Appendix 2 PDS 39-2020 December 9, 2020



November 11, 2020

Ms. Marian Bannerman Program Manager, Grants and Incentives Planning and Development Services Niagara Region 1815 Sir Isaac Brock Way Thorold, ON L2V 4T7

Dear Marian,

Further to the Town of Lincoln's extended final reporting date of December 18, 2020 for the Lincoln Museum and Cultural Centre project funded in part through the 2018 Waterfront Investment Program (WIP), this letter provides an update on the status of this capital project. Outlined below are the very recent details regarding further unforeseen delays and a formal request to have the Town of Lincoln's the final reporting date extended to May 31, 2021.

Resulting from the COVID-19 pandemic, and despite ongoing assurances from our prime consultant and general contractor throughout this summer that substantial completion would be realized well before the end of 2020, we have experienced work setbacks that have now negatively impacted the project schedule. Late yesterday, the Town received notice from its General Contractor (GC), Serianni Construction Limited, that following the successful completion of the final 'readiness check' by its industrial control systems integration firm, the new museum elevator has only now officially been put into production and requires a 12 week manufacturing lead-time. With an anticipated holiday shutdown in December, this could conceivably result in a mid to end of February delivery and install date.

Further background on this most recent and very impactful delay is rooted in a critical electrical component delay which occurred earlier this summer. The switchgear (main power system), a vital component for this project and scheduled to be delivered in June, was in mid-summer revised to be onsite by the end of August. As this date approached and passed the GC informed the Town that this component had been delayed as a result of global supply chain challenges resulting from many manufacturers not being able to scale to full capacity following the pandemic shutdowns and an ongoing shortage of raw materials. It was discovered that this critical component was being manufactured in Mexico and the United States and that despite missed targets for delivery, its arrival was still expected at any time.

Ultimately, the switchgear arrived onsite on October 13, 2020 and was installed and inspected by October 26th. The main power to the building was immediately scheduled to follow and was finally connected by NPEI on November 2, 2020. Unfortunately, Town staff only learned last week of the related chain of events resulting from the delayed switchgear arrival and subsequent main power connection by NPEI. Installation of the new elevator was planned to commence before the end of this month, per the GC's schedule below and estimated to take approximately six weeks.

Subsequently, with the recent rise in COVID cases over the past several weeks, the GC has also taken extra precautions to both carefully coordinate and limit the number of workers /different trades permitted on the jobsite thus also impacting the previous mid-fall project end schedule and the final reporting date in December.

At present, the Team has confirmed that the project is 77% complete with upwards of an additional 15% of remaining project work expected to be completed before the December break/holidays. Below, the current project schedule as provided to the Town by the GC will shortly be updated to reflect the 12 plus week elevator production lead time . However, given the unforeseen delays in recent weeks, it is safe to assume that additional delays could be experienced and ultimately push this major construction project completion into the middle of Q2 2021.

| f | Ð | Fask Name | Duration | Start | Finish | 2020 July 2020 August | 2020 September 2020 October 2020 November 2020 December 2020 December 10306/09/12/15/18/21/24/27/30/03/06/09/12/15/18/21/24/27/30/02/05/08/11/14/17/20/23/26/29/02/05/08/11/14/17/20/23 | 26/200 |
|-----|------|--------------------------------------|-----------|--------------|---------------|---|---|--------------|
| 1 | | Lincoln Museum Post COVID Schedule | 91 days? | Fri 20-08-28 | | Lincoln Museum Post COVID Schedule | 10200004171721201715415120020000417512)19151154151/200502091111411/201521501540502001111411/1501521 | 20129[0] |
| 2 | | Interior Work | 91 days? | Fri 20-08-28 | Fri 21-01-01 | Interior Work | | |
| 3 | ii i | Millwork Leadtime | 10 wks | Fri 20-08-28 | Thu 20-11-05 | Millwork Leadtime | 0% | |
| 4 | | Elevator Leadtime | 12 wks | Fri 20-08-28 | Thu 20-11-19 | Elevator Leadtime | 0% | |
| 5 | | Drywall | 2 days | Fri 20-08-28 | Mon 20-08-31 | Drywall | 0% | |
| 6 | | Lighting Clarifications | 1 wk | Tue 20-09-01 | Mon 20-09-07 | Lighting Clarifications | 0% | |
| 7 | | Wood Ceiling | 12 days | Tue 20-09-08 | Wed 20-09-23 | Wood Ce | iling X | |
| В | | Doors & Hardware | 5 days | Thu 20-09-24 | Wed 20-09-30 | | Doors& Hardware 20% | |
| 9 | | Painting - Primer | 7 days | Thu 20-10-01 | Fri 20-10-09 | | Painting - Primer 📩 0% | |
| .0 | 2 | Washroom Accessories | 2 days | Mon 20-10-1 | Tue 20-10-13 | | Washroom Accessories 20% | |
| 1 | | Concrete Topping | 5 days | Wed 20-10-1 | Tue 20-10-20 | | Concrete Topping 20% | |
| 2 | | Painting - Finish | 7 days | Wed 20-10-2 | 1Thu 20-10-29 | | Painting - Finish 🕺 0% | |
| 3 | | Millwork | 4 days | Fri 20-11-06 | Wed 20-11-11 | | Millwork 0% | |
| 4 0 | io" | Wall Tile | 4 days | Wed 20-10-2 | 1Mon 20-10-26 | | Wall Tile 👬 0% | |
| 5 | | Rubber Base | 2 days | Thu 20-11-12 | Fri 20-11-13 | | Rubber Base 🏝 0% | |
| 6 | | Mechanical Finishes | 20 days | Wed 20-10-2 | 1Tue 20-11-17 | | Mechanical Finishes 7 0% | |
| .7 | | Electrical Finishes | 20 days | Wed 20-10-2 | 1Tue 20-11-17 | | Electrical Finishes -0% | |
| .8 | | Elevator Build Out | 15 days | Fri 20-11-20 | Thu 20-12-10 | | Elevator Build Out | |
| .9 | | Elevator Wall Finishes | 1 wk | Fri 20-12-11 | Thu 20-12-17 | | Elevator Wall Finishes 🔭 0% | |
| 0 | | Elevator Finishes | 1 wk | Fri 20-12-18 | Thu 20-12-24 | | Elevator Finishes 📥 | 0% |
| 1 | 0 | Roller Shades | 3 days | Mon 20-12-0 | Wed 20-12-09 | | Roller Shades 🚥 0% | |
| 2 | | Exterior Work | 45 days | Fri 20-08-28 | Thu 20-10-29 | Exterior Work | — 0% | |
| 3 | _ | Wood Soffit | 12 days | Fri 20-08-28 | Mon 20-09-14 | Wood Soffit | 0% | |
| 4 🗄 | i i | Composite Panels | 4 days | Tue 20-09-08 | Fri 20-09-11 | Composite Pa | nels 🚥 0% | |
| 5 i | ii i | Metal Cladding | 10 days | Tue 20-09-15 | Mon 20-09-28 | Met | al Cladding 📩 0% | |
| 6 | | Concrete Walkways | 5 days | Tue 20-09-29 | Mon 20-10-05 | | Concrete Walkways 20% | |
| 7 | | Bioswale | 10 days | Tue 20-10-06 | Mon 20-10-19 | | Bioswale 2% | |
| 8 | | Asphalt Paving | 5 days | Tue 20-10-20 | Mon 20-10-26 | | Asphalt Paving 20% | |
| 9 | | Wood Fence | 5 days | Tue 20-10-27 | Mon 20-11-02 | | Wood Fence 20% | |
| 0 | | Inspections | 3 days | Fri 20-12-25 | Tue 20-12-29 | | Inspections | و ا |
| 1 | | Deficiencies | 2 days | Wed 20-12-3 | (Thu 20-12-31 | | Deficienci | es 🎽 |
| 2 | | Turnover | 1 day | Fri 21-01-01 | Fri 21-01-01 | | Turn | over |
| 3 | | | | | | | | |
| 4 | | Warranty Period Begins - 1 Year Dura | itic1 day | Fri 21-01-01 | Fri 21-01-01 | | Warranty Period Begins - 1 Year Dura | tion |
| | | SERIA Construction in Can | | I | | 110 Chantler Rd, RR#5 Welland, Ontario, L3B 5N8 Tel: 905-734-6810 Fax: 905-734- www.serianniconstruction.com | Revised Septer | nber 2, P |

Recent project progress pictures are included below for review.

Marian, please do not hesitate to advise if you have any follow-on questions or concerns about the Town of Lincoln's request and or the current status of the Lincoln Museum and Cultural Centre development project.

Sincerely,

Shannon McKay, B.A., PMP Director, Community Services, Town of Lincoln

Cc: Michael Kirkopoulos, Chief Administrative Officer, Town of Lincoln Mayor Sandra Easton, Town of Lincoln Regional Councillor Robert Foster, Niagara Region

Project Progress Photos

August 2020



September 2020



October 2020



