

Large Projects Update

Tony Cecutti, P.Eng., FEC

City Council Meeting

November 26, 2024

Greater | Grand
SudburyTM



2019-2027 Strategic Plan Priorities

Large Project Governance

- Strategic Projects Lead – Tony Cecutti, P.Eng., FEC
- Large Project Steering Committee
 - Members of ELT
 - Project team members
 - Other resources as required

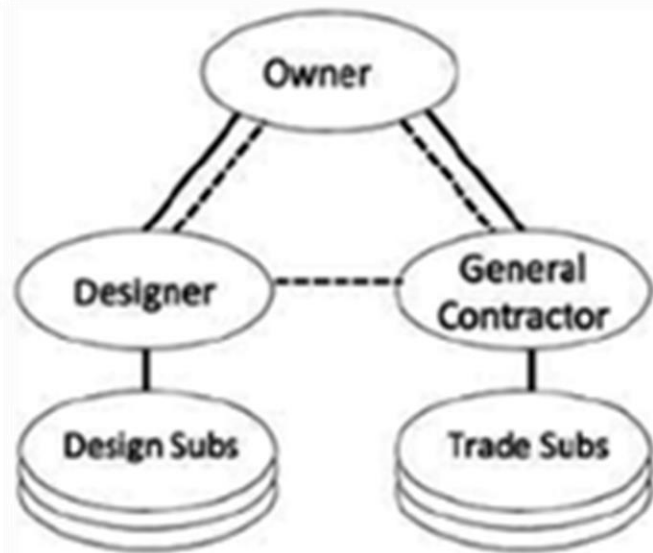


Background

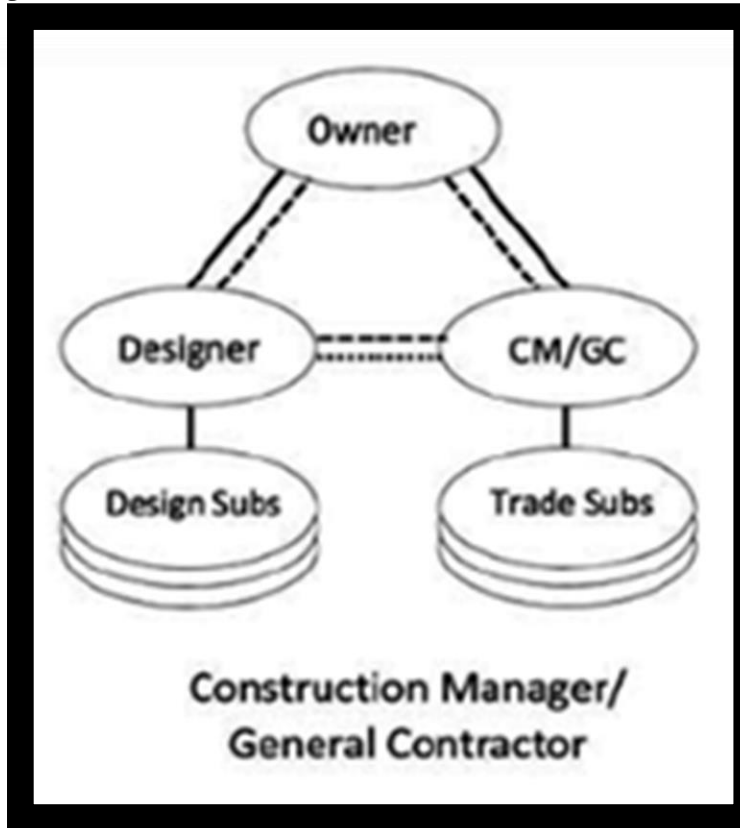
- Staff from various sections researched alternative approaches to construction project procurement and project delivery
- Staff consulted with:
 - A leading Canadian construction law firm
 - Other municipalities
 - Northeastern Ontario Construction Association
 - Consulting and design teams retained for City Projects



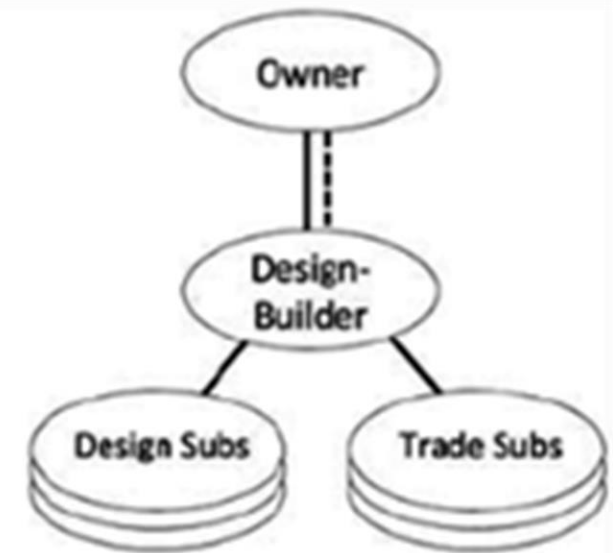
Project Delivery Models



Design-Bid-Build



Construction Manager/
General Contractor



Design-Build

- Contracts
- - - Communications
- Contractually required coordination



Construction Management

- Request for Proposal to evaluate and retain qualified firms
- CCDC 5B – 2010 Construction Management Contract
 - Supplemental Conditions developed with Legal Services
- Risk Sharing and Reduction
- Greater understanding of design constructability and cost
- Expedited project delivery



Advantages and Disadvantages

- Advantages
 - Scheduling
 - Flexibility in project execution
 - Collaborative approach
 - Potential for construction cost reductions
- Disadvantages
 - Risk of cost overruns
 - Complexity in administration



Cultural Hub at Tom Davies Square

- Collaborative design team offers experience with working on Construction Management Contracts
- This project delivery model allows the schedule to be maintained with less risk to scope changes and budget over runs
- Option to switch to another type of contract such as a traditional CCDC 2 Stipulate Sum Contract



Cultural Hub at Tom Davies Square

- Next Steps
 - Finalize the City's Supplemental Conditions to the CCDC 5B – 2010 Construction Management Contract
 - Prequalify Construction Management firms
 - Request for Proposal to retain a Construction Management firm
 - The Construction Manager also acts as the Constructor for the project
 - The Request for Proposal may be issued simultaneously with the prequalification



Event Centre

- Preferred Prime Architect – BBB Architects Toronto Inc. + J.L. Richards & Associates Limited, in process of completing an agreement.
- Property purchase of Wacky Wings at a market value of \$2,490,000. The owner maintains the rights to claim additional compensation under the Expropriations Act.
- 352-362 Elgin Street demolition contract awarded and starting in January.



Event Centre

- Next Steps
 - RFP for Venue Operator (EOI closed and being evaluated)
 - Ongoing negotiations with Sudbury Wolves and Sudbury Five
 - Geotechnical work commencing in early December.
 - KKR Advisors continuing discussions with Developers and evaluating site location
 - Preferred site location to be presented to Council possibly on February 4th or 18th.



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