

# Cornwall Arts Centre



Progress Update

November 2024

# You can't judge an Arts Centre by its cover!



September 2024

Progress Area 1; Shear wall #5 (along GL2X) progress in September  
(Rebar – Framework – Concrete pour and Formwork Stripping)



# September 2024

Progress Area 1; Raft Slab poured and stripped between GL2X-3. Shear wall #2 (along GL3) and Elevator core shat formwork and progress.





### Construction Progress Update & Forecast

Laurin's V3 Schedule – April 2024 Construction Re-Start / Contracted Completion October 2025 / Forecasted Completion January 2026

\*Note current risks identified in the register

#### Past Four Weeks: September 1 – September 30, 2024

- Phase 1 steel structure fabrication is in progress.
- Formwork contractor mobilized for phase 2 concrete works between GL2x and 3.
- Raft slab poured and stripped.
- Shear wall 5 to second floor poured and stripped.
- Shear wall 4&6 reinforcing and formwork in progress.
- Elevator core shear wall reinforcing and formwork in progress.

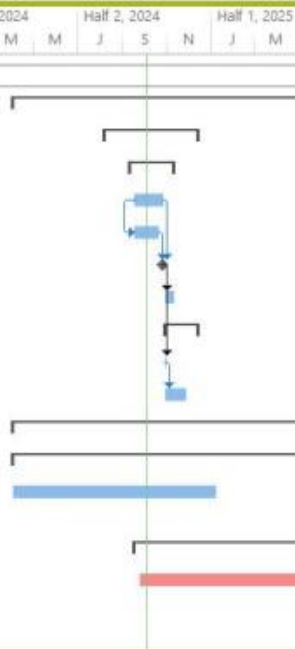
#### Next Four Weeks: October 1 – October 31

- Complete balance of concrete foundation and shear wall scope between GL2x-3 by week 22. Formwork & rebar contractors to demobilize week of October 22 to allow for next phase work and preparation of steel mobilization.
- Complete underground mechanical and electrical at the new SOG above the raft slab.
- Complete waterproofing of elevator pit A.
- Complete backfilling of raft slab.
- Pour new slab on grade.
- Phase 1 structural steel to commence October 28.

### Baseline V3 Schedule

Approval for revised electrical distribution equipment received October 3 (further delayed from V3 schedule projection)

Task Name	% Complete	Duration	Start	Finish	Half 1, 2024			Half 2, 2024			Half 1, 2025			
					N	J	M	M	J	S	N	J	M	
<b>Cornwall Art Center</b>	<b>28%</b>	<b>733.5 days</b>	<b>3/1/2023</b>	<b>12/22/2025</b>										
▸ <b>Structure</b>	<b>8%</b>	<b>449.5 days</b>	<b>4/1/2024</b>	<b>12/22/2025</b>										
▸ <b>Phase 2 Structure (Steel at GL1-3; Concrete at GL 2x-3)</b>	<b>24%</b>	<b>92.5 days</b>	<b>8/6/2024</b>	<b>12/12/2024</b>										
▸ <b>Concrete &amp; CMU - GL 2x - 3</b>	<b>10%</b>	<b>44 days</b>	<b>9/10/2024</b>	<b>11/8/2024</b>										
Shearwalls SW1-SW8; GB-3 (N&S)	5%	6 wks	9/16/2024	10/25/2024										
Mechanical & electrical rough-in	2%	5 wks	9/16/2024	10/18/2024										
Rosa Formwork demobilize from site (GL2x-3 concrete complete)	0%	0 days	10/25/2024	10/25/2024										
N&S block wall construction	0%	2 wks	10/28/2024	11/8/2024										
▸ <b>Structural Steel - GL1x - 3</b>	<b>0%</b>	<b>33.5 days</b>	<b>10/28/2024</b>	<b>12/12/2024</b>										
Encore steel mobilization	0%	1 day	10/28/2024	10/28/2024										
Steel erection (including decking) - working from GL1x out	0%	4 wks	10/29/2024	11/25/2024										
▸ <b>Permanent Power</b>	<b>0%</b>	<b>426 days</b>	<b>4/1/2024</b>	<b>11/18/2025</b>										
▸ <b>Site Electrical</b>	<b>0%</b>	<b>332 days</b>	<b>4/1/2024</b>	<b>7/9/2025</b>										
Utility owned equipment manufacturing - pad mount transformer & switch gear	0%	10 mons	4/2/2024	1/6/2025										
▸ <b>Distribution from MDP</b>	<b>1%</b>	<b>307 days</b>	<b>9/16/2024</b>	<b>11/18/2025</b>										
1200amp MDP long lead delivery ORDERED - manufacturing & delivery to site	0%	50 wks	9/24/2024	9/8/2025										



# The many phases of the Arts Centre

## Phase 1

Formwork & Rebar Complete

Steel to follow Ph2 shear walls

## Phase 2

Concrete work to be done by this month

Steel to follow Ph1 steel

## Phase 3

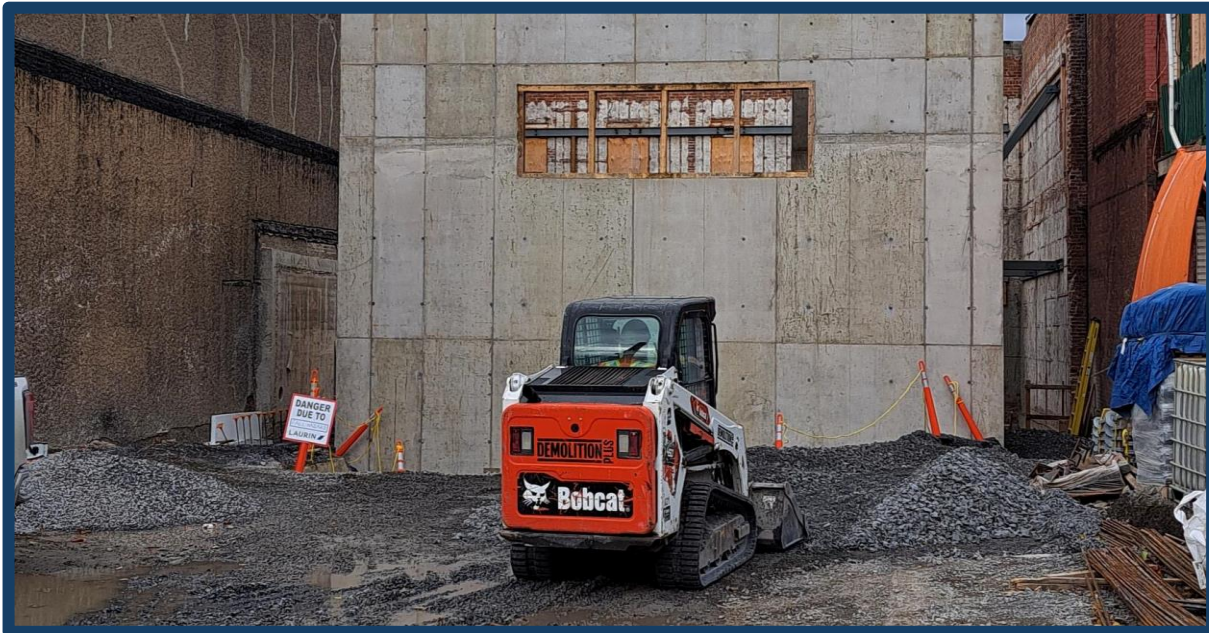
Excavation to follow Ph1&2 steel

Helical piling, concrete work, masonry, and steel will follow subsequently





November 2024 Site Visit





To be continued.....

