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## Remai Modern Art Gallery of Saskatchewan Update

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide the Executive Committee with an update on the Remai Modern Art Gallery of Saskatchewan (Remai Modern AGS).

### Report Highlights

1. The Contractor is projecting total performance of their work by May 14, 2016, which is the date prescribed by the Contract.
2. The Project has had schedule impacts due to the 2013 increased river levels, site soil conditions, the winter temperatures of 2013/14, delay claims associated with structural steel and impacts due to changes and additions.
3. The largest immediate challenge to the project will be for the Contractor to keep the City informed of its completion dates and the status of the work.

### Strategic Goals

This project supports the Quality of Life Strategic Goal relating to the implementation of the Municipal Culture Plan. It supports the Four-Year Priority to enhance the quality of life in Saskatoon by directing expenditures toward amenities in neighbourhoods to enhance and protect property values and encourage private investment.

### Background

The Remai Modern AGS construction contract was awarded in March 2013, with a target for completion in 2016.

### Report

The Contractor is continuing to progress on the gallery construction contract. There have been schedule impacts and the status of their schedule is updated monthly. The Contractor is projecting total performance of their work by May 14, 2016, which is the date prescribed by the Contract. The contractual consequence for failure to meet that date are essentially the City's out of pocket damages.

The contract is being administered by the Architect team hired by the City in June 2010, with overall project oversight provided by the Major Projects division since 2014.

The Remai Modern AGS is planning the move and transition and opening of the gallery which will occur after total performance of the contract.

**Financial Implications**

Capital Project # 1813 Remai Modern AGS has been approved for funding in the amount of \$81,834,160. This number includes \$1.6 million of deferred items that were added to the project and funded by Gallery fundraising as well as \$6 million approved as part of the 2015 Capital Budget.

The funding is made up of the following components:

- \$22,095,160 – Remai Gallery Pre & Post 2013 Fundraising
- \$29,487,000 – City Contribution (Borrowing for 25 Years, \$1.3 million annual repayment) and Major Recreational and Cultural Facilities Mill Rate Funding Plan
- \$ 488,000 – Remai Board Loan from City for Kitchen Equipment
- \$ 4,093,000 – Provincial Funding – Building Communities
- \$12,651,000 – Provincial Funding – Building Canada
- \$13,020,000 – Federal Funding – Building Canada
- \$81,834,160 – Total

In addition to the capital project approved by City Council on March 18, 2013:

- i) Land costs of \$1,890,000 were excluded from the total project costs as the City would be required to borrow additional funds and pay the River Landing Project who developed and assembled the land.
- ii) That Persephone Theater funded an additional \$662,577 of construction for the Remai Arts Centre portion of the construction contract.

In addition to the construction costs, land costs and Persephone work, the Remai Modern Art Gallery is funding transition and implementation costs associated with becoming the Remai Modern AGS. The Gallery has informed the Administration that the \$1.6 million of deferred items have now been funded.

The Remai Modern is also proceeding to industry to obtain a proponent to fit out and run the restaurant and the catering kitchen.

**Public and/or Stakeholder Involvement**

No public and/or stakeholder involvement would be required.

**Communication Plan**

All public project reports and updates are being posted to the City's Website.

**Environmental Implications**

As a LEED® building, the Remai Modern AGS will be designed, constructed and operated to optimize energy efficiency and indoor air quality. Construction and operation will result in the consumption of non-renewable resources and the generation

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of GHG emissions; however, meeting the performance requirements of LEED® will result in a net decrease in GHG emissions when compared to a non-LEED® building.

### **Other Considerations/Implications**

There are no policy, privacy, or CPTED implications.

### **Due Date for Follow-up and/or Project Completion**

The next project update will be brought to the Executive Committee in mid-2015.

### **Public Notice**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

### **Report Approval**

Written by: Mike Gutek, Director of Major Projects  
Reviewed by: Mike Gutek, Director of Major Projects  
Approved by: Jeff Jorgenson, General Manager, Transportation & Utilities  
Department  
Approved by: Murray Totland, City Manager

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