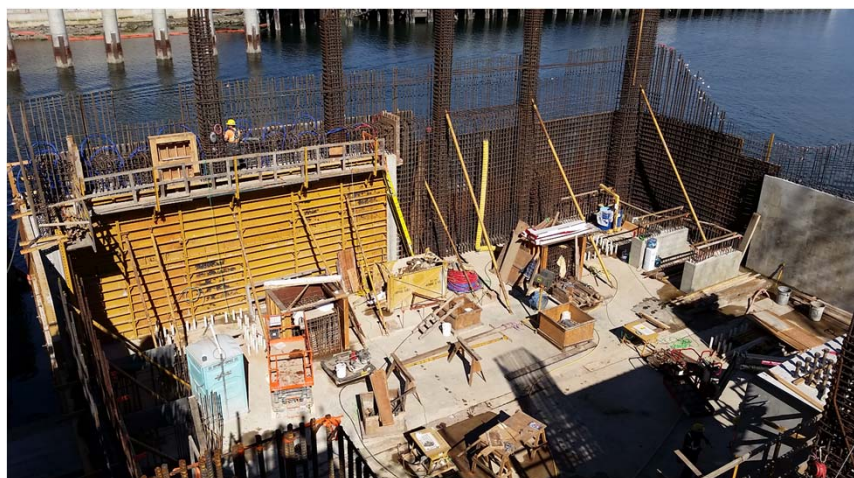


Johnson Street Bridge Replacement Project

Quarterly Update
July 16, 2015

Construction



Marine Channel Closure

- Mid-September, the bridge channel will be closed to most marine traffic
- Over 50 girders to support the approach decks will be installed
- A large crane on a barge will occupy the entire waterway on the north side of the bridge
- Staff working with upper harbour stakeholders and marine users to minimize impacts to day-to-day operations
- A public notification about the closure will occur to inform citizens and other watercraft users

Construction Progress – West Approach

- Wall 11 which flanks the south property line of 203 Harbour Road is nearing completion as it stretches from the west abutment towards Harbour Road for nearly 100 metres
- As the walls on the west side near completion, the new bridge road approach will also come up to finished grade and become apparent to those passing by

Construction Progress – West Approach



Construction Progress – Bridge Site

- In-water bridge structures are substantially completed
- Work being focused on the bascule structure completion
- Concrete pouring has begun for structural columns
- Bulk of the structural work must be completed by late summer for installation of panel and girder sections in September
- Remaining rail span and pier are now being prepared for removal

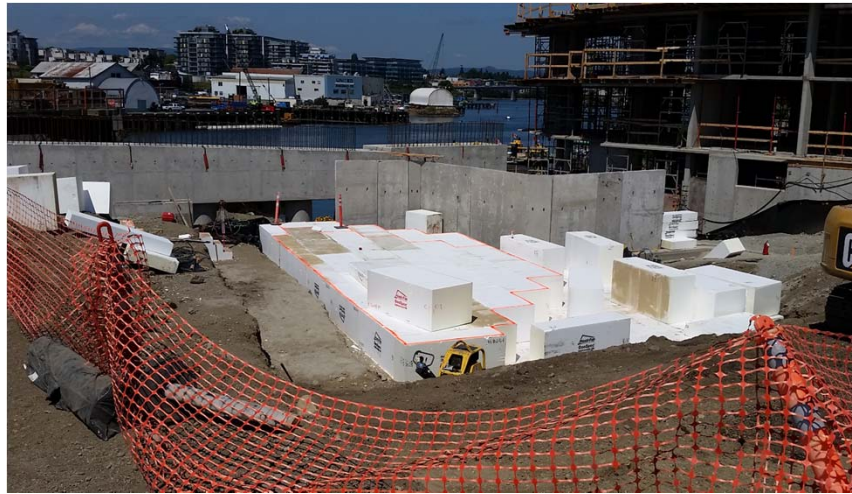
Construction Progress – Bridge Site



Construction Progress – East Approach

- Work has moved out from behind the site fencing
- Ongoing work from Pandora Avenue at Store Street to Johnson Street at Wharf Street
- Work will last several months and involves new underground utility work as well as road work
- City staff continue to work with the contractors to minimize impacts to the public

Construction Progress – East Approach



Construction Progress – East Approach

- Work to keep the site tidy are ongoing along with continued efforts to ensure that public areas are in the best possible condition
- Areas near the site have also had irrigation repaired and new plantings installed to help improve the aesthetics during active construction

Restored Area Near East Approach



Project Schedule



Project Schedule

- The revised work schedule presented today is as of June 1, 2015
- Critical element to the completion of the project continues to be the fabrication of the steel
- Further delays since the last quarterly update – new opening date to traffic - spring 2017
- Total completion of the project now fall 2017

Project Schedule

- Significant uncertainty surrounding the steel fabrication schedule remains
- Challenges ahead related to:
 - final fit up and assembly
 - resolution of future fabrication issues
- City has notified funders of further potential delays
- Still anticipated the work can be completed within the recently extended deadlines

Financial Overview

- The approved budget for the Johnson Street Bridget Project is currently \$94.3 million
- Council's approval on March 26 of \$1.5 million brings the contingency to \$4.315 million
- Of this revised contingency budget of \$4.315 million, \$3.011 million has been allocated, leaving a remaining \$1.304 million unallocated
- Council requested that money be requested as needed

Financial Overview

- Potential additional costs have been identified at an estimated \$3.858 million
 - includes costs of professional consulting services habitat compensation, multi-use trail overpass, staff resourcing, and legal costs
- After applying the \$1.304 million unallocated portion of the contingency budget, there is an estimated \$2.554 million funding shortfall
- Recommend an additional budget of \$2.554 million be approved from the Buildings and Infrastructure Reserve

Financial Overview

- There are a number of unresolved issues requiring additional funding including:
 - costs of fendering, seabed land purchase, relocation of utilities, and additional material costs
 - claim for additional professional consulting services, insurance premiums, legal, and mediator
 - public realm
- Total cost is undetermined for many of these items, but is significant and requires additional funding
- Council will be provided with updates as further information becomes available

Grant Funding

- Request for UBCM General Strategic Priorities Fund Grant agreement extension approved
- UBCM has approved an extension of funding for the project until March 2018
- The previous deadline was March 2017

Mediation

- The mediation process is ongoing and involves legal representatives of the City, PCL, MMM, and Hardesty and Hanover
- The mediator has set timelines for information exchanges on all known claims leading up to a mediation session scheduled for December 2015

Mediation

- The December session is to negotiate a resolution of all known claims
- Subsequent mediation sessions may be required for future claims
- For example, impacts of the delay in steel fabrication cannot be determined until the steel has been delivered

Steel Fabrication & Quality Assurance



Steel Fabrication

- Structural steel fabrication is ongoing
- The delivery and schedule remains short of expectations
- A meeting with stakeholders to review the project risks and discuss options to mitigate these risks is scheduled for the near future

Ring & Truss Fabrication



Quality Assurance

- In complex steel fabrication, it's normal for parts of the work to be rejected through the ongoing quality control and assurance processes
- Multiple Non Conformance Reports have been issued in June for a number of fabrication issues
- The majority of the non-conformances were self-identified by PCL's steel fabricator

Fendering Update

- North side fendering design is not finalized – City awaiting revised design from MMM
- The installation timeframe under the existing Fisheries Act Authorization is limited:
 - July 1, 2015 to October 1, 2015 – we are currently in this window
 - December 1, 2015 to February 15, 2016
- Resolving the fendering design is one of the project's top priorities

Fendering Update

- MMM is proposing a fendering design for review by the upper harbour marine users and ultimately approval by City Council for funding
- The concept provides a higher level of protection than the current single crash dolphin indicated on the current design
- Expectation that added protection will come with a significant cost premium yet to be determined

Public Realm – Colour & Lighting

- Paint colours remain the same as the original Wilkinson Eyre design
- Steel portions of bridge will be painted a light grey, almost cream colour, on the upper parts, with a darker grey on the underside of the lift span
- Bridge will be illuminated at night by blue flood lighting in addition to the normal roadway and pedestrian lighting
- Multi-coloured flood lighting is not included in the contract

Public Realm – Consultation

- Council direction to commence consultations around the public realm
- Given the changes in timelines and budgets, priority has been given to steel and mediation processes
- Staff are developing options for how to engage about the public realm space
- A number of considerations are being confirmed including:
 - all indicative design elements, work completed to date, budget available, estimated budget needed, interfaces with neighbouring developments, and location/space required for rail station

Public Realm – Consultation

- An inter-disciplinary staff team has been established to inform and improve coordination of the public realm and the related elements
- This will inform public engagement options based on changing timelines and budget
- A report to Council seeking feedback and direction will be presented August 20

Risk and Issue Management

- Delivery of steelwork being fabricated in China
- Financial consequences of mediation
- Fendering
- Public Realm design
- Management of Contingency Funding
- Machinery Issues

Recommendation

That City Council:

1. Approve an increase to the project budget of \$2.554 million with funding from the Building and Infrastructure Reserve
2. Direct staff to transfer to the Building and Infrastructure Reserve any costs recovered from other parties
3. Direct staff to bring forward an amended Financial Plan Bylaw to the July 23, 2015 Council meeting
4. Direct staff to provide options on public realm at the August 20, 2015 Governance and Priorities Committee meeting

Thank You