



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.

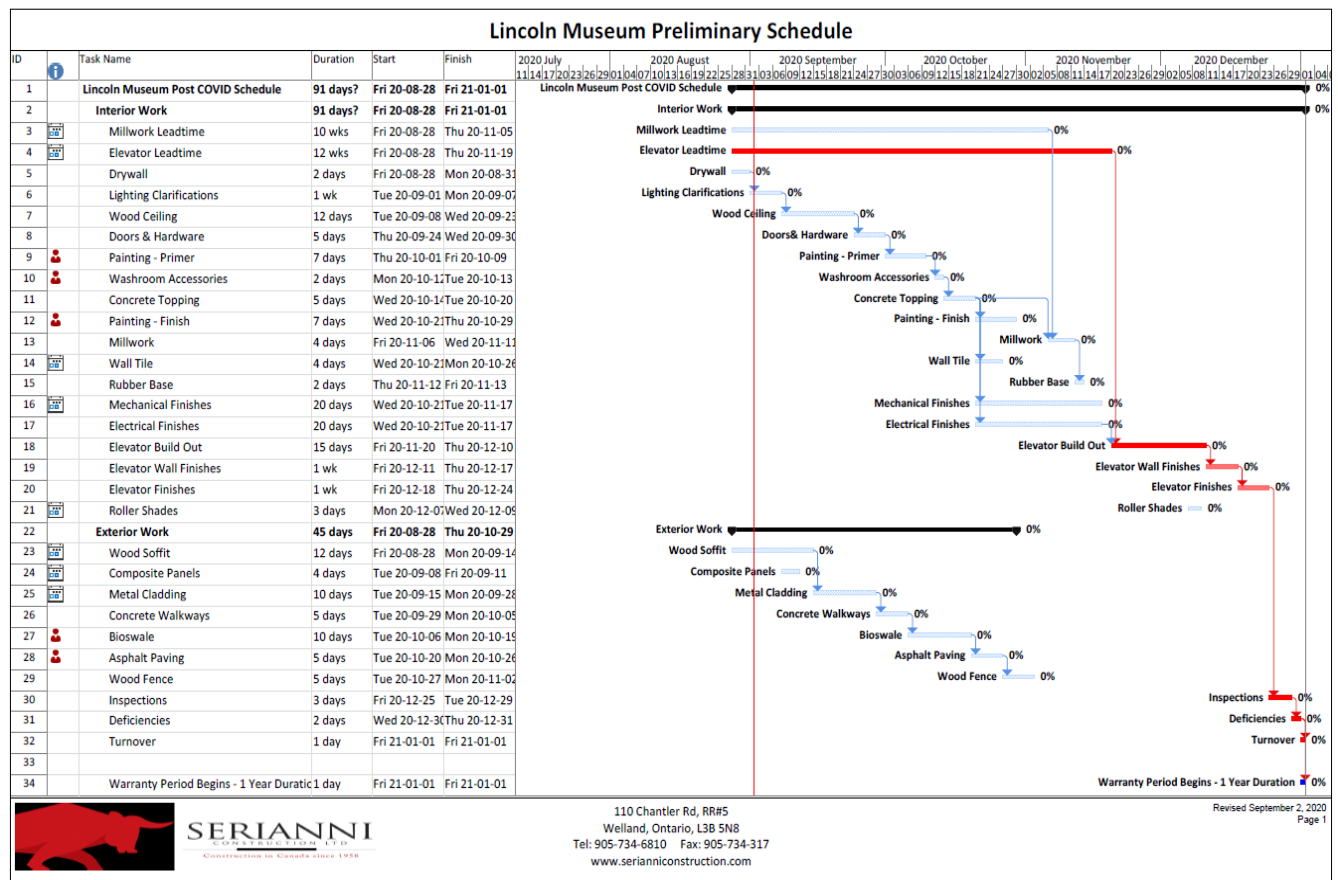
Resulting from the COVID-19 pandemic, and despite ongoing assurances from our prime consultant and general contractor throughout this summer that substantial completion would be realized well before the end of 2020, we have experienced work setbacks that have now negatively impacted the project schedule. 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 26<sup>th</sup>. 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.

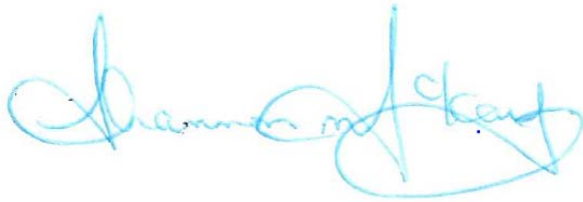
At present, the Team has confirmed that the project is 77% complete with upwards of an additional 15% of remaining project work expected to be completed before the December break/holidays. Below, the current project schedule as provided to the Town by the GC will shortly be updated to reflect the 12 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.



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**





