, affecting the follow up construction activities. As we continue to work towards finalizing the remaining scopes of work, subtrades and subcontractors are aware of the potential supply chain issues for material being sourced from suppliers and items that have long lead times.

Exterior Design – The exterior scope of work is currently being finalized with the design team. The final design of the exterior remains a key driver of uncertainty in our schedule and is currently the last task being completed onsite.

O 403.718.0300
F 403.718.0500
info@calgarymlc.ca
calgarymlc.ca

Calgary Municipal Land Corporation
430 - 8 Avenue SE
Calgary, Alberta, T2G 0L7



Risks

- There is a risk of a resurgence of the COVID-19 virus in the fall of 2020 that could further impact the construction industry in general and cause additional delays when delivering the project. Additional social distancing measures and safety protocols would have to be implemented and adhered to.
- There is a risk that additional material procurement is delayed and subsequently affecting follow up activities.

Summary

The agreement with Calgary Parking Authority identifies that the Strata Property Closing Date must be within 90 days of the building completion, as determined by the issuance of an occupancy permit. As such, we expect this to occur within 90 days following Substantial Performance (currently projected to be January, 2021 based on EllisDon's latest schedule update), so that means by approximately April 31, 2021.

EllisDon Construction Services Ltd. has provided CMLC with a master schedule update for the 9th Avenue Parkade Project. This update has accounted for the effects due COVID-19 that have been experienced to date (i.e. lower productivity due to social distancing measures, lower manpower count on site etc.) that they have realized on site to date. The new anticipated substantial completion date for the 9th Ave Parkade is January, 2021. Other scopes of work continue to be finalized that could potentially push this date out further into Q1 of 2021. This date does not account for additional delays caused by the exterior design or the risks noted above.

Please note that this completion date does not indicate that all costs for the project will be received by this date. We anticipate that there will be additional construction costs received by CMLC for the 9th Avenue Parkade until at least June 30th, 2021. This date could be better determined once the screen schedule is confirmed.