

Okanagan Correctional Centre



Project # 10011482 CPJ# 1008701 (c), 1008726(e)

Address: 200 Enterprise Way, Oliver, BC

Completion Date: October 2016

Client: MoJ / BC Corrections

Client Contact / Project CPO:

Tedd Howard

Development Manager: Del de Medeiros

Project Administrator: Bronwyn Phillips

Phase	To Date	Last Period		
Total Complete	73%	71%		
Planning	100%	100%		
Procurement	100%	100%		
Design	100%	99%		
Construction	62%	59%		
Service Commencement	0%	0%		

SCOPE: A new high security facility for adult males and females remand and sentenced custody will be built in the southern Interior of the Province; north of Oliver. The Okanagan Correctional Centre will accommodate 378 secure cells.

•	The Commissioning Plan was reviewed by the Province and comments submitted to
	ProjectCo.

- The Province has submitted review comments for the HMI mobile device screens.
- The corrections user group participated in preliminary user acceptance review of the HMI for the ESCS for feedback to ProjectCo.
- The Province has confirmed the biometric devices to ProjectCo for procurement.
- Review of procurement options for biometric software development underway.
- An updated Development Change Register has been submitted to the Province for review.
- Pod 'C' Kalwall skylights install starting. Fire stopping, paint/priming, window frames and Elec/HVAC ongoing. Door hanging and shower grouting underway.
- Pod 'B' M&E rough-ins ongoing. Steel stud and drywall ongoing. Window frames and stair handrail install starting in living units.
- Pod 'A' steel roof deck nearing completion, steel deck and stair installation started. Yard areas and SMU masonry completed.
- Central Services -walk-in cooler construction started. Level 4 roof slab preparing for concrete pour. Door hanging ongoing. Lobby structural steel erected.
- Kalwal skylight install in workshops underway.
- Work on perimeter fences starting with post foundations.
- Foundation and slab on grade for connecting corridors to Pod B and C completed.
- Erecting corridor B and C precast panels and structural steel and exterior light base installation, begin perimeter fence concrete, complete foundation for Aboriginal programs.
- Draft FM operating period documents submitted under review this month include the Draft Annual Service Plan, Equipment and Systems Commissioning, Maintenance History and Submittals Schedule.

Employment

Activities / Milestones

 PCL awarded the following work in September: GRM Sealants & Coatings (Caulking), Stonhard (Epoxy Flooring).

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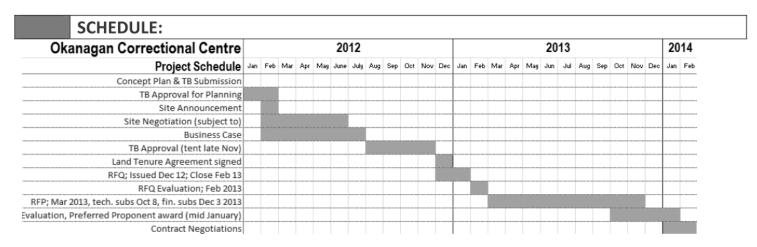


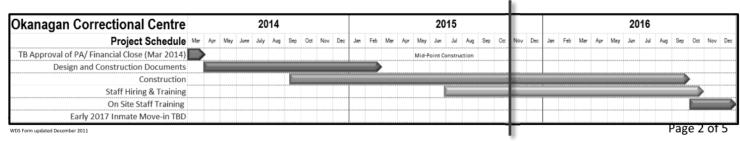
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	 There were upwards of 200 workers per day on-site in the month of October. This number is expected to remain steady throughout the winter as construction continues. There are approximately 60 people off-site working on prefabrication activities related to precast walls, door frame production, structural steel and rebar. 	
Challenges / Risk Mgmt	None to report.	
Next Period	 Central Services: Pour L5 suspended roof slab, install exterior glazing, install cladding, install kitchen equipment, handover all electrical and communications rooms, complete greenhouse structure, install secure vehicle vestibule precast panels, install kitchen and program services roof TPO, install CLT roof structure, paint L2 interior. Pod A: Install TPO, begin interior finishes, begin painting, complete all masonry, complete firestopping, complete exterior caulking, begin drywall, continue elec / mech / comm room rough-in, install Kalwall skylights, begin Tectum framing, install shower posts, install window frames in exterior courts. Pod B: Complete envelope, complete glazing in exterior courts, complete hanging doors, begin Tectum framing, complete installation of acoustic panels and acoustic spray in living 	
	units, complete painting in living units, install shower posts, complete interior caulking and sealants, complete exterior caulking, complete balcony epoxy.	
	 Pod C: Complete all glazing, complete all painting, begin epoxy flooring, install Tectum, install officer workstations, complete interior caulking and sealants, complete acoustic panels in living units, install OCP flooring, complete L1 mechanical finishes, 	
	 Site: Install corridor B and C structural steel and decking, complete aboriginal programs CIP walls, complete greenhouse slab on grade. 	

BUDGET and CASHFLOW:

Project Capital Costs	Approved	Expended	
(figures in millions of dollars)	Capital Budget	to Date	
Total	\$220,050,000	\$140,757,998	







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Development Manager Comments:

- As confirmed by the independent certifier, the project is on schedule and on budget.
- The Okanagan Correctional Centre has won an award from the Canadian Council for Public Private Partnerships.

SCHEDULE MILESTONES

Key: Complete = C, In-Process = I, Not Started = N

Major Milestones / Deliverables	Status	Comments/Target Date
Treasury Board approval (for funding request and request for	С	Approval Dec 12.
permission to enter lease agreement)		
RFQ issued and posted Dec 2012	С	Approval Dec 12
Land tenure and services agreement execution		Signing between the Province, Canada and OIB completed
	C	
RFP issued to leading 3 proponents (after RFQ eval.) March		Proponents were telephoned and given access to RFP
2013	С	materials on March 20. PA re-issued May 24, June 21, July 24
		and August 28
Preferred proponent selected (January 10, 2014)	Technical proposals submitted Oct 8. Financial proposal	
		submitted Dec 3. Lead proponent announced Jan 10.
Financial Close; PA signed (March 2014)	С	Agreement signing on March 17, Financial Close on March
		18.
Design/Construction Documents complete (approx. March	С	95% Central Services submitted and review completed.
2015)		IFC drawings for Central Services will be issued in May
Construction Start		Construction began in early September 2014
	'	
Substantial Completion	N	
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Commissioning (summer/fall 2016)	N	
Service Commencement, (Sept. 30, 2016)	N	
Corrections training/operations begin (October 2016-January	- '	
2017	N	
2017		

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PHOTOS:

Below: Living unit in Pod-C preparing for acoustic panels and glazing



Below: Second level of Women's Living Unit



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Below: Slab for connecting corridor to Pod B and C



Below: Vertical polycarbonate panels installed and rough grading underway in greenhouse



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