

REPORT NO. 11 of the
ENVIRONMENT & TRANSPORTATION STANDING COMMITTEE
of its meeting held June 22, 2011

Present:

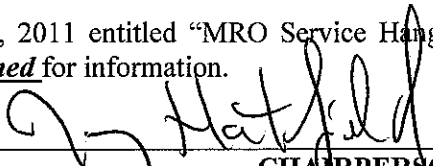
- Councillor Hatfield, Chair**
- Councillor Halberstadt**
- Councillor Payne**
- Councillor Sleiman**
- Councillor Valentinis**

That the following recommendations of the Environment and Transportation Standing Committee **BE APPROVED:**

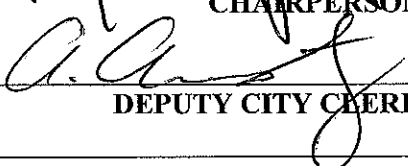
Moved by Councillor Halberstadt, seconded by Councillor Sleiman,
THAT the MRO Steering Committee (Environmental and Transportation Standing Committee) the Project Update dated June 2, 2011 for the new Maintenance, Repair & Overhaul (MRO) Service Hangar facility at the Windsor International Airport **BE RECEIVED FOR INFORMATION.**

Carried.

Clerk's Note: The report of the City Engineer dated June 3, 2011 entitled "MRO Service Hangar, Steering Committee – Project Update" is attached for information.

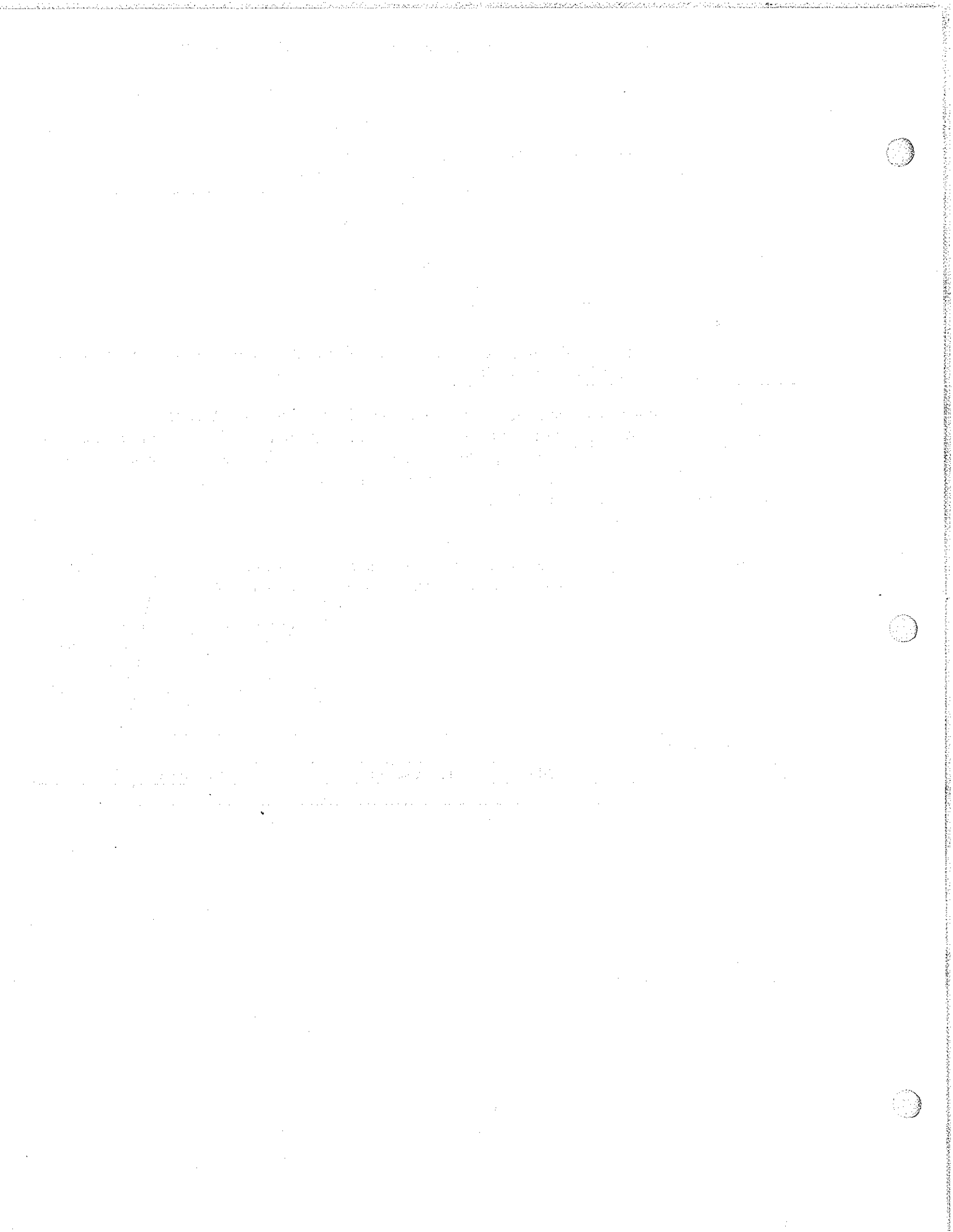


CHAIRPERSON



DEPUTY CITY CLERK

NOTIFICATION:				
Name	Address	Email Address	Telephone	FAX



THE CORPORATION OF THE CITY OF WINDSOR
Environment & Transportation Standing Committee - Administrative Report

**MISSION STATEMENT:**

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 15344 APM/10883	Report Date: June 3, 2011 (#3102-06/09/11:ebr)
Author's Name: Tom Graziano	Date to Standing Committee: June 22, 2011
Author's Phone: 519 255-6100 ext. 1734	Classification #:
Author's E-mail: tgraziano@city.windsor.on.ca	

To: Environment & Transportation Standing Committee

Subject: MRO SERVICE HANGAR
Steering Committee - Project Update

1. RECOMMENDATION: City Wide: Ward(s): _____

THAT the MRO Steering Committee (Environmental and Transportation Standing Committee) **RECEIVE** the Project Update dated June 2, 2011 for the new Maintenance, Repair & Overhaul (MRO) Service Hangar facility at the Windsor International Airport for information.

EXECUTIVE SUMMARY: N/A

2. BACKGROUND:

On March 1, 2011, Council Resolution CR90/2011 approved an agreement with Amico Design Build Inc. to design and construct a Service Hangar and related site services at the Windsor International Airport.

The service hangar will be owned by the City of Windsor and operated by Premier Aviation (Windsor) Inc. as a Maintenance, Repair, and Overhaul (MRO) facility for servicing aircraft. The project is partially funded by the federal government and is scheduled to be complete by the end of 2011.

3. DISCUSSION:

As of the date of this report, it is anticipated that the Project Charter will be approved at the June 20th Council meeting. Included in the Charter is the assignment of the Environmental and Transportation Standing Committee as the MRO Steering Committee.

This is the first quarterly report to the Steering Committee and is intended to provide an overall Project Update. Attached is Appendix A – MONTHLY PROJECT UPDATE dated June 2, 2011.

Appendix B includes a SITE PLAN and a RENDERING for illustration purposes.

4. FINANCIAL MATTERS:

Included in Appendix A – MONTHLY PROJECT UPDATE is Schedule A which provides an unaudited financial summary of the project.

An In-Camera Memo outlining details of the negotiated prices for contemplated change orders has been provided to Steering Committee Members.

As of the date of this report, no change orders have been issued.

5. CONSULTATIONS:

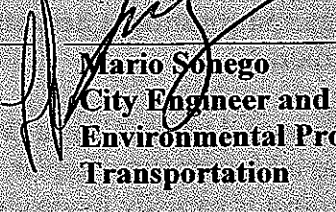
MRO Executive Committee:

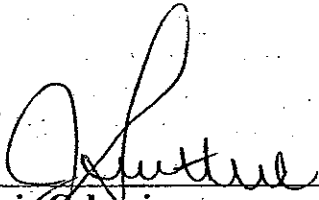
Federica Nazzari
Janice Guthrie
George Wilkki
Mario Sonogo
France Isabelle-Tunks

6. CONCLUSION:

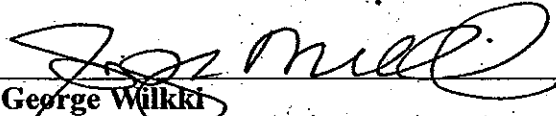
The Project Update Report is provided for information. The project is proceeding and anticipates meeting the scheduled completion date.


Tom Graziano
Project Administrator


Mario Sonogo
City Engineer and Corporate Leader
Environmental Protection and
Transportation



Onorio Colucci
Chief Financial Officer/City Treasurer
and Corporate Leader Finance and
Technology



George Wilkki
City Solicitor and Corporate Leader
Economic Development and Public Safety

TG/lp

APPENDICES:

APPENDIX A – MONTHLY PROJECT UPDATE (June 2, 2011)

APPENDIX B – Rendering & Site Plan

APPENDIX C – IN CAMERA Memo – Contingency Report (provided to Steering Committee Members only)

DEPARTMENTS/OTHERS CONSULTED:

Name:

Phone #: 519 ext.

NOTIFICATION :

Name	Address	Email Address	Telephone	FAX

APPENDIX A

MONTHLY PROJECT UPDATE																																		
Project Name:	MRO Service Hangar																																	
Project Lead:	Tom Graziano																																	
Date:	June 2, 2011																																	
Status:	Site Work and Building Design																																	
Budget: (Identify Budget Pressures or Savings)	<p>The overall project budget is \$22,041,945.</p> <p>The Design Build contract for the MRO was approved by Council (CR 90/2011) on March 1, 2011 with a fixed price of \$20,816,945. Awarded to Amico Design Build Inc.</p> <p>Unaudited Financial Summary attached as Schedule A.</p> <p><u>Change Orders</u></p> <ul style="list-style-type: none"> • No change orders have been issued to date. • First change order expected to be for increased size of watermain on site. 																																	
Deadlines/Milestones: (Identify milestones met, lags or deviations from schedule: pressures on deadlines)	<p><u>Milestones:</u></p> <p>March 7 – Contractor mobilizes on site, commences hangar design and site works.</p> <p>Mar 31 - CAF Federal Government Funding Deadline</p> <ul style="list-style-type: none"> • Expenditures met funding criteria; final claim process underway with deadline for claim submission being June 30th, 2011. <p>May 25 – WUC awarded contract the 900mm diameter water main on County Road 42 from Walker Rd to Concession 8.</p> <p><u>Contractor's Interim Schedule Dates</u></p> <p>Note: progress reflects actual construction; engineering, material orders, deposits, and fabrication are not included in the percent complete.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Compl. Date</th> <th style="text-align: center;">Activity</th> <th style="text-align: center;">% Compl.</th> </tr> </thead> <tbody> <tr> <td>May 2</td> <td>Earthwork</td> <td>95%</td> </tr> <tr> <td>May 17</td> <td>Underground Utilities</td> <td>10%</td> </tr> <tr> <td>Jun 13</td> <td>Building Design</td> <td>75%</td> </tr> <tr> <td>Jun 23</td> <td>Granular Pavement Bases</td> <td>40%</td> </tr> <tr> <td>Aug 22</td> <td>Pave Taxiway and Aprons</td> <td>0%</td> </tr> <tr> <td>Aug 25</td> <td>Pave Access Rd & Parking Lot</td> <td>0%</td> </tr> <tr> <td>Jun 17</td> <td>Foundations</td> <td>5%</td> </tr> <tr> <td>Jul 15</td> <td>Structural Steel</td> <td>0%</td> </tr> <tr> <td>Jul 27</td> <td>Hangar Siding and Roof</td> <td>0%</td> </tr> <tr> <td>Sep 9</td> <td>Office Siding and Roof</td> <td>0%</td> </tr> </tbody> </table>	Compl. Date	Activity	% Compl.	May 2	Earthwork	95%	May 17	Underground Utilities	10%	Jun 13	Building Design	75%	Jun 23	Granular Pavement Bases	40%	Aug 22	Pave Taxiway and Aprons	0%	Aug 25	Pave Access Rd & Parking Lot	0%	Jun 17	Foundations	5%	Jul 15	Structural Steel	0%	Jul 27	Hangar Siding and Roof	0%	Sep 9	Office Siding and Roof	0%
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Oct 12	Hangar Concrete Floor	0%
Nov 11	Building Mechanical & Electrical	0%
Nov 18	Office Interior Finishes	0%

Nov 30 - Substantial Completion / Turn over to Operator

- On schedule

Comments:

- Site Work is at approximately 6 weeks behind due to rain delays. 33 rain days have been reported by Amico but an extension has not been requested. Site work is not on the critical path and is not yet affecting the completion date of Nov. 30, 2011.
- Exterior siding and roofing colours have been selected by F. Nazzani and T. Graziano such that fabrication may start.
- Installation of foundations started on May 30, 2011

Key Issues:

- City agreement with Amico Design Build Inc. is not executed.
- There is a \$500,000 contingency for the building only. Operator requested changes currently total approximately \$150,000 to \$170,000 yet they have not been approved.
- Watermain size on site will be increased from 200mm to 300mm diameter in order to meet capacity/pressure demands of the MRO and future development. No site work contingency; exploring best method to fund scope change.

SCHEDULE A

THE CORPORATION OF THE CITY OF WINDSOR Construction of Airport Service Hangar - MRO - Project 7101024

Project Update as at: May 30, 2011

Unaudited Financial Summary

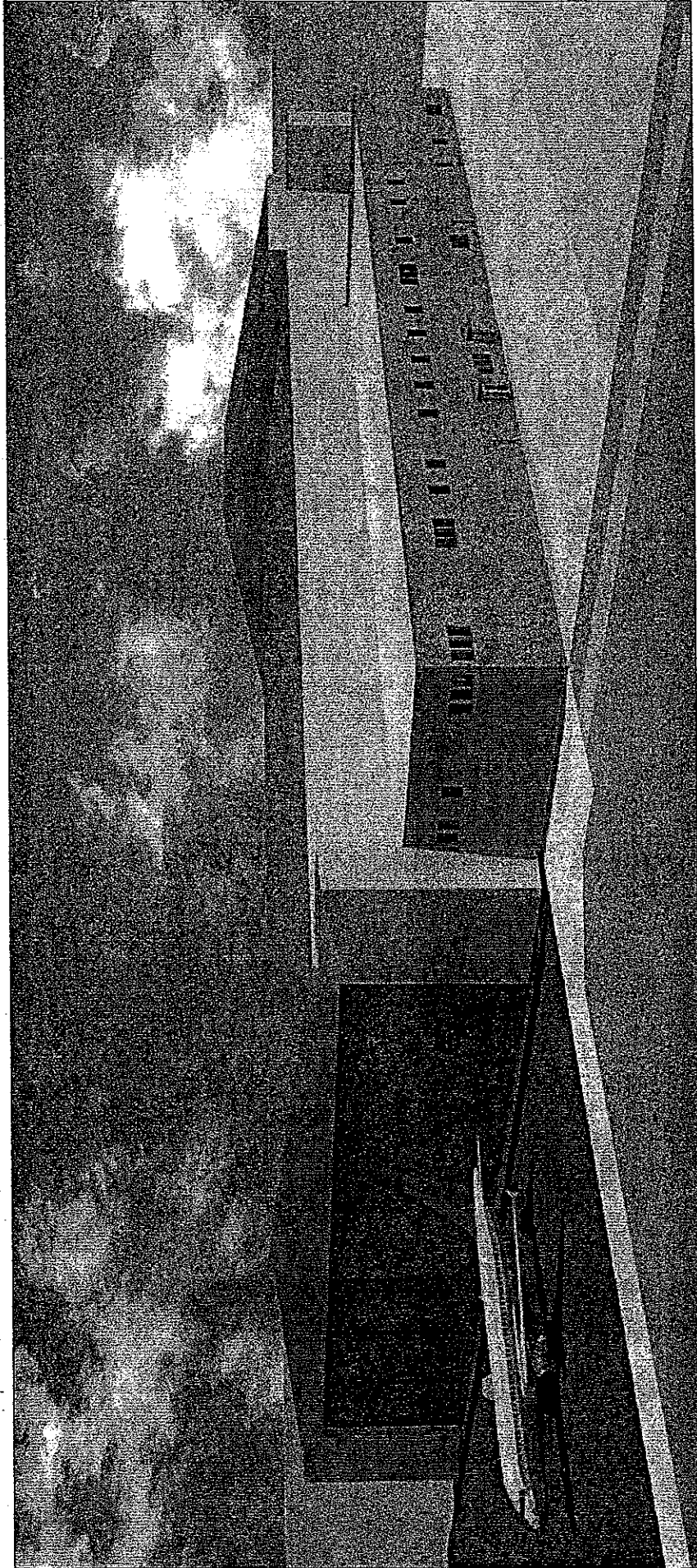
BUDGET ITEM	BUDGET \$	Spent to Date	Commitments To-Date	Planned Commitments	Total Spent & Committed	Variance SURPLUS / (DEFICIT)	Comments
REVENUE							
Transfer from Reserve Funds (sale of city border properties + city contingency)	\$ 18,041,945	\$ 12,000,000	-	\$ 6,041,945	\$ 18,041,945	\$ -	In-Camera - Nov 1, 2010 (M307-2010); Open Session - March 1, 2011 (G907011)
Fed Dev Grant	\$ 4,000,000	-	-	\$ 4,000,000	\$ 4,000,000	\$ -	Project must expend \$4M by March 31, 2011
Recovery of Expenses	\$ 384	\$ 384	-	-	\$ 384	\$ 384	
Holdback Payable	\$ 376,513	\$ 376,513	-	(376,513)	-	\$ -	
Grand Total Revenue	\$ 22,042,945	\$ 12,377,517	\$ -	\$ 9,665,457	\$ 22,042,975	\$ 384	
EXPENSES							
General							
Survey	\$ 2,000	-	-	\$ 2,000	\$ 2,000	\$ -	
Advertising (Tenders) and Miscellaneous	\$ 2,000	\$ 2,317	-	(317)	\$ 2,000	\$ -	
Financial Charges for Watermain Upgrades	\$ 375,000	-	-	\$ 375,000	\$ 375,000	\$ -	
Subtotal General	\$ 379,000	\$ 2,317	\$ -	\$ 376,683	\$ 379,000	\$ -	
Professional Fees							
Consultant - Building - Design/Tender	\$ 95,000	\$ 91,839	-	\$ 3,161	\$ 95,000	\$ -	
Consultant - Building - Construction Management & Inspection	\$ 218,000	\$ 44,367	-	\$ 173,633	\$ 218,000	\$ -	
Consultant - Site Servicing - Design/Tender	\$ 258,000	\$ 249,414	-	\$ 8,586	\$ 258,000	\$ -	
Consultant - Site Servicing - Construction Management & Inspection	\$ 270,000	-	-	\$ 270,000	\$ 270,000	\$ -	
Testing and Inspection	\$ 5,000	-	-	\$ 5,000	\$ 5,000	\$ -	
Interest Charges	\$ 384	\$ 384	-	-	\$ 384	\$ (384)	
Subtotal Professional Fees	\$ 846,000	\$ 386,005	\$ -	\$ 460,380	\$ 846,384	\$ (384)	
Construction Costs							
Building (Cepped by Service Agreement)	\$ 15,237,430	\$ 1,373,763	\$ (1,650,000)	\$ 15,513,667	\$ 15,237,430	\$ -	
Building Contingency	\$ 500,000	-	-	\$ 500,000	\$ 500,000	\$ -	
Building permit	\$ 250,000	\$ 254,401	-	\$ (4,401)	\$ 250,000	\$ -	
Site servicing	\$ 4,829,515	\$ -2,140,017	-	\$ 2,689,498	\$ 4,829,515	\$ -	
Subtotal Construction Costs	\$ 20,816,945	\$ 3,768,180	\$ (1,650,000)	\$ 18,698,765	\$ 20,816,945	\$ -	
GRAND TOTAL EXPENSES	\$ 22,042,945	\$ 16,145,697	\$ (1,650,000)	\$ 14,843,697	\$ 22,042,975	\$ (5,897,278)	

NOTES SECTION:

Note 14 Security deposit received from AMCO (to be refunded by the City)

APPENDIX B

Rendering



Site Plan

