























Report

Project Manager's Monthly Report Maple View Lodge Redevelopment



March 26, 2025

making the **difference**

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Financials











Executive Summary - Maple View Lodge Redevelopment



Report Date

March 21, 2025

Prepared by

Hazem Osman /Mohamed AlAzab

Checked by

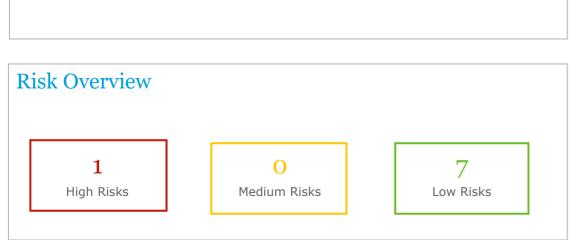
Greg Stallard

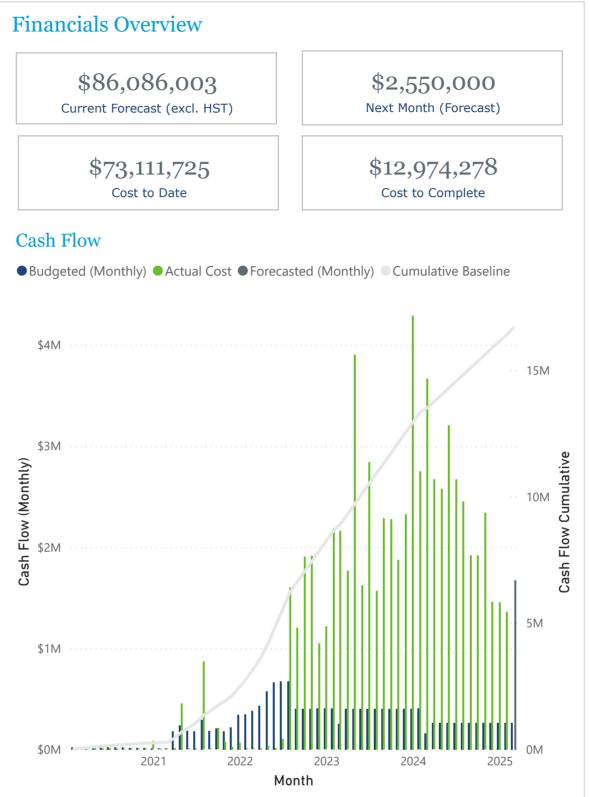
Project Scope

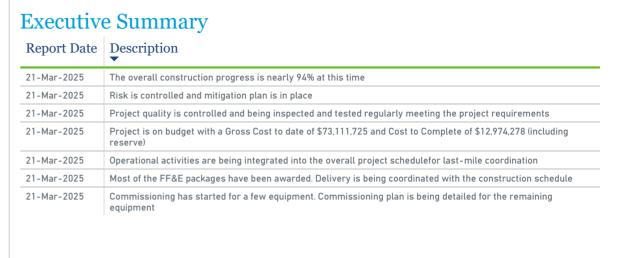
The primary goal of this project is to build a new 192 bed residence adjacent to the existing one, that already owns 60-bed, and will be serving the aging population of the Town of Athens and the surounding rural community.

Change Control Overview 126 13 113 3.49M Number of Changes Approved Changes **Pending Changes** Contingency Remaining \$2M \$2M \$6,267 26.88% % Contingency of CTC Pending \$ \$ Submitted \$ Approved







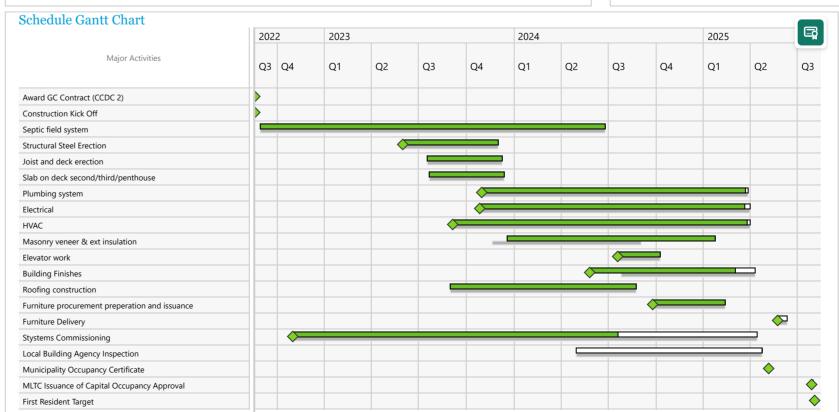


Headlines and Achievements

Report Date	Description
21-Mar-25	Bathrooms installation and bathroom carpentery, hardware, and countertops progressed
21-Mar-25	Bulkhead finishing in common areas (vestibules, living rooms, meeting rooms and elevator lobby)
21-Mar-25	Commissioning activities started on site
21-Mar-25	Corridor doorway jams installed
21-Mar-25	Doors and door handrails are installed
21-Mar-25	Exterior Furniture Tender review completed and award recommendation is prepared
21-Mar-25	Flooring installation progressed on all floors
21-Mar-25	Kept MLTC informed by issuing periodical reports and providing all necessary clarification and supporitng documents
21-Mar-25	Millworks delivered and porgressed on site.
21-Mar-25	Monitoring wells constructed and testing is planned soon
21-Mar-25	NW corridor handrail installed
21-Mar-25	Signage Tender issued to be closed on March 30th
21-Mar-25	Specialty lighting and lighting fixtures continued installation
21-Mar-25	Stone works almost completed
21-Mar-25	Wall painting continued on all floors

Upcoming Headlines and Achievements

Report Date	Description
21-Mar-25	Continue commissioning plan and functioning testing
21-Mar-25	Continue finishings at all levels
21-Mar-25	Intergrated Testing Plan to be coordinated for site inspection
21-Mar-25	Newterra syustem completion of loose items and preparation of commissioning























Control









Site Manpower

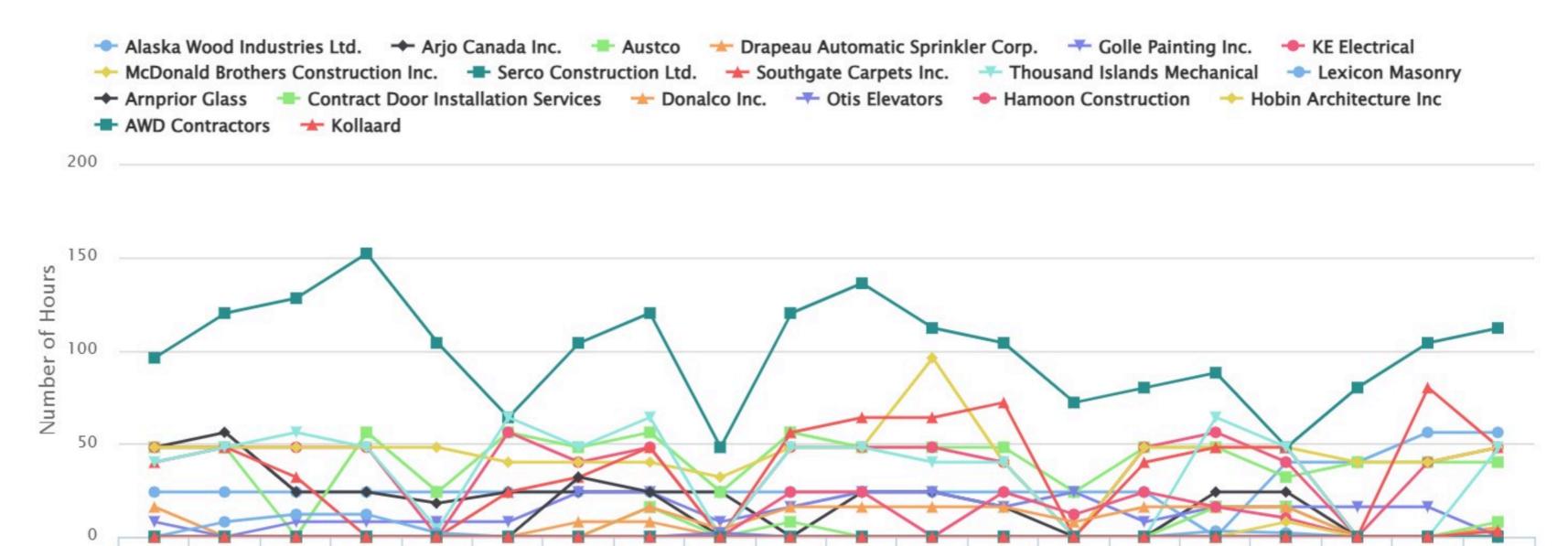
Manpower for the last month has been the following, showing an average day count of between 50-60 workers.

✓ MANPOWER GRAPH

02/24/25

02/27/25

03/04/25



03/10/25

03/13/25

03/18/25

03/24/25











Decisions





Financials











Stakeholder Management



Health and Safety

Health	and Safety Information/Updates
Ref ID	Description
Ref 1	All workers on site ere their required PPE for the project and their respective tasks
Ref 2	All tools in use had their daily inspections completed
Ref 3	All required signage was in place where required
Ref 4	No electrical hazards were observed during this inspection
Ref 7	All required guardrails and barriers were installed and met all requirements
Ref 8	All ladders in use meet requirements of proper class and are maintained in good working condition
Ref 8	Lighting was sufficient throughout the project
Ref 09	A baker scaffold was observed missing a proper connective device to secure a wheel



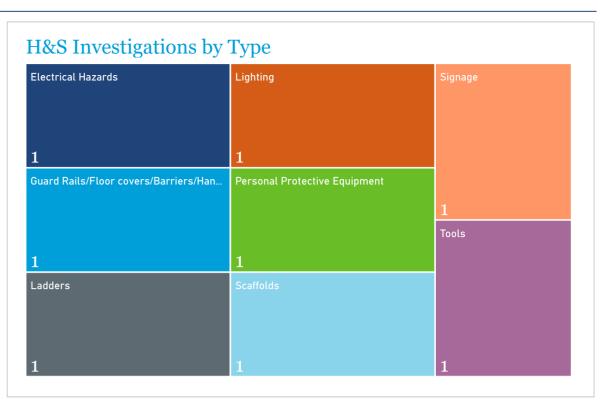
Raised and Completed within the last 30 days

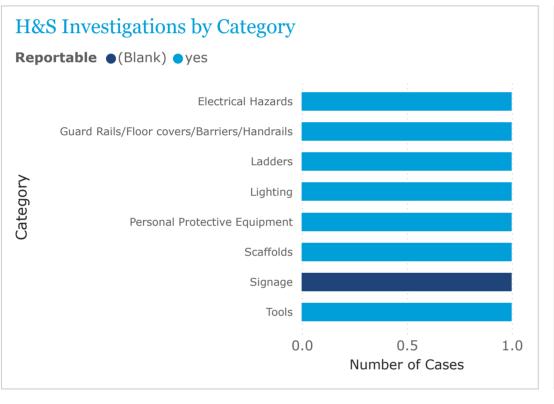
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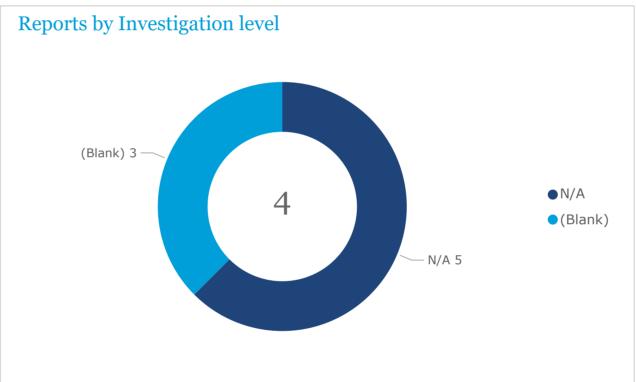
Raised over 30 days ago

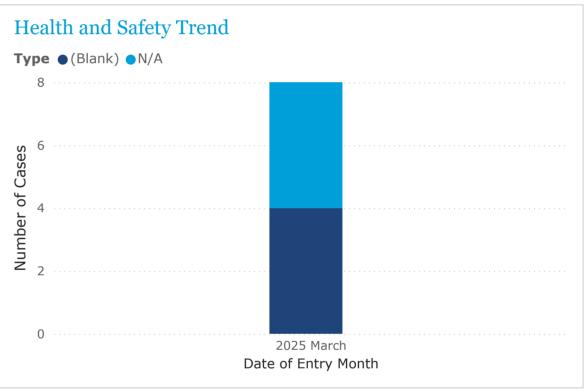
Total - Not Completed in Timescale

Total - Completed in Timescale









Health and	Safety -	Case Details				
Date of Entry	Ref ID	Category	Description	Actual Severity	Completed within timescale?	Investigation comments
21-Mar-2025	Ref 1	Personal Protective Equipment	All workers on site ere their required PPE for the project and their respective tasks	N/A	N/A	〈 -
21-Mar-2025	Ref 2	Tools	All tools in use had their daily inspections completed	N/A	N/A	〈 -
21-Mar-2025	Ref 3	Signage	All required signage was in place where required	N/A	N/A	〈 -
21-Mar-2025	Ref 4	Electrical Hazards	No electrical hazards were observed during this inspection	N/A	N/A	〈 -
21-Mar-2025	Ref 7	Guard Rails/Floor covers/Barriers/Handrails	All required guardrails and barriers were installed and met all requirements	N/A	N/A	〈 -
21-Mar-2025	Ref 8	Ladders	All ladders in use meet requirements of proper class and are maintained in good working condition	N/A	N/A	〈 -
21-Mar-2025	Ref 8	Lighting	Lighting was sufficient throughout the project	N/A		·
21-Mar-2025	Ref 09	Scaffolds	A baker scaffold was observed missing a proper connective device to secure a wheel	N/A	N/A	It is strongly advised that the connective device be replaced as soon as possible















Financials









Stakeholder Management



Schedule

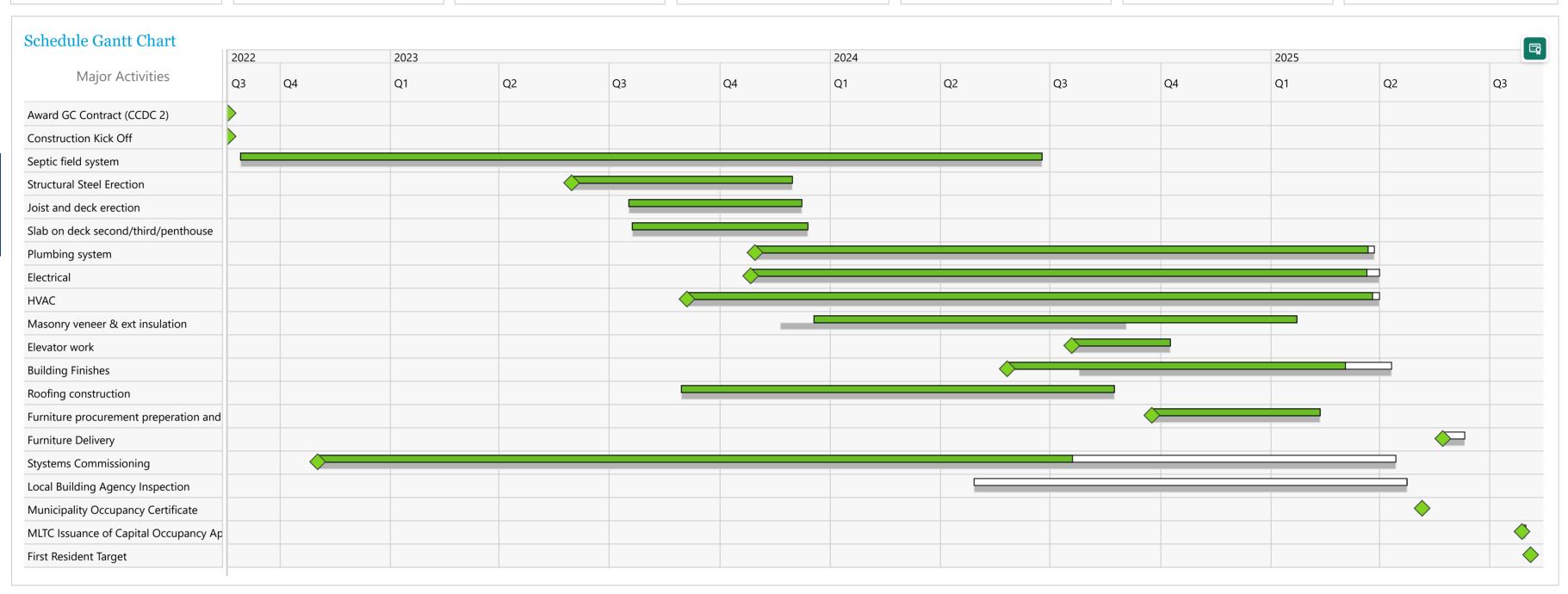
13 5
Completed In Progress

5 Not Started

1
Early Milestones

1 Late Milestones 21
On Baseline

O Late and Critical



Schedule Details

Task ID	Task Name	Start Date	Baseline Start Date	End Date	Baseline End Date	Physical % Complete Further Information
M_01	RFP for Project Management Services	7/3/2019	7/3/2019	11/12/2019	11/12/2019	100.00%
M_02	Project Plannign and Initiation	11/13/2019	11/13/2019	6/9/2020	6/9/2020	100.00%
M_03	Design Progress	6/10/2020	6/10/2020	5/20/2022	5/20/2022	100.00%
M_04	Award GC Contract (CCDC 2)	8/19/2022	8/19/2022	8/19/2022	8/19/2022	100.00%
M_05	Construction Kick Off	8/19/2022	8/19/2022	8/19/2022	8/19/2022	100.00%
M_06	Septic field system	8/29/2022	8/29/2022	6/24/2024	6/24/2024	100.00%
M_07	Structural Steel Erection	5/31/2023	5/31/2023	11/30/2023	11/30/2023	100.00%
M_08	Joist and deck erection	7/17/2023	7/17/2023	12/8/2023	12/8/2023	100.00%
M_09	Slab on deck second/third/penthouse	7/20/2023	7/20/2023	12/13/2023	12/13/2023	100.00%
M_10	Plumbing system	10/30/2023	10/30/2023	3/27/2025	3/27/2025	99.00%
M_11	Electrical	10/27/2023	10/27/2023	3/31/2025	3/31/2025	98.00%
M_12	HVAC	9/4/2023	9/4/2023	3/31/2025	3/31/2025	99.00%
M_13	Masonry veneer & ext insulation	12/18/2023	11/20/2023	1/22/2025	9/2/2024	100.00%
M_14	Elevator work	7/19/2024	7/19/2024	10/9/2024	10/9/2024	100.00%
M_15	Building Finishes	5/27/2024	7/25/2024	4/10/2025	4/10/2025	88.00%
M_16	Roofing construction	8/30/2023	8/30/2023	8/23/2024	8/23/2024	100.00%
M_17	Furniture procurement preperation and issuance	9/24/2024	9/24/2024	2/10/2025	2/10/2025	100.00%
M_18	Furniture Delivery	5/23/2025	5/23/2025	6/10/2025	6/10/2025	0.00%
M_19	Stystems Commissioning	11/1/2022	11/1/2022	4/14/2025	4/14/2025	70.00%
M_20	Local Building Agency Inspection	4/23/2025	4/23/2025	4/29/2024	4/29/2024	0.00%
M_21	Municipality Occupancy Certificate	5/6/2025	5/6/2025	5/7/2025	5/7/2025	0.00%
M_22	MLTC Issuance of Capital Occupancy Approval	7/28/2025	7/28/2025	7/31/2025	7/31/2025	0.00%
M_23	First Resident Target	8/4/2025	8/4/2025	8/4/2025	8/4/2025	0.00%

























Stakeholder Management



Issues and Decisions



O Medium Urgency

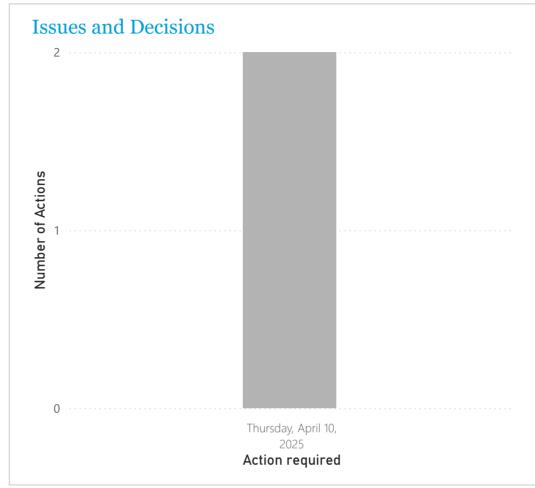
2 Low Urgency

Issues and Decisions 2 0 Completed Remaining



0 Overdue within one week







Issues and Decisions - Detail

Heading	Description/Impact	Date Completed	Action required	Days until Overdue RA
Exterior furniture & Window covering packages	Under technical and operational evaluation (Decision for award is pending)	!	Thursday, April 10, 2025	15
Signage procurement strategy	Award strategy to be confirmed	!	Thursday, April 10, 2025	15









Schedule









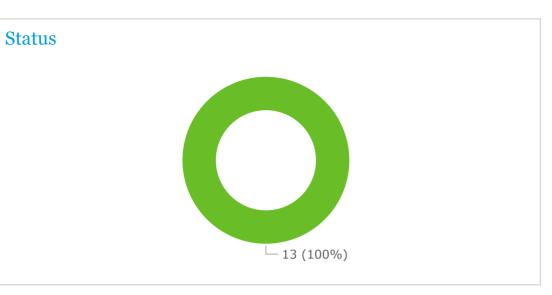








Consultant Progress

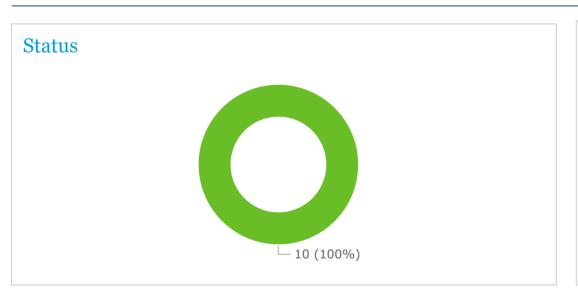






Consultant Progress	- Breakdown		
Activity	Consultant	Description	RAG
Construction Administration	Project Manager	Maintained close coordination with the GC to coordinate for construction meeting, construction progress, and necessary work permits.	
Construction Administration	Commissioning Agent	Commissioning activities started on site	
Construction Administration	Prime Consultant	Continued construction coordination and resolving site issues	
Construction Administration	Project Manager/GC	Continuous coordination of IT items to integrate with the base construction packages and commissioning schedule	
Construction Administration	Project Manager	Coordinate, control and follow up for the change orders' approvals	
Construction Administration	Prime Consultant	Coordination between contractor and subconsultants for review and assessment of change orders	
Construction Administration	Project Manager	Four of the FF&E tenders have been closed. One package awarded, other packages reviewed and prepared recommendations for award	
Construction Administration	Project Manager	Implemented the construction communication strategy and meet the challenges of staff medical leave and ensure maintained flow of information among the project teams	
Construction Administration	Project Manager	Kept MLTC informed by issuing periodical reports and providing all necessary clarifications and supporting documents	
Stakeholder Management	Project Manager	Lead bi-weekly Project Team meeting with UCLG, MVL leadership, and HAI	
Construction Administration	Project Manager	Monitored and controlled the risk and updated the risk status to reflect cost of the risk, reviewed the mitigation plans and identify residual risks	
Construction Administration	Newterra	Preparation and coordination for Newterra system commissioning by end of April.	
Construction Administration	Fire Testing Consultant	Revised report related to ULC S1001 Integrated Systems Training concluded. Preparing for site inspections	

Contractor Progress







Activity	Contractor	Description	RAG
Contractors Activities	MBC	Flooring installation progressed on all floors	
Contractors Activities	MBC	NW corridor handrail installed	
Contractors Activities	MBC	Specialty lighting and lighting fixtures continued installation	
Contractors Activities	MBC	Wall painting continued on all floors	
Contractors Activities	MVL	Bathrooms installation and bathroom carpentery, hardware, and countertops progressed	
Contractors Activities	MVL	Bulkhead finishing in common areas (vestibules, living rooms, meeting rooms and elevator lobby)	
Contractors Activities	MVL	Corridor doorway jams installed	
Contractors Activities	MVL	Doors and door handrails are installed	
ontractors Activities	MVL	Millworks delivered and porgressed on site.	
ontractors Activities	MVL	Stone works almost completed	













Issues and Decisions



Financials

Financial Commentary

This cost plan will continue to be updated as the project progresses, and all remaining commitments and invoices are processed for the project

As the project progresses the project forecast will be monitored and continue to be updated monthly

 $The \ approved \ project \ forecast \ remained \ as \ the \ previous \ reporting \ period \ . \ The \ below \ construction \ cost \ is \ based \ on \ the \ GC \ contract \ value$

Some fundraising items have been implemented in the change order. Other items are still under review and pricing

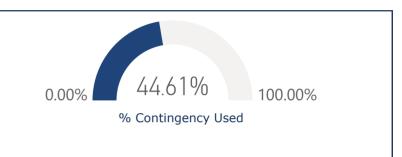
Cost Report ● Cost to Date ● Forecast Completion Cost \$60M Cost \$40M FF&E Costs Land Costs Construciton Fees and Miscellaneous Contingencies Consultants Costs Costs Petmits Costs Cost Summary

\$86,086,003
Current Forecast (excl. HST)

(Blank)

Next Month (Forecast)

\$12,974,278 Cost to Complete



26.88%
% Contingency of CTC

3.49M
Contingency Remaining











Management



Cash Flow Budgeted (Monthly) Actual Cost Forecasted (Monthly) Cumulative Baseline 7.11M (8.86%) 1.10M (91.14%) Plinvoiced and Uncommitted Committed and Uncommitted 1.11M (8.86%) 1

Cost Summary	Previous Budget	Budgeted Total Cost	Committed to Date	Current Forecast (incl HST)	Variance	Cost to Date (excl. HST)	Cost to Complete (excl. HST)
Land Costs	\$93,500	\$97,145	\$97,145	\$115,630	\$18,485	\$63,720	\$51,910
Construciton Costs	\$47,737,044	\$71,843,457	\$72,415,339	\$72,570,642	\$727,185	\$68,524,246	\$4,046,396
FF&E Costs	\$3,588,728	\$4,122,215	\$2,976,428	\$4,122,215	\$0	\$142,988	\$3,979,227
Consultants Costs	\$3,745,121	\$4,209,099	\$4,248,050	\$4,216,786	\$7,687	\$3,937,423	\$279,363
Fees and Petmits	\$814,000	\$289,000	\$252,922	\$289,000	\$0	\$253,449	\$35,551
Miscellaneous Costs	\$1,227,462	\$1,275,555	\$228,128	\$1,284,089	\$8,534	\$189,899	\$1,094,190
Contingencies	\$6,297,070	\$4,249,532	\$0	\$3,487,641	(\$761,891)	\$0	\$3,487,641
Total	\$63,502,925	\$86,086,003	\$80,218,011	\$86,086,003	\$0	\$73,111,725	\$12,974,278







Safety













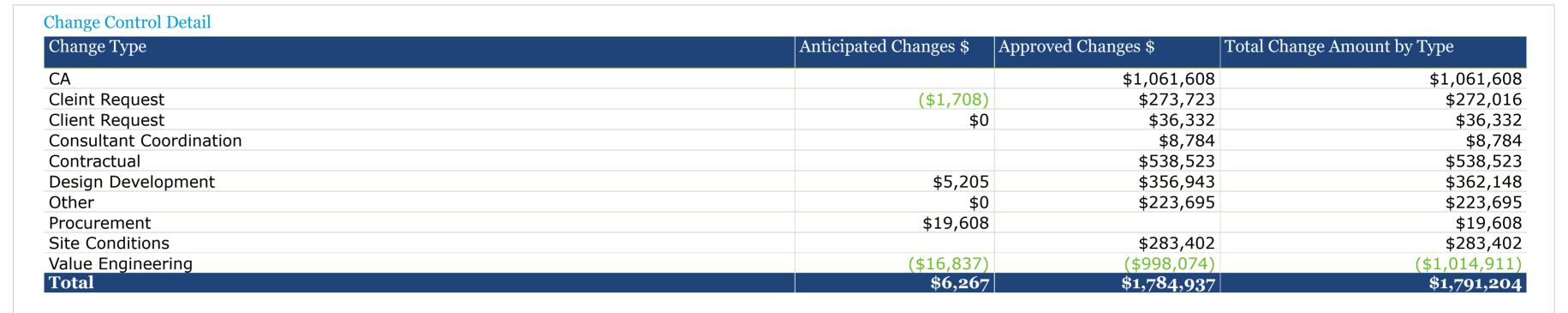




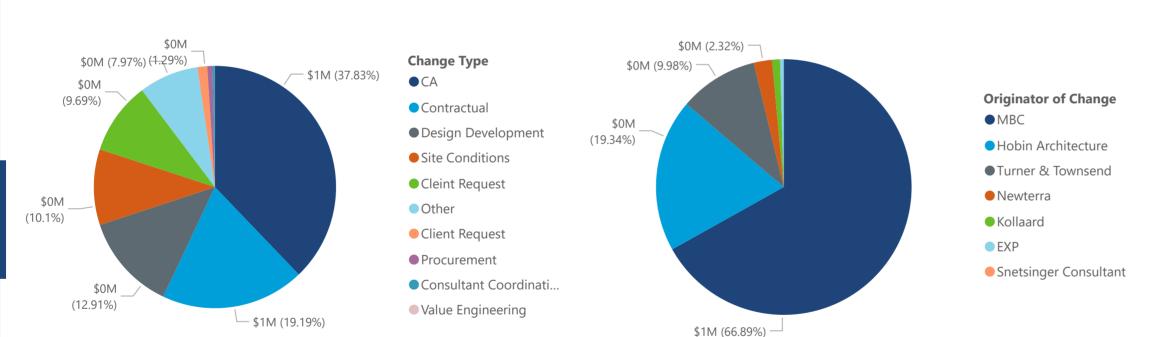




Change Control



Amount by Change Type



Amount by Change Originator













Schedule



Issues and Decisions





Financials



Risk Register

Scale	Description	Cost Impact	Schedule Impact
5	Severe	>\$8M	> 6 Months
4	Major	\$3M-\$8M	3-6 Months
3	Moderate	\$1M-\$3M	1-3 Months
2	Minor	\$500k-\$1M	2 Weeks- 1 Month
1	Insignificant	<\$500k	1-2 Weeks



Current Top Risks

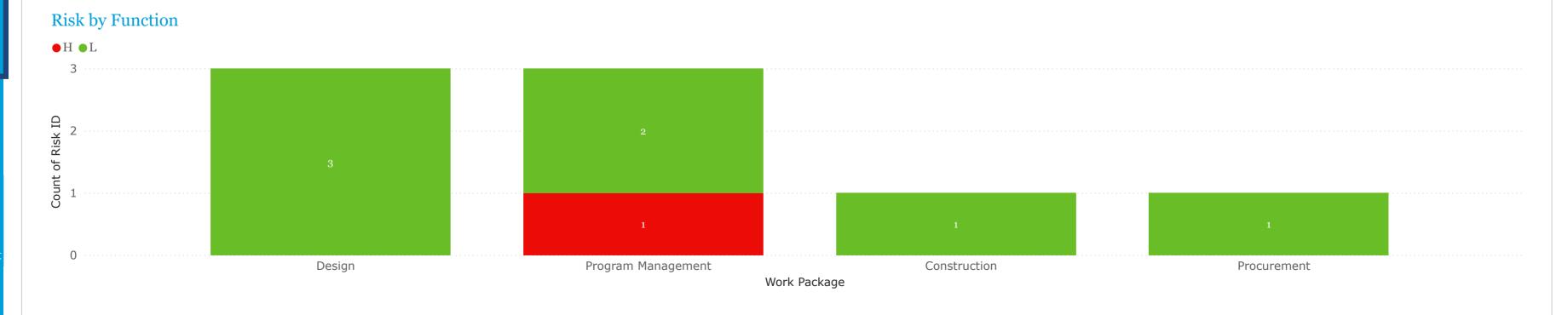
k ID	Title	Effect	Actions for Next Period	Cost Impact (0-5)	Schedule Impact (0-5)	Risk Level
	Owner/end-user-driven design changes	Which will require redesign to incorporate chnages	Changes must be addressed through Change Control System. Update- maintaing coordination with MLTC for awareness of potential changes	0	2	L
2	MLTC approvals	Resulting in significant delay to occupancy	T&T to keep MLTC informed on project performance, progress, challenges, and changes (design chnaged must be flagged to MLTC). T&T to engage MLTC in critical decisions when applicable	0	3	Н
3	Safety Incident	Which can lead to serious incidents, reputational and media damage to stakeholders, action from MoL. Near misses not being reported, failing to respect tag-out systems, not inspecting their equipment or using equipment despite identifying issues are all examples	MBC will continue to reinforce their site safety program and ensure subtrades are respecting. Moreover, most of the risky activities have been completed.	O	2	L
	Waste Water System Integeration	Leading to complications and delays to commissioning the facilities	Installation is nearly complete at this stage. Contract to be awarded to Clearford (update expected spring 2024)	0	1	L
5	Trade Insolvency and Tariffs	Resulitng in retendering, quality of work/compatibility concerns, schedule delays and costs to acquire a new vendor, gaps in responsibilities and warranties	Contractor and consultants are familiar with many of the subtrades involved. Also considering that most of the project has been procurred and completed	0	2	L
6	RFI Processing Time	Leading to delays of relevant design and constrcution activities	Following RFI process. Update - Work is progressing well, RFIs have been very smooth. Regular site visits support sharing of information	0	1	L
7	Hydro Service Connection	Leading to delays of switchboard shop drawings or disruption of service once tied-in to existing network	Coordinating with Endbridge to get service in summer 2023 as required for winter heat requirments	2	0	L
8	Municipality Approvals	Resulting in significant delay to occupancy	T&T to coordinate between project teams and contact municipality on timely manner addressing requirements	0	2	L



























Financials





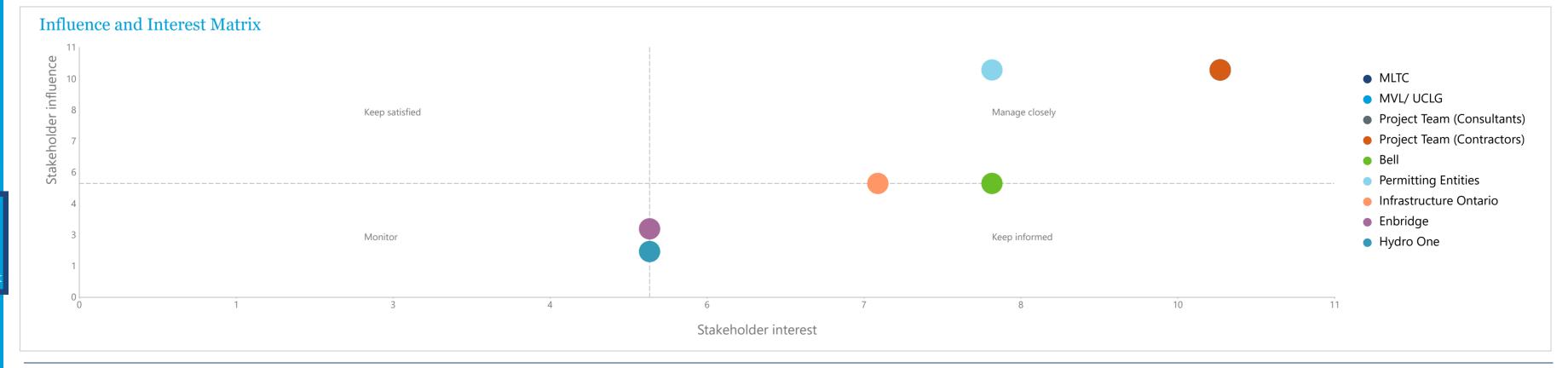






Stakeholder Management

Stakeholder Organisation	Description	Status
Bell	Service provider with interet from a competitional point of view. Average influence, which is lmited to the relevant technical aspects and relevant procurement.	
Enbridge	Service provider with average level of interest and no major influence during construction except for potential construction saving. Cooridnation is ongoing to ensure early provision of service for construction benefit.	
Hydro One	Service provider with average level of interest and low influence except for specialized technical aspects. Informed at the concerened level of hydro requirements and relevant coordination.	
Infrastructure Ontario	No technical influence, but mainly financial interets as a funding entity interested in monitoring progress.	
MLTC	MLTC is the prime stakeholdser and prime influencer of this project. Kept informed with the satisfactory level of reporting information specified by their organization. Their influence is very high on the success of the project.	
MVL/ UCLG	End User and main developer of the project. Very high interest in the succes of theproject and veru high influence on decision making. Full information, full engagement, and close coordination	
Permitting Entities	Including municipal and ministry bodies responsible for permitting. Above average interest and high interest as law forcing and issuers of permits. Should be kept informed for relevant technical information and by-law implemntation.	
Project Team (Consultants)	Including the PM/CM, Prime Consultant, and sub consultants. Very high interest and very high influence on the project success. They are collectively responsible for developing the project, monitoring controlling, and mutuial coordination, Responsible also for reporting and implemntation of th eproject.	
Project Team (Contractors)	Including the General Contractor, sub contractors, specialty trades, and vendors. Very high interest and very high influence on the project success. They are collectively responsible for implemnting the project, and mutuial coordination, Responsible also for reporting and progress.	























Financials



Control









Appendices

Reference Information

Appendix

- 1) Construction Progress
- 2) Cost Plan
- 3) Master Schedule
- 4) Change Management Log
- 5) Risk Register





















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SW Semi Private Counter Tops
Complete



SW 3rd Floor Common Corridor Flooring



NW 3rd Dining Room Specialty Lighting



SW 3rd Floor Dining Room Flooring \dots



NW 3rd Floor Corridor Doorway Jams



 ${\rm NW}$ 3rd Floor Care Centre/Sun Room

Door Jams



1080 Refrigerated Garb/Recycling



Ground Floor SW Semi Private Corridor Doors and Flooring



Semi Private Barn Door Mack Up



SW Ground Floor Private Suite Corridor Doors/Flooring



SW 3rd Floor Dining Rooms T-Bar Complete

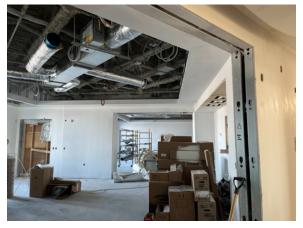


T-Bar nearing completion 3rd Floor Core Elevator Corridor



NW Semi Private Cabinetry/Hardware

Progressing



SW 2nd Floor Dining Rooms Ready for

Paint



Ground Floor Meeting Room Bulkhead

Framing Complete



NW Corridor Railing



Corridor 0208 Ready for Paint



Ground Floor Home/Shared Kitchen

Paneling Complete





SW 3rd Floor Corridor Lighting/Device Installs



SW 3rd Floor Common Area Room Finishing Progress



2nd Floor NW Dininf Room Paint Progress



SW 3rd Floor Semi Private Suite Sinks/ Toilets Installed



3rd Floor NW Dining Room Ceiling Progress - Lighting



2nd Floor Core Elevator Vestibule **Bulkhead Finishing Progress**

Maple View Lodge Redevelopment 744 County Road 42 Athens, Ontario K0E 1B0



Ground Floor Core Elevator Vestibule Ceiling Progress



Rear Canopy Siding Nearing Completion



Stone Works Complete Rear of Building Bump Out/Siding Preparation

Turner & Townsend

Maple View Lodge Redevelopment PROJECT BUDGET REPORT

Owner / Client: United Counties of Leeds & Granville
Location: Ottawa, Ontario
TAET Project No.: Care County of Tuesday, March 25, 2024
Tuesday, March 25, 2024

\$ 6,297,000.00 \$ 0.446142479 \$ 2,809,359.19 0.553857521 \$ 3,487,640.81 \$

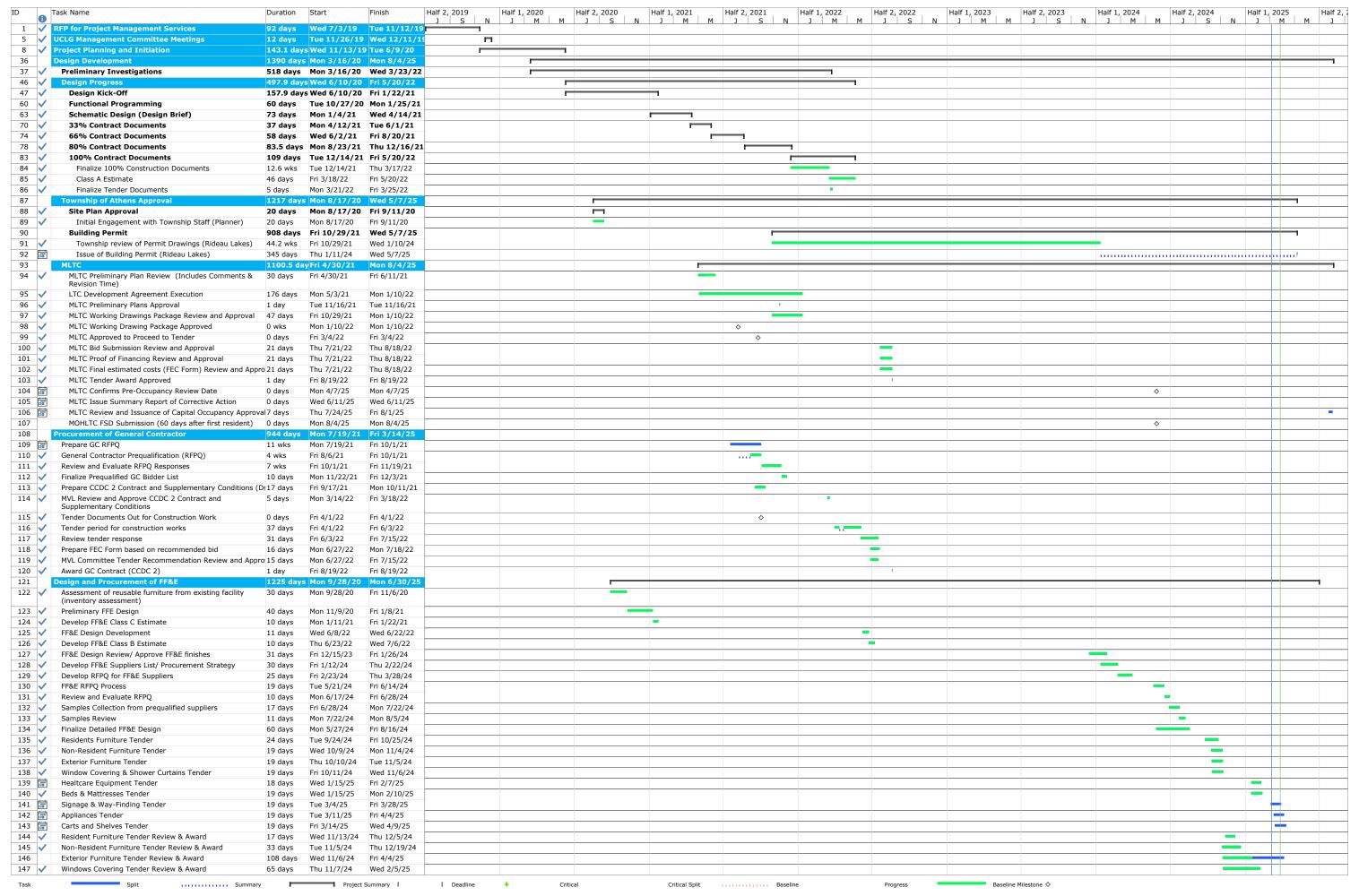
1,054,181.00 \$ 5,242,819.00 515633 2,293,726 538,548.00 \$ 2,949,092.81 49% 44%

Period From: To:

35 Feb 21, 2025 Mar 21, 2025

Series Company Compa	WBS																HOLDBACK
Column C	Code											VARIANCE	CONTINGENCY USAGE			COMMITTED COST TO COMPLETE	RETAINED
Company Comp	A A01		93,500	3.645	97.145	83.740	13.405	97.145	18.485	0	115.630	18.485	31,890	63.720	51.910	33.425	0
18			93,500	3,645	97,145	83,740	13,405	97,145	18,485	0	115,630	18,485	31,890	63,720	51,910	33,425	0
Company Control Control Company Control Contro	В	HARD COSTS									0						
## PARTICLES EQUIPMENT FAMILY PARTICLES 1,25,000	B01	Building Construction	47,737,044	24,106,413	71,843,457	71,317,589	1,097,750	72,415,339	155,303	0	72,570,642	727,185	1,253,053	68,524,246	4,046,396	3,891,093	(6,772,941)
Column Part								72,415,339	155,303		72,570,642	727,185					(6,772,941
Column C			47,737,044	24,106,413	71,843,457	71,317,589	1,097,750	72,415,339	155,303	0	72,570,642	727,185	1,253,053	68,524,246	4,046,396	3,891,093	(6,772,941
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10 10 10 10 10 10 10 10			3,300,720	333,467	4,122,215	2,976,428		2,976,428		1,143,787	4,122,215		•	142,900	3,979,227	2,633,440	U
Cost Controlled Studies	D01		2 072 000	251 245	2 124 245	3 900 000	224 245	2 124 245	0	0	2 124 245	0	224 245	2 007 575	216 770	216 270	(207.067
October Content Cont									0	0		0					(207,007)
Chema Auditors				0			0		0	19,000		ō	0				ō
District			73,391	0	73,391	73,391	0	73,391	0	0	73,391	0	0	73,901	(510)	(510)	0
Part			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commissioning Agent			0	0	0	64,050	0	64,050	0	(56,363)	7,687	7,687	0	7,687	0	56,364 0	0
CONSULTANT COSTS SUBTOTAL 2,745,121 2,745,121 3,745,121 4,03,078 4,209,099 3,740,416 507,633 4,216,786 7,687 507,633 3,937,423 2,79,363 3,937,423			50,000	ő	50,000	43,900	ő	43,900	Ö	6,100	50,000	ŏ	0	20,150	29,850	23,750	ő
FEES A PERMITS	D18		0	0	0	0	0	0	0	0	0	0	0	0	. 0	0	0
Development Charges			3,745,121	463,978	4,209,099	3,740,416	507,633	4,248,050	0	(31,263)	4,216,786	7,687	507,633	3,937,423	279,363	310,627	(287,067)
Education Development Charges 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	E		_	_		_		_		_	_	_					_
Ballofing Permit	E01		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Plan Application 0 0 0 0 0 0 0 0 0			800.000	(525,000)	275.000	252.172	0	252.172	0	22.828	275.000	0	0	253.449	21.551	(1.277)	0
FEES & PERMITS SUBTOTAL 814,000 (525,000) 289,000 252,922 0 252,922 0 36,078 289,000 0 0 253,449 35,551 (527) 814,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0	0	0	0	0	0	0	0	0	0	0	0	0	`´ o´	0
Superior	E05			0			0		0			0	0	0		750	0
FOI. Testing 8 Inspection			814,000	(525,000)	289,000	252,922	0	252,922	0	36,078	289,000	0	0	253,449	35,551	(527)	0
Testing & Inspection 150,000 48,093 198,093 198,093 198,093 8,535 206,628 0 (0) 206,627 8,534 17,070 166,500 40,127 40,128 0 1,089	F																
Equal Fees 66,000 0 60,000 13,500 8,000 21,500 0 38,500 60,000 0 0 0 0 0 0 0 0			0	40.000	0	0	0	0	0	(0)	0	0	0	0	0	0	0
Internal Costs 1.00,				48,093					0	38 500		8,534					0
MISCELLANEOUS COSTS SUBTOTAL 1,27,462 48,093 1,275,555 211,593 16,535 228,128 0 1,055,962 1,284,089 8,534 25,070 189,899 1,04,190 38,229 001 Construction Cont. 2,545,316 2,487,004 1,950,769) 546,235 0 0 0 0 0 1,723,261 0 0 0 0 5,93,669 0 0 0 0 5,93,669 0 0 0 0 5,93,669 0 0 0 0 5,93,669 0 0 0 0 5,93,669 0 0 0 0 5,93,669 0 0 0 0 0 5,93,669 0 0 0 0 0 5,93,699 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 0,002,478 0 0 0 0 0 0 0 0,002,478 0 0 0 0 0 0 0 0,002,478 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0,003,660 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			20,000	0	20,000	0	0	0	ō	20,000	20,000	ō	0	0	20,000	0	ō
G CONTINEENCY G01 CONSTRUCTION CONT. 2,545,316 (96,769) 2,448,547 0 0 0 0 1,723,261 (725,285) 0 0 1,723,261 (725,285) 0 0 1,723,261 (725,285) 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 1,723,261 (725,285) 0 0 0 0 1,723,261 (725,285) 0 0 0 0 1,723,261 (725,285) 0 0 0 0 1,723,261 (725,285) 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,723,261 (725,285) 0 0 0 0 0 1,72	F05	Financing Costs / Interest Costs		0		0	0	0	0			0	0	0		0	0
GOI Construction Cont.	6		1,227,462	48,093	1,2/5,555	211,593	16,535	228,128	0	1,055,962	1,284,089	8,534	25,070	189,899	1,094,190	38,229	0
GOZ Soft Cost Cont. 2,497,004 (1,950,769) 546,235 0 0 0 0 599,629 (36,606) 0 0 599,629 (36,606) 0 0 599,629 (36,606) 0 0 599,629 (36,606) 0 0 0 599,629 (36,606) 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 1,002,478 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	G01		2 545 216	(96.760)	2 448 547	0	0	0	0	1 723 261	1 723 261	(725.205)	0	0	1 723 261	0	0
G03 Client Management Reserve 1,002.478 0 1,002.478 0 0 0 0 1,002.478 0 0 0 0 0 1,002.478 0 0 0 0 0 1,002.478 0 0 0 0 0 1,002.478 0 0 0 0 0 1,002.478 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						0	0	0	0				0	0		0	0
CONTINGENCY SUBTOTAL 211.636 0 211.636 0 0 0 0 0 211.636 0 0 0 0 0 211.636 0 0 0 0 0 211.636 0 0 0 0 0 0 211.636 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	G03	Client Management Reserve	1,002,478	0	1,002,478	0	0	0	0	1,002,478	1,002,478	0	0	0	1,002,478	0	0
CONTINGENCY SUBTOTAL 6,297,070 (2,047,538) 4,249,532 0 0 0 0 0 3,487,641 (761,891) 0 0 3,487,641 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	G04	IT Cont.		0	40,636	0	0	0	0	40,636		0	0	0		0	0
TOTAL PROJECT BUDGET EXCLUDING VAT 63,502.925 22,583,078 86,086,003 78,582,688 1,635,323 80,218,011 173,788 5,694,204 86,086,003 0 1,817,645 73,111,725 12,974,278 4,272,847 (7,060,007 T VALUE ADDED TAX 101 HST (8) 13%) 8,255,380 2,935,800 11,191,180 10,215,749 212,592 740,247 11,191,180 2,935,800 236,294 8,586,723 2,604,457 1,841,618 (7,072,007 1),1857,1851,1851,1851,1851,1851,1851,1851	GUS			(2,047,538)		0	0	0	0			(761,891)	0	0		0	0
T VALUE ADDED TAX 10. HST (8-blate (66, 5%) (2,140, 904) (2,539, 467) (9,680, 373) (5,080, 273) (9,803, 274) (1,191, 180 (2,539, 467) (24,934) (7,427,516) (2,25,255) (1,593,000) (1,197,616) (2,539,467) (24,934) (7,427,516) (2,25,255) (1,593,000) (1,197,616)		·															
TOI HST (@ 13%) 8,255,380 2,925,800 11,191,180 10,215,749 212,592 10,428,341 22,592 740,247 11,191,180 2,935,800 226,294 8,586,723 2,604,457 1,841,618 07 10,215,749	T.		63,502,925	22,583,078	86,086,003	78,582,688	1,635,323	80,218,011	173,788	5,694,204	86,086,003	0	1,817,645	73,111,725	12,974,278	4,272,847	(7,060,007
102 HST Rebate (66,5%) (7,140,904) (2,539,467) (9,860,271) (8,236,623) (183,802) (9,020,515) (19,542) (640,313) (9,680,371) (2,539,467) (204,994) (7,427,516) (2,252,655) (1,593,000) (0,407,474,676) (1,407,476)	T01		0 255 200	2 025 900	11 101 100	10 215 740	212 502	10 429 241	22 502	740 247	11 101 100	2 025 000	226 204	0 506 777	2 604 457	1 941 619	0
VALUE ADDED TAX SUBTOTAL 1,114,476 396,333 1,510,809 1,379,126 28,700 1,407,826 3,050 99,933 1,510,809 396,333 31,900 1,159,208 351,602 0		HST Rebate (86.5%)			(9,680,371)		(183,892)	(9,020,515)	(19,542)		(9,680,371)	(2,539,467)	(204,394)	(7,427,516)			0
TOTAL PROJECT BUDGET (INCL HST) 64,617,401 22,979,411 87,596,812 79,961,814 1,664,023 81,625,837 176,838 5,794,138 87,596,812 396,333 1,849,545 74,270,932 13,325,880		VALUE ADDED TAX SUBTOTAL	1,114,476	396,333	1,510,809	1,379,126	28,700	1,407,826	3,050	99,933	1,510,809	396,333	31,900	1,159,208	351,602	(2)220/220/	0
		TOTAL PROJECT BUDGET (INCL HST)	64,617,401	22,979,411	87,596,812	79,961,814	1,664,023	81,625,837	176,838	5,794,138	87,596,812	396,333	1,849,545	74,270,932	13,325,880		(7,060,007)

Maple View Lodge Long Term Care Facility Turner & Townsend



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ID	Task Name	Duration	Start	Finish	Half 2, 2019 J S N	Half 1, 2020 J M M	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024 J M M	Half 2, 2024 H	lalf 1, 2025 Half 2, 2
148	Healtcare Tender Review & Award	19 days	Mon 2/10/25	Thu 3/6/25	J S IN	J v v	J 5 I		J 5 1	ואן ואן כ וא	J S IN	1 J M M	J 5 I		J S IN	J M M J
149	Beds & Mattresses Tender Review & Award	18 days	Tue 2/11/25	Thu 3/6/25												
150	Signage Tender Review & Award	9 days	Mon 3/31/25	Thu 4/10/25												
151 152	Appliances Tender Review & Award Carts & Shelves Tender Review & Award	10 days 10 days	Mon 4/7/25 Thu 4/10/25	Fri 4/18/25 Wed 4/23/25												
153	Resident Furniture Delivery & Install	10 days	Tue 6/3/25	Mon 6/16/25												_
154	Non-Resident Furniture Delivery & Installation	15 days	Fri 5/23/25	Thu 6/12/25												_
155	Exterior Furniture Delivery & Installation	7 days	Mon 6/2/25	Tue 6/10/25												-
156 =	Windows Covering Delivery & Installation	7 days	Fri 5/23/25	Mon 6/2/25												
158	Healthcare Equipment Delivery & Installation* Beds & Mattresses Delivery & Install	25 days 4 days	Mon 4/21/25 Mon 6/2/25	Fri 5/23/25 Thu 6/5/25												
159	Signage Delivery & Install	10 days	Wed 4/23/25	Tue 5/6/25												-
160	Appliances Delivery & Install	3 days	Fri 5/16/25	Tue 5/20/25												•
161	Carts & Shelves Delivery & Install	5 days	Thu 5/15/25	Wed 5/21/25												-
162 = 163	FF&E Deficiencies Construction	10 days	Tue 6/17/25 Fri 8/5/22	Mon 6/30/25 Thu 4/10/25										-		-
164 🗸	GC Kick Off	0 days	Fri 8/5/22	Fri 8/5/22						♦						
165 🗸	Construction Start	0 days	Fri 8/19/22	Fri 8/19/22												
166 🗸	Mobilize on Site	126 days	Mon 8/29/22	Tue 2/28/23												
167	Shop Drawings Overall Construction	550 days	Mon 8/29/22 Mon 8/29/22	Mon 10/14/24 Mon 4/7/25												
168 ** 169 */	Septic Field System	675 days 470 days		Mon 6/24/24										•		
170 🗸	Structural Steel Erection	132 days	Wed 5/31/23	Thu 11/30/23								-				
171 🗸	Joist & deck erection	105 days		Fri 12/8/23									_	•		
172	Slab on deck second/third/penthouse	107 days	Wed 8/1/18	Wed 12/13/23		<u></u>								1		
173	Plumbing system Electrical	369 days 346 days	Mon 10/30/23 Fri 10/27/23	Thu 3/27/25 Thu 3/13/25												
175	HVAC	336 days		Thu 3/13/25											111	
176 🗸	Elevator Work	70 days	Mon 8/19/24	Fri 11/22/24												
177	Elevator Testing and Inspection	12 days	Mon 3/3/25	Tue 3/18/25												-
178	Roofing Construction Exterior Wall Framing	260 days 139 days	Mon 8/28/23	Fri 8/23/24 Thu 3/21/24												
179 ✓	Masonry Veneer & Exterior Insulation	232 days	Mon 9/11/23 Mon 11/20/23										_			
181	Carpentry and Interior Partitions Work	305 days		Fri 1/31/25												_
182	Building Finishes	186 days	Thu 7/25/24	Thu 4/10/25												
183	Aluminum Curtain Walls and Windows	220 days		Fri 10/4/24												
184 🚟	Exterior Siding Work Millworks	320 days 123 days	Mon 12/18/23 Thu 10/24/24	Fri 3/7/25 Mon 4/14/25												
186	Site Finishes	99 days	Tue 8/6/24	Fri 12/20/24												
187 🚟	Systems Commissioning (Site Review & Equipment Startup	s 634 days	Tue 11/1/22	Mon 4/14/25							_					
188	Architect's Inspection	10 days	Mon 4/7/25	Fri 4/18/25												-
189 🚟	M&E Functional Testing Final Cleanup	90 days 18 days	Mon 12/16/24 Fri 3/28/25	Fri 4/18/25 Tue 4/22/25											_	
191	Local Building Agency Inspection	5 days	Wed 4/23/25	Tue 4/29/25												-
192	Fire Marshal's Inspection (F/A Inspection)	5 days	Fri 4/25/25	Thu 5/1/25												
193	Obtain Certificate of Occupancy	2 days	Tue 5/6/25	Wed 5/7/25												1
194 🚟	Complete Punch List and Deficiecy Correction Substantial Completion of Construction	30 days 10 days	Fri 4/4/25 Fri 4/25/25	Thu 5/15/25 Thu 5/8/25												
196		-	Mon 11/25/2													
197 🗸	Operator Submits Initial Occupancy Plan	0 days		Tue 11/26/24										♦		
198 🗸	Ministry Reviews Occupancy Plan	20 days	Tue 11/26/24	Mon 12/23/24											_	
199 a	Develop and Submit Final Occupancy Plan Ministry Review and Approval of Occupancy Plan	66 days 30 days	Thu 1/30/25 Fri 5/2/25	Thu 5/1/25 Thu 6/12/25			-									
200	Space Orientation	15 days	Fri 5/2/25 Fri 5/9/25	Thu 5/29/25	-											_
202	Execute Operator Training Program	30 days	Tue 6/17/25	Mon 7/28/25												-
203	Building Systems handed over to operations team	57 days	Fri 5/9/25	Mon 7/28/25												
204 🚟	Operator Submit Self-Assessment Checklist Operator Issue of Actual Total Completion	1 day	Tue 8/12/25 Wed 8/13/25	Tue 8/12/25 Wed 8/20/25												
205	Operator Issue of Actual Total Completion Operator Submit Permits and Certifications	6 days 0 days	Wed 8/13/25 Wed 8/20/25	Wed 8/20/25 Wed 8/20/25												
207	MLTC Confirms Pre-Occupancy Review Date	0 days	Thu 5/15/25	Thu 5/15/25												
208		0 days	Thu 5/29/25	Thu 5/29/25										♦		
209	Cx Staff Training (3 Sessions) + Operational Training	50 days	Tue 7/29/25	Mon 10/6/25												
210 🚟	Seasonal Cx Review Addressing and Performing MLTC Corrective Action	75 days 15 days	Mon 1/27/25 Wed 6/11/25	Fri 5/9/25 Tue 7/1/25												
212	MLTC Review and Issuance of Summary Report Corrective		Wed 7/2/25	Tue 7/8/25												-
213	Operator addresses required corrective action	10 days	Wed 7/9/25	Tue 7/22/25												-
214	Ministry informs operator of successful pre-occupancy reviews		Wed 7/23/25	Fri 7/25/25												•
215 216	Ministry issues Capital Occupancy Approval Letter Occupancy Certification/ License Issuance	4 days 1 day	Mon 7/28/25 Fri 8/1/25	Thu 7/31/25 Fri 8/1/25			-									•
217	Project Close Out		Mon 3/17/25	1 1												<u> </u>
218	Operations and Maintenance Manuals complete and handed		Fri 5/9/25	Mon 6/2/25												_
219	over to operations team As-built drawing completion	70 days	Tue 4/8/25	Mon 7/14/25												
220	Develop Asset Management Plan based on Final As-built	70 days 13 days	Tue 4/8/25	Thu 7/31/25												
	conditions															
221	Project Financial and Contractual Closeout	60 days	Tue 6/3/25	Mon 8/25/25												
222	Total Completion First Resident Target	1 day 1 day	Fri 8/1/25 Mon 8/4/25	Fri 8/1/25 Mon 8/4/25												
[54]	<u>, </u>	/	, ,, ==	, ,, 20	1	1	1						1			

Baseline Milestone ♦ Critical Split

Project Change Control Register

Client: United Counties of Leeds & Granville
Project Name: Maple View Lodge Redevelopment
I&T Project Number: can20291
Date: 2025/93/21

Contract Number	Cost Code	Vendor	Date Raised	CO #	Proposed Change Title	Reasons for change	Change Type	Change Status	Quote Date	Days to Quote	Quote Value	Approved Change Value	Current Cost Forecast	Sign off date by Client	Comments
A01-05	A01	Kollard Associates Inc. Kollard Associates Inc.	10/7/2021 2/1/2022	N/A	Additional Test Pit - Along Septic Pump Rental for Water Testino	Rock review Water Testing	Design Development Design Development	Approved	10/8/2021 2/2/2022	1 \$	1,000.00 2.000.00	\$ 2.000.00	\$ 2.000.00		
		Cassels	11/15/2021 5/1/2022	N/A N/A	Additional Geotech - BoreHoles Additional hours to support GC procurement	Rock Review GC procurement	Design Development Procurement	Approved	11/15/2021 6/1/2022	0 \$ 31 \$ 0 \$	7,980.00 8,000.00	\$ 8,000.00	\$ 8,000.00		
B01-02	B01		8/25/2022	N/A	Additional Water Testing Exterior Materials - Vinyl Siding	Monitoring water contents Value Engineering, proposed alternatives	Procurement Value Engineering	Approved Approved	6/30/2022 3/8/2023	195 \$	2,425.00 (399.00)	\$ 2,425.00 \$ (399.00)		4/18/2023	
				CO-001A	,	and manufacturer's recommendations	Value Engineering								
B01-02	B01 B01	MBC	4/27/2023 8/12/2022	CO-001B CO-001C	Interior Finishing - Wall Panels with ceramic tiles Interior Finishing - Wall Panels with ceramic tiles	Value Engineering, proposed alternatives Value Engineering, proposed alternatives	Value Engineering Value Engineering	Approved Approved	6/15/2023 8/12/2022	49 \$	(18,275.89)	\$ (18,275.89) \$ (163.888.22)		6/19/2023 5/11/2023	
B01-02	B01	MBC		CO-001D	Alternate Glazing Specifications	Value Engineering, proposed alternatives	Value Engineering	Approved	4/12/2023	131 \$	(34,200.00)	\$ (34,200.00)		4/25/2023	
B01-02	B01	MBC		CO-001E	Revised Food Service Equipment	Value Engineering, proposed alternatives	Value Engineering	Approved	12/19/2022	1 \$	(118,542.34)	\$ (118,542.34)	\$ (118,542.34)	, ,	
B01-02	B01	MBC	12/20/2022	CO-001F	Revised Spa Ceiling Height - Reduced Wall Panelling	Value Engineering, proposed alternatives	Value Engineering	Out of Pricing					s -		
B01-02	B01	MBC	12/20/2022	CO-001G	Post Tender Addendum # 1	PTA-1 Value Engineering (Mechanical and Electrical)	Value Engineering	Approved	4/25/2023	126 \$	(190,276.87)	\$ (190,276.87)	\$ (190,276.87)	4/27/2023	
B01-02	B01	MBC	12/20/2022	CO-001H	Light Fixtures Value Engineering	Revised fixtures and revised site lighting credit	Value Engineering	Approved	8/17/2023	240 \$	(63,983.00)	\$ (63,983.00)	\$ (63,983.00)		
B01-02	B01	MRC	12/20/2022	CO-001I	Millwork	Value Engineering, proposed alternatives	Value Engineering	Approved	5/22/2024						
B01-02	B01	MBC	12/20/2022		Liquidated Damage VE	Liquidated Damage Value Engineering	Value Engineering	Approved	4/12/2023	113 \$	(315,000,00)	\$ (315,000,00)	\$ (315,000,00)	12/14/2020	
B01-02	B01	MBC	12/20/2022		Irrigation System VE	Irrigation System Value Engineering	Value Engineering	Approved	4/12/2023	113 \$	(61,697.00)	\$ (61,697.00)		4/25/2023	
B01-02	B01	MBC	12/20/2022	CO-001L	Double Egress Doors	Value Engineering, proposed alternatives	Value Engineering	Approved	11/3/2023	318 \$	(4,499.26)	\$ (4,499.26)	\$ (4,499.26)	11/8/2023	
B01-02	B01	мвс	1/3/2023	CO-001N	Alternate Architecture Items	PTA-1 Required Architectural modifications	Value Engineering	Approved	7/18/2023	196 \$	7,521.84	\$ 7,521.84	\$ 7,521.84	8/4/2023	
B01-02	B01	мвс	12/20/2022	CO-001M	LV Lighting Control Value Engineering	PTA-1 Value Engineering (Mechanical and Electrical)	Value Engineering	Approved	6/19/2023	181 \$	(34,834.00)	\$ (34,834.00)	\$ (34,834.00)		
B01-02	B01	мвс	12/20/2022	CO-001R	Millwork - Value Engineering	New MLTC Requirements	Value Engineering	Under CA Review	5/17/2024	514 \$	(16,837.00)	\$ (16,837.00)	\$ (16,837.00)		
B01-02	B01	MBC	8/12/2022		Existing Sewage Treatment Unit Infrastructure	An "existing tank" not shown on the civil drawings was identified adjacent to the west		Approved	10/27/2022	76 \$	2,464.32	\$ 2,464.32	\$ 2,464.22	11/4/2022	
D01-02	501		5/12/2022	CO-002	Schage freatment one impactedle	side of the existing sewage treatment unit	Site Conditions	прргочес	10/2//2022	70 \$	2,404.32	2,404.32	2,404.32	11/7/2022	
B01-02	B01	MBC	9/22/2022	CO-003	Decommissioning of abandoned septic tank	existing sewage treatment unit	Site Conditions	Approved	9/23/2022	1 \$	5,815.39	\$ 2,421.89		10/19/2022	
B01-01	B01	Newterra		CO-S01	Flat Bars shimmed to the buildings	To allow doors to open freely	Site Conditions	Approved	9/26/2022	0 \$	1,319.00	\$ 1,319.00	\$ 1,319.00	11/3/2022	
B01-02	B01	MBC	10/31/2022	CO-004	Ceiling height revisions for typical RHA Spa RCP and reduce the amount of tegulis wa panelling to suit revised ceiling heights		Value Engineering		10/31/2022	0					
B01-02	B01	мвс	11/7/2022	CO-005	Additional Rock Blasting	Additional Rock Blasting and handling due to higher than anticipated rock elevations	Site Conditions	Approved	11/7/2022	0 \$	19,785.60	\$ 19,785.60	\$ 19,785.60	11/8/2022	
B01-02	B01	мвс	10/25/2022	CO-006	Watermain Valve from Fire Storage Tank	Supply and install additional watermain valve on pipe run from underground storage		Approved	11/16/2022	22 \$	6,614.08	\$ 6,614.08	\$ 6,614.08	11/21/2022	
B01-02	B01	MBC	11/4/2022	CO-007	Access Road to Tanks	To provide access to the balancing tanks and pumps at all times and in case of	Other	Approved	11/17/2022	13 \$	61,904.74	\$ 61,904.74	\$ 61.904.74	11/30/2022	
B01-02	B01	MRC	12/9/2022	CO-008	Hydro Vac %& Tree Root Pruning for Ductbank	emergency Relocating services to avoid tree disturbance	Site Conditions	Approved	12/12/2022	3 ¢	6,231.13	\$ 6,231.13		1/4/2023	
B01-02	B01	Mac		CO-009	Extension Box due to depth of the water valve	due to depth of the water valve	Site Conditions	1	12/12/2022	3 7	1,739.58	\$ 1,739.58		1/4/2023	
		MBC						Approved	12/21/2022	0 \$					
B01-02	B01	MBC	1/10/2023	CO-010	New Septic System blocks drain from East to West accross the site	Site Conditions Coordination with Shop Drawings and Post	Site Conditions	Approved	1/12/2023	2 \$	124,413.64	\$ 124,413.84	\$ 124,413.84		
B01-02	B01	MBC	1/26/2023	CO-011	Proposed Revisions and Clarifications	Tender Addendum	Other	Approved	4/11/2023	75 \$	9,876.52	\$ 15,628.13		7/27/2023	
B01-02	B01	MBC	1/26/2023	CO-012	Fire Pump and Jockey Pump Revisions	Coordination with RFI and Shop Drawings Install of the drainage piping up to the two	Other	Approved	6/12/2023	137 \$	(1,660.00)	\$ (1,660.00)		3/27/2023	
B01-02	B01	MBC	2/23/2023	CO-013	Canopy Rain Gutter	new metal planters	Other	Approved	3/1/2023	6 \$	3,097.84	\$ 1,333.84	\$ 1,333.84		
B01-02	B01	MBC	3/9/2023	CO-014	Structural Revisions and Clarifications Continued	Coordination with Shop Drawings and Post Tender Addendum	Other	Approved	5/7/2023	59 \$	5,677.32	\$ 5,677.32	\$ 5,677.32	5/8/2023	
B01-02	B01	мвс	3/24/2023	CO-015	Revised Curb Line and Bollard Layout	Revision to the curb line at main entrance drop off to provide the required 1m coverage from canopy to curb edge because of revised interpretation of guidelines by MLTC.	Other	Approved	4/28/2023	35 \$	10,657.71	\$ 10,657.71	\$ 10,657.71	5/8/2023	
B01-02	B01	MBC	12/18/2022		Approval to increase Cash Allowance # 1	Nurse Call and Low Voltage Systems	CA	Approved	2/28/2023	78 \$		\$ 1,062,310.10			
B01-02	B01	MBC		CO-017	Allowance # 2	Ceiling Lift Tracks System Revisions to structural drawings and Added	CA	Approved	F/4/7	0 \$	(702.37)	\$ (702.37)	\$ (702.37)		
B01-02	B01 B01	MBC		CO-018	Structural Revisions and Clarifications Continued Electrical modifications for Newterra system	structural items to meet the architectural Supplemental instruction SI-015 for	Other	Approved Approved	5/1/2023 4/25/2023	12 \$	23,191.85			5/11/2023	
B01-02	B01	MBC		CO-019	Additional Elevator Divider	electrical modifications in the Newterra Install additional divider beam and cast ins	Site Conditions	Approved	5/4/2023	0 \$	2,414.15			5/11/2023	
B01-02		MBC	5/5/2023		Revisions to Server Room & Power/ System Room	at elevator shaft Clarifications on revised drawings	Other	Approved	6/1/2023	27 \$		\$ (1,621.00)			
B01-02	B01		5/9/2023		Linen and Garbage Chute Interlock System	Coorinated location of control panels with	Site Conditions	Approved	5/18/2023	9 \$		\$ (1,621.60)			
B01-02	B01	мвс		CO-023	Well Pump and Revised Plumbing	Revised plans for design of domestic water well pumps and required revisions to suit	Site Conditions	Approved	6/29/2023	48 \$		\$ 76,656.81			
D08-01	D08	Turner & Townsend	12/21/2022	CO-PM1	Extended PM Services Contract	Extended Construction Period	Contractual	Approved	1/12/2023	21 \$	183,288.36	\$ 183,288.36	\$ 183,288.36	4/27/2023	
D01-01	D01	Hobin Architecture	1/27/2023		Extended Consultancy Services Contract	Extended Construction Period	Contractual	Approved		\$	355,235.00				
B01-02	B01	мвс		CO-024	Ground Floor Plumbing	Revised Mechanical Information Bulletin IB- M4	Other	Approved	7/7/2023	63 \$	8,863.73	\$ 8,863.73	\$ 8,863.73		
B01-02	B01	мвс	5/30/2023	CO-025	Breaker and Feeder for ERV-1-4	Coordination with Mechanical and Shop Drawings	Design Development	Approved	6/8/2023	9 \$	(7,804.00)	\$ (7,804.00)	\$ (7,804.00)		
B01-02	B01	мвс		CO-026	Electrical Revisions for Systems Layout	Electrical information of bulletin IB-E012 and revised construction drawings R6.0		Approved	10/6/2023	126 \$	5,776.00				
B01-02 B01-02	B01		6/29/2023		Revise Breaker Suze For Food Services Item #36 & #37 Roof Drain Deletions	Coordination with Shop Drawings Omission in drawings	Design Development Other	Approved	6/22/2023 7/31/2023	4 \$ 32 \$	549.78 (577.97)	\$ 549.78 \$ (577.97)	\$ 549.78 \$ (577.97)		
B01-02	B01		6/29/2023		Relocate fire Alarm Speakers		Other	Approved	8/2/2023	34 \$	12 702 04		\$ -		
B01-02	B01	MBC MBC		CO-030	Door Hardware Modifications Evenes Soil Rorms	Error in specifications Site Conditions and Design Coordination	Design Development		7/26/2023 8/14/2024	20 \$ 350 \$	12,793.04				
B01-02	B01	PIDC	8/30/2023	CO-031	Excess Soil Berms		Design Development	Approved	8/14/2024	350 \$	23,253.45	\$ 23,253.45	23,253.45		
B01-02	B01	мвс		CO-032	Revisions for Mechanical and Steel Conflicts - ERV Ductworks	to the mechanical and structural conflicts outlined in RFI-049.	Other	Approved	11/8/2023	105 \$	13,890.65				
B01-02	B01	MBC	7/11/2023		Stair A and HSKP 1068 Ceiling Height Revisions	Coordination with RFIs Coordination with PTA-M1 and Ship	Design Development	Approved	11/13/2023	125 \$	6,213.26				
B01-02 B01-02	B01 B01	MBC MBC	7/27/2023 7/10/2023	CO-034	Plumbing Fixtures Revisions Dining Room 1 Ductwork interferences	Drawings	Design Development	Approved	8/16/2023 9/21/2023	20 \$ 73 \$	905.35 4,088.18				
D01-02	501	1.00	./10/2023	C3-033	Dining Room 1 Ductwork interferences	Cooridnation in respobse with RFI	Design Development	Olider CA Review	9/21/2023	/3 \$	4,000.18	+ +,000.18	4,000.18		

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Project Change Control Register

Client: United Counties of Leeds & Granville

&T Project Number: can20291

ate:	2025/03/21

Date:	4	2025)03/21		6 8	8	9 10	13	14	16	17	18	19	21	
Contract Number	Cost Code	Vendor	Date Raised	d CO#	Proposed Change Title	Reasons for change	Change Type	Change Status	Quote Date	Days to Quote	Quote Value	Approved Change Value	Current Cost Forecast	Sign off date by Comments Client
						Revise bumper guard details in 6 rooms								
B01-02	B01	мвс	9/12/2023	CO-036	Bumper Guards	(garbage room 1080, refrigerated soil linen 1081, clean linen 1077, deliveries/ hold	Design Development	Approved	11/9/2023	58	\$ (2,949.33)	\$ (2,949.33)	\$ (2,949.33)	
						1078, garbage holding 1047, and soil linen holding 1048).								
B01-02	B01	мвс	7/27/2023	CO-037	Architectural Revisions to Suit Steel & Piping Clashes	Cooridnation in respobse with RFI	Design Development	Approved	8/16/2023	20	\$ 3,751.19	\$ 3,751.19	\$ 2,882.27	
B01-02	B01	мвс	9/7/2023	CO-038	Revise Condensing Unit Locations & Refrigerant Piping	Defecient design and fixing through coordination with suppliers and product	Design Development	Approved	10/26/2023	49	\$ 142,612.66	\$ 142,612.66	\$ 142,612.66	
B01-02	B01	MBC	9/8/2023	CO-039	Air Curtain Resizing	manufacturers Consultant Coordination	Design Development	Approved	9/12/2023	4	\$ (16,000.00)	s (16.000.00)	\$ (16,000,00)	
						Changing out toilets to a 10" center to avoid						, (), ,		
B01-02	B01	MBC	8/28/2023	CO-040	Toilet Centre Adjustments	structural steel clashes	Site Conditions	Approved	9/8/2023	11		\$ 6,193.44	\$ 6,193.44	
	B01 B01		11/13/2023		Plumbing for future Washrooms	Consultants Coordination	Design Development	Approved	11/15/2023		\$ 20,790.49	-	\$ 20,790.49	
	B01		4/11/2024 10/13/2023	CO-042	Requested System Changes - Security at Garbage Revised Wall Depth for Central Kitchen	New MLTC Requirements Site Condition and plumbing fitting	Cleint Request Site Conditions	Approved Approved	5/22/2024 1/29/2024	108		\$ 107,654.29 \$ 1,505.90	\$ 107,654.29 \$ 1,505.90	
	B01	MBC	12/8/2023	CO-043	Additional Canopy Lighting at Vestibule	coorination Site observation of insuffecient lighting in	Design Development	Approved	1/14/2024	37		\$ 1,211.76	\$ 1,211.76	
	B01	MBC	10/13/2023		Revised Wall Depth for Central Kitchen	recessed area Site Condition and plumbing fitting	Design Development	Approved	1/22/2024	101		\$ 1,211.70	e .	
501 02	501	1100	10/13/2023	100 013	Terrice was departed central facetor	coorination Fixing site condition to provide additional	Design Development	присс	1/11/1011	101	-	,	<u>*</u>	
B01-02	B01	MBC	10/13/2023	CO-046	Additional Roof Drain	roof drains and a downspout in areas that encountered drainage issues on site.	Design Development	Approved	2/5/2024	115	\$ 35,570.50	\$ 35,570.50	\$ 35,570.50	
B01-02	B01	MBC	12/21/2023	CO-047	Stud Framing Revisions	Site Conditions./ Coordination	Site Conditions	Approved	2/21/2024	62	\$ 4.282.90	\$ 4.282.90	\$ 4,282.90	
	B01	MBC				Site ConditionFixing site condition where the						. ,		12/19/2023
B01-02			10/13/2023	CO-048	Roof Membrane Build for Drainage	built up slope of rood is too shallow to provide positive drainage	Design Development	Approved	12/14/2023	62		\$ 14,974.31	\$ 14,974.31	12/19/2025
B01-02	B01	MBC MBC	1/15/2024	CO-050	Vestibule Aa Wall Assembly Revisions Revise Salon 3051 to Add Meeting 3052A: Revise Door 1072.1	Consultant Coordination Requested by Owner	Design Development	Approved	2/5/2024	-45307	\$ 7,425.26	\$ 7,425.26	\$ 7,425.26	
B01-02	B01	MBC	2/6/2024	CO-051	Revise Door 1072.1	Consultant Coordination	Design Development	Approved	2/7/2024	1	\$ 654.69	\$ 654.69	\$ 654.69	
B01-02	B01	MBC	2/9/2024	CO-052	Private Suite Shower Additional Grab Bar	Requested by Owner	Client Request	Approved	3/22/2024	42	\$ 30,907.42	\$ 30,907.42	\$ 30,907.42	
B01-02	B01	MBC	2/9/2024	CO-053	Additional Roof Scupper	Coordination with RFI	Design Development	Approved	2/22/2024	13	\$ 1,043.52	\$ 1,043.52	\$ 1,043.52	
B01-02	B01	MBC	2/9/2024	CO-054	Revise Louvre Finish for Credit	Consultant Cooridnation	Design Development	Approved		-45331	\$ (4,000.00)	\$ (4,000.00)	\$ (4,000.00)	
B01-02	B01	MBC	2/13/2024	CO-055	Requested System Changes - Security at Garbage	Requested by Owner	Cleint Request	Approved	4/2/2024	49	\$ 58,705.69	\$ 58,705.69	\$ 58,705.69	
	B01		2/23/2024	CO-056	Care Centre Payroll Revised Location	Requested by Owner	Cleint Request	Approved	3/11/2024	17			\$ 6,609.29	
	B01 B01		3/20/2024	CO-057 CO-058	Vesibule 0110A and 0114A Future Kiosks Addition of RO Water System	Requested by Owner Site Condition	Cleint Request Cleint Request	Approved Approved	3/22/2024 4/3/2024	14	\$ 10,206.23 \$ 100,407.99	,		
B01-01	B01	Newterra	3/19/2024	C-02Newterra	Costing for a CIP pump used for membrane washdown in the WWTP	Design Coordination	Design Development	Approved	3/19/2024	0	\$ 3,441.00	\$ 3,441.00	\$ 3,441.00	
			3/20/2024	CO-059 CO-060	Addition of RO Water System Emergency Push Buttons, Alarms, and Hardware in Universal and Accessible	Consultant Cooridnation Consultant Cooridnation	Cleint Request Cleint Request	Approved Under CA Review	3/21/2024 4/3/2024	24 14		\$ 2,969.12	\$ 2,969.12 s	
B01-02	B01	MBC	3/20/2024	CO-061	Washroom Revise 'Future Washrooms' to Private Suite Washrooms	Requested by Owner	Cleint Request	Approved	5/8/2024	49	\$ 57,101.64	\$ 57,101.64	\$ 57,101.64	
B01-02 B01-02	B01	MBC	3/6/2024 2/29/2024	CO-062 CO-063	Garbage Chute 2047 and Linen Chute 2048 Shaft wall Support Relocate and Clarify Electrical Items & Revise Millwork to Suit	Site and Shope Drawing Coordination Clarification and Consultant coordination	Design Development Design Development	Out of Pricing Approved	12/12/2024 3/8/2024	281	\$ 1,116.39 \$ 7,364.81		\$ 1,116.39 \$ 7,364.81	
	B01	MBC	3/20/2024	CO-064	Softener Regeneration Drain Piping	Coordination of Mechanical with Civil	Desian Development	Approved	4/25/2024	36	s -	\$ -	\$ -	
B01-02 B01-02	B01	MBC MBC	3/20/2024 2/28/2024	CO-065 CO-067	Wellness Clinic 3050 Equipment Revisions and Backing FD-5 Rated Enclosure	Requested by Owner Site Condition / Authority having Jursdiction	Cleint Request Cleint Request	Approved Approved	4/25/2024 5/8/2024	36 70		\$ 1,442.72 \$ 23,329,49	\$ 1,442.72 \$ 23.329.49	
		MBC MBC	3/19/2024	CO-068	Northern Cable Credit	Donation (Campaign Fundraising)	Cleint Request	Approved	3/28/2024	9	\$ (96,800.00)	\$ (96,800.00)	\$ (96,800.00)	
B01-02	B01	MBC	3/20/2024	CO-069 CO-070 CCO-071	Refreshment Servery 2055 and Staff Room 2040 & 3040 Receptacles Additional Furring Concrete Pad for future bike shed	Coordination with RFI Consultant Coordination Requested by owner	Clent Request Client Request Client Request	Approved Under CA Review	5/2/2024 5/16/2024 10/22/2024	47 57 106	\$ 4.045.97		\$ 2,097.02 \$ 4.045.97	
			3/20/2024	CO-072	Additional Ceiling lift tracks to be installed	Owner's request (From Fundraising	Design Development	Approved	4/25/2024	36		\$ -	s -	
B01-02 B01-02	B01 B01	MBC MBC	5/8/2024 5/8/2024	CO-073 CO-074 - R1	Arjo Tub Connection Requirements Additional Transfer Ducts and Revisions	Coordination with RFI Coordination with RFI	Design Development Design Development	Approved Approved	5/27/2024 7/8/2024	19 61			\$ 11,576.80 \$ 9,549.17	
B01-02	B01	MBC	5/28/2024	CO-075	Home Kitchen Door Interference	Consultant Coordination Consultants Coordination & ESA	Design Development	Approved	6/18/2024	21	\$ 4.889.02	\$ 4.889.02	\$ 4.889.02	
	-		5/23/2024 7/24/2024	CO-076	Care Centre Power and Data Revisions Domestic Water Revisions in Accessible Washrooms and Spa Showers	requirements Product Coordination with Arjo	Design Development Design Development	Approved Approved	6/25/2024 8/28/2024	33 35				
B01-02	B01	MBC	6/20/2024	CO-078	Newterra System Rework	Coordination with RFI	Design Development	Approved	6/24/2024	4	\$ 7,123.58	\$ 7,123.58	\$ 7,123.58	
			7/2/2024	CO-079 CCO-080	Heater for Duct Smoke Detector	Missing electrical work	Consultant Coordination Client Request		8/27/2024	56 63				
	B01		5/23/2024	CO-080	Access Control Management Ventilaiton in Millwork for ESA Requirements	Requested by Owner Consultant coordination and ESA	Design Development	Approved Approved	7/25/2024 7/31/2024	69		\$ 330.00 \$ 2,591.82	\$ 330.00	
	B01		5/23/2024	CO-082	Add Furing Wall in Clean Laundry (Second and Third)	Requirements Consultant Cooridnation	Consultant Coordination		9/10/2024	110		\$ 3,504.74	\$ 3,504.74	
B01-02		MBC	8/8/2024	CCO-083	Home Kitchen Door Interference	Consultant Coordination		Approved	8/23/2024	15	\$ 2,691.68	\$ 2,691.68	\$ 2,691,68	
B01-02 B01-02		MBC	8/9/2024 5/23/2024	CO-084 CO-085	Elevator Step Down Transformers Light Standard Anchoring	Consultant Cooridnation Requested by Owner	Other Site Conditions	Approved Approved	8/12/2024 9/20/2024	120	\$ 4,204.13 \$ 2.131.43	\$ 2.131.43	\$ 4,204.13 \$ 2.131.43	
	B01	MBC	5/23/2024 5/23/2024	CO-087	Power for Exterior Receptables at D1 Bollards and Water Bubbler Additional Receptables in Classroom 2056	Requested by Owner Requested by Owner	Design Development		10/28/2024 9/25/2024	158 125	\$ 1,165.76		\$ 5,696.39 \$ 1,165.76	
	B01 B01	MBC MBC	1/28/2025 9/26/2024	CCO-088-R1 CCO-089	Eyewash Fixture Revisions Care Centre Double Panel Doors and Hardware	Ministry Requirement Consultant and Shop Drawing Coordination	Design Development Design Development	Out of Pricing Approved	10/12/2024	-45685 16		\$ 5,865.84	\$ 5,865.84	
	-		9/17/2024	CO-090	Terrace Rain Chains	Consultant and Shop Drawing Coordination		Approved	10/21/2024	34				
			10/1/2024		Magnolia Tree	Requested by Owner	Design Development		10/4/2024		\$ -	s -	s -	
B01-02 B01-02			10/1/2024	CO-093	Gathering Room Projector Revised Location Secure Courtvard Gates	Coordination Coordination	Design Development Design Development	Approved	1/15/2025	-45566 106	\$ (1.322.40)	\$ (1,322.40)	\$ (1,322.40)	
B01-02 B01-02	B01 B01	MBC MBC	10/1/2024	CO-094 CO-095	Power for Third Hot water Tank Bollards at Generator Additional Stonedust Paving Areas	Consultant Coordination Coordination - Requirements by TSSA	Design Development Design Development	Approved Approved	10/8/2024 12/3/2024		\$ 3,214.53 \$ 18,769.41	\$ 18,769.41	\$ 3,214.53 \$ 18,769.41	
B01-02 A01-01	A01	MBC Kollaard Snetsinger Consultant		CO-02Kollaard	Additional Stonedust Paving Areas Constructing Four Testing Wells Additional Testing Works to complete the project	Requested by owner ECA Requirement Project Requirements	Other	Approved Approved	11/19/2024 11/14/2024	3	\$ 3,366.00 \$ 18,485.00	\$ 18,485.00	\$ 3,366.00 \$ 18,485.00 \$ 8,534.75	
B01-02	B01	MBC	4/23/2024 12/6/2024	CO-098	Gathering 2057 & Chapel 2057A Camera Feeds	Consultant Coordination		Approved Approved	12/5/2024 2/28/2025	1900 84	\$ 5.287.91		\$ 5.287.91	
B01-02	B01	MBC	2/2/2025 12/6/2024	CO-100	Gathering 2057 Stained Glass Catch Basin Risers	Consultant Coordination Site Coordination	Design Development	Approved Approved	2/28/2025 12/9/2024		\$ 1,789.06	\$ 1,789.06	\$ 1,789.06	
B01-01 F02-05					Installation of Loose Items Additional Testing Works to complete the project	Scope Gap Project Requirements	Other Other	Approved Approved	11/29/2024 12/20/2024			\$ 37,800.00 \$ 8,534.75		
B01-01		MBC	12/18/2024		Fibre Optics Cabling to Communication Tower Meds Rooms Revised Receptacles Layout	Plan B for Internet Provision Consultant Cooridnation				36 13	\$ 19,607.51 \$ 1,285.81	\$ 1.285.81	s -	
B01-02	B01 B01	MBC	1/2/2025 1/15/2025 1/28/2025	CO-104	Newterra System Electrical Connections Power at Roof for Satelite	Scope Gap Requested by Owner	Other Client Request	Approved Approved	1/15/2025 2/12/2025 2/4/2025	28	\$ 51,937.07	\$ 51,937.07 \$ 1.048.83		
	B01				Vestibule A and Third Level Stair Handrails	Consultant Coordination		Out of Pricing		-45722		\$ -		

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Maple View Lodge Risk Register >75% > \$8M 50% - 75% \$3M - \$8M 3 - 6 Months 25% - 50% \$1M - \$3M 5% - 25% \$500K - \$1M 2 W - 1 Month 0% - 5% < \$500K 1-2 Weeks Risk Profile Risk Profile References Risk Mitigation Plan Before Mitiga Risk Description – Uncertain event or circumstances
Example: There is a threat that material Mitigation Owner (e.g. 31 Aug Close Date Example: Due to limited space at site for staging material Measurable, Achievable, Re Time-bound) Links xample: Which could result in lower productivity, (OPI) Status might not be available at site to support increased costs and schedule delays. the path of construction. 14/03/2023: Complete site excavations and immediately address any issues with technical teams to agree on solutions. Because there are gaps in the available site investigation (further SI recommended by EXP)

There may be unexpected soil condition disposal programs

Resulting in changes to the excavation, backfill, soil disposal programs

MBC No Construction Closed 3 Closed once excavations complete 14/03/2023: Complete site excavations and mmediately address any issues with technical teams to Because there are gaps in the available site investigation (further SI recommended by EXP) Resulting in changes to the excavation, blasting, and buried services routes MBC No Construction Closed 3 There may be unexpected bedrock conditions 2 Construction 2 11 14/03/2023: Complete site excavations and Undocumented existing services or buried visibility into some services or structures flat could be structures/debris

There may be unexpected discoveries during excavations and civil works

Resulting in a change order to address the conflicts

MBC

No

Construction

Closed

2 mmediately address any issues with technical teams to 2 6 3 Construction agree on solutions. Closed once excavations complete 22/04/2024: Discussion with MVL/UCLG for impacts of changes at this stage. Close coordination and control of the change fundraising amounts.

22/04/2024: Discussion with MVL/UCLG for impacts of changes at this stage. Close coordination and control of the change management system. 26/06/2024: Continuous efforts and records of the fundraising amounts and linking them to additional surchaser. The project has been initiated based on performance and services to be provided, however industry standards for performance and services for residents changes over time

The project has been initiated based on performance and service performance service requirements during project execution. The owner may want to which will require redesign to incorporate changes UCLG No Design and Services to the provided project execution. The owner may want to dealing project execution. The owner may want to which will require redesign to incorporate changes UCLG No Design and Services to the provided project execution. The owner may want to dealing project execution. The owner may want to which will require redesign to incorporate changes under the provided project execution. The owner may want to dealing project execution. The owner may want to which will require redesign to incorporate changes under the provided project execution. The owner may want to dealing project execution. The owner may want to which will require redesign to incorporate changes under the provided provided project execution. The owner may want to dealing project execution the owner's performance service requirements during project execution. The owner may want to which will require redesign to incorporate changes under the provided project execution. The owner may want to which will require redesign to incorporate changes under the provided project execution. The owner may want to which will require redesign to incorporate changes under the provided project execution. The owner may want to which will require redesign to incorporate changes under the provided pro 4 Design Open 1 1 1 to additional purchases. Because the occupancy permit issued by the MLTC is more detailed and stringent than municipality, specific Submission for occupancy permit may return with more comments and rejections Resulting in significant delay to occupancy than anticipated 22/04/2024: T&T to keep MLTC informed on project performance, progress, challenges, and changes (design changed must be flagged to MLTC). T&T to engage MLTC in critical decisions when applicable Program Management MLTC approvals No Close Out Open 3 5 21 14/03/2023: All teams will maintain complete and ${}^{14/03/2023:}$ Each team member to have a Due to the natural employment and career 14/US/2013 For seems with the result of the Due to the flatural employment and career progression cycles and timeline of the project it is expected that key personnel and responsibilities will knowledge Which reduces productivity of affected teams as Program knowledge transfer takes time and deliberate effort. T&T Changes in key project personnel Management Quality is likely to suffer change Coordination is ongoing and a number of options have been discussed Procurement strategy has been deeply 22/04/2024: T&T closely coordinated the investigated. Furniture procurement options are being owner supplied items with the construction discussed, but its seems there are various options for its baseline schedule to align relevant activities procurement and delivery There are some packages (FR&E, Evs) that are supplied There may be misalignment on delivery Resulting in delays to completion date while by owner rather than with the contractor dates of owner-supplied items coordinating installation T&T/MVL No Procurement Open 2 8 Procurement General duration of commissioning activities are in place. However, detailed activities are yet to be concluded based on construction schedule.

M&E systems may not function as intended Resulting in delayed completion to repair and following commissioning properly commission service 14/03/2023: UCLG has contracted Geo-Energie as Coordination Plan is being coordinated and commissioning agent closely monitored. 3 12 Because the labour pool is largely unionized and regular labour agreement reviews occur

There may be a labour agreement dispute for the project

Resulting in a strike of the labour resources required for the project

No Construction Open Most unionized trade contracts are in place for the Most of trades have been completed. 10 Construction 2 6 22/04/2024: VE 5 will be used to mtigate the impact of and vollized successfully. The current forect 29.1. Nurse Call System. Continue technical analysis of cost/value to enhance opportunity to the finalized to conclude this subject. 4 3 1 18 H 13 Financial Value Engineering 14/03/2023: T&T to coordinate between project teams and contact municipality on timely manner addressing 22/04/2024: Detailed closeout plan has Occupancy permit from municipality is outside of the control of project team. Submission for occupancy permit may return with more comments and rejections Resulting in significant delay to occupancy 14 Program Management Municipality Approvals requirements been circulated and commented. Project 26/06/2024: T&T are closely coordinating activities and team to keep monitoring the process. control of project team than anticipated monitoring the schedule for timely apoprovals 23/04/2024: Follow structured change management process

Ther process has been proved successful so far with no issue in terms of timeframe and responses. Given the nature of COs that require prompt and unexpected feedback from multiple teams on an unknown amount of work prior to issue The CO process may be dragged out longer Leading to delays of relevant design and than anticipated construction activities HAI/T&T/UC No Design

	References			Risk							Risk Prof Before Mitig					Mitigation Plan					Risk Profile After Mitigation
Risk ID	Risk Category Risk ID Links	Packages Risk Title	Root Cause – Fact or Requirement Example: Due to limited space at site for staging material	Risk Description – Uncertain event or circumstances Example: There is a threat that materials might not be available at site to support the path of construction.		Risk Owner	Opportunity (Y/N)	Project Phase	Risk Status	Likelihood Cost Impact	Schedule Impact	Risk Rating	Ris	sk Treatment	Mitigation Strategies	SMART Mitigations (Specific, Measurable, Achievable, Realistic, Time-bound)	Owner (e.g.	Date Mit. 31 Aug Status 21)	Close Date	Last Updated	Likelihood Cost Impact Schedule Impact Risk Score Risk Rating
ID	Category Links P	ackages Title	Cause	Risk	Effect	Owner	Орр. Б	Phase	Status L1			RI	Tre	atment	Existing Controls	Mitigation	Mit. Owner Mit. I	Due Mit. Statu: C	osed	Updated	L2 CI2 SI2 S2 R2
16	Program Management	Waste Water System Integration	Because the waste water system is to be installed (Newterra) and operated (Clearford) by different contractors	There may be handover issues with alignment and coordination, gaps in responsibility	Leading to complications and delays to commissioning the facility	MBC/Geo- Energie/MV L	No C	Close Out	Open	2	2 6	L			22/04/2024: Installation is nearly complete at this stage	Newterra system has been manufactured and coordinations are ongoind for its delivery. 26/06/204: Minor miscoordination in manufactured product has been coordinated with site team. Change Order cost of a few thousand dollars to be backcharged to Newterra.					
17	Design	Hydro Service Connection	Because requirements for tie-in of Hydro are unknow	May not be able to tie-in to existing utility and planned	as Leading to delays of switchboard shop drawings or disruption of service once tied-in to existing netwo		No E	Design	Open	1	2 3	L			Continue to coordinate with Hydro One to complete design and tie-in connection requirements. Can close once tendered and awarded. Tie-in expected 2025	Close monitoring and coordination is taking d place.					
18	Construction	Safety Incident	Because the HSE programs of other (sub)contractors are ultimately owned by them	May enter a contract with a subcontractor who does not take HSE seriously to the standard required	Which can lead to serious incidents, reputational and media damage to stakeholders, action from MoL. Near misses not being reported, failing to respect tag-out systems, not inspecting their equipment or using equipment despite identifying issues are all examples.	MBC	No C	Construction	Open	2	2 6	L		Accept	MBC will continue to reinforce their site safety program and ensure subtrades are respecting	H&S reports are issued periodically and checked. No major incidents or major issues reported so far.					
19	Construction	Disruption to Existing Services	Because the construction activities take place near th active LTC facility	e There may be complaints for noise and vibrations from residents and MVL staff		МВС	No C	Construction	Closed	1	1 1	L			14/03/2023: The most egregious works (rock blasting excavations for foundations and civil) are complete so not expecting much in the way of complaints	14/03/2023: MBC to detail the planning and coordination efforts of any disrupting activities and follow proper channels for approvals of after-hours activities. MVL will coordinate with residents and staff ahead of time					
20	Procurement	Material Shortage	Due to volatile market conditions and shortage of materials common to construction projects in the region	There may be delays in receiving key construction materials	Resulting in delays to relevant construction activities	es MBC	No F	Procurement	Open	1	2 3	L		Mitigate	23/04/2023: Long Lead Items have been procured an secured. All main construction items have been secured. 26/06/2024: Major construction activities already done.	d 22/04/2024: No major items pending					
21	Design	Shop Drawings Review Time	Given the nature of drawing reviews that require feedback from multiple teams on an unknown amour of work prior to review	The shop drawing review process may be dragged out longer than anticipated	Leading to frustrations within teams and delays to issuing construction drawings	HAI	No E	Design	Closed	1	1 1	L	ı		22/04/2024: The shop drawings issuance and review process has been processing weel with no issues.						
22	Construction	Sub-contractor performance	Due to the variable nature of projects and expertise amongst different teams.	Subcontractors may be contracted who an not be able to deliver work to the quality, cost, and schedule milestones	e Leading to schedule delays and cost overruns from inefficiency or even rework to correct deficiencies	МВС	No C	Construction	Open	1	2 3	L			22/04/2023: T&T and MBC are familiar with subcontractors being brought on, having worked with many on previous projects. As intended, MBC will execute their quality assurance program and coordinate all trades						
23	Program Management	Pandemic / COVID 19	Considering a force majeure scenario of a pandemic similar to COVID-19	There may be a new wave of COVID or similar restrictions	Resulting in massive disruption	All	No C	Construction	Closed	1	3 5	L		Accept	14/03/2023: All teams will maintain previously- prepared emergency measures for COVID-19						
21.1	Design	New Technology	There is a desire by the owner to "future-proof" facili- by adopting cutting-edge technology for LTC, which evolves rapidly		Leading to redesign or significant rework of affecte activities	d MVL/HAI	No E	Design	Closed	1	2 3	L	ı		14/03/2023: IT team and MVL operations to investigate value of new tech						
25	Construction	Site Security	Due to difficult economic conditions for the public at large	Theft or damage of equipment may occur despite security measures	Posing escalating HSE hazards, cost and delays fror lack of control of materials, equipment, inventory	m MBC	No C	Construction	Open	1	2 3	L		Accept	MBC has site fencing in place and will continue to monitor the security of the site						
26	Procurement	Trade Insolvency	Due to the unpredictable nature of changing markets and the recent financial pressure on some vendors who are struggling	Subtrade may not be able to deliver work the quality, cost, and schedule milestones even declare bankruptcy	Resulting in retendering, quality of to work/compatibility concerns, schedule delays and or costs to acquire a new vendor, gaps in responsibilities and warranties	МВС	No F	Procurement	Open	1	2 3	L		Accept	14/03/2023: Contractor and consultants are familiar with many of the subtrades involved £6/06/2024: Most of the subtrades are already on bard. Construction exceeded already 72% on site. No major risk is currently in place lowering the risk scorin for this tem.						
27	Design	RFI Processing Time	Given the nature of RFIs that require prompt and unexpected feedback from multiple teams on an unknown amount of work prior to issue	The RFI process may be dragged out longer than anticipated	Leading to delays of relevant design and r construction activities. Major design issues have been tackled and construction is progressing smoothly on site	HAI	No E	Design	Open	1	1 1	L			RFI process was implemented successfully so fat on site.	No issues recorded so far to date while approximately 72% of the project has been accomplished.					
28	Design	Telecom Tower Tie-In	Because the IT and technology requirements have no been finalized yet but intend to tie-in to existing towe	t May not be able to tie-in to existing tower r a timely manner	in Resulting in redesign for a new standalone facility	T&T	No E	Design	Closed	1	1 1	L			Continue to coordinate between IT teams to complete design and tie-in connection requirements. Can close once tendered and awarded. Tie-in expected 2025						
29	Design	Bell Service Tie-in	Because there are several tie-in points for Bell along property line and the requirements not finalized. Bell would need time to determine what services can be provided	May not be able to tie-in to Bell services in	a Resulting in redesign of telecom systems and reassessment of program	Т&Т	No E	Design	Closed	1	2 3	L			Bell was on-site to inspect ductbank installation and to see the proposed tie-in Can close once tendered and awarded. Tie-in expected 2025						
30	Design	High Nitrate Level in Ground Water	Because the site is sensitive (significant groundwater recharge area) and the presence of nearby agriculture	There may be an increase in unwanted e nitrogen compounds in groundwater	Directly impacting quality of drinking water and exceeding allowable limits	Kollard	No E	Design	Closed	2	1 2	ı		Accept	14/03/2023: Test for additional parameters that woul be present in association with nitrates due to agriculture. (already done), keep monitoring in the future, and inform the drinking water treatment company to be prepared to install a reverse osmosis (or other treatment equipment) should the nitrate levels exceed allowable limits in future. 5/01/2024: RO plant has been added to address the quality of drinking water.	round of testing towards end of project and before commissioning. 05/01/2024: RO plant CO issued and integrated in the construction activities. Locations of the RO plant has been finalized as per the operational feedback.					
31	Design	Enbridge Service Connection	Because requirements for tie-in and locations of tie-in points with Enbridge are unknown	May not be able to tie-in to existing netwo	rk Leading to delays of shop drawings and delay of service proviswion for winter heat requirements	MBC	No E	Design	Closed	1	1 1	L		Mitigate	22/04/2024: Coordinating with Endbridge to get service in Fall/Winter 2023 as required for winter heat requirements	Service successfully coordinated and tie-in executed on site.					
32	Construction	Internet Provider Procurement	Although it is an operational service yet it needs to be concluded before completing the installation of the elevators to integrate the safety calling system	Procurement could be delayed impacting the construction schedule	Dleading to delays in relevant activities and fire safety inspections	MVL	No	Procurement	Closed	2	2 6	L		Mitigate	2024/05/30: Closely follow up with MVL IT for timely procurement of the Internet Service Provider and ensure awarding before September 2024.						

		PROB	ABILTY IMPACT DIA	GRAM		
	Severe	Medium	High	High	Very High	Very High
	5	(10)	(17)	(21)	(24)	(25)
	Major	Medium	Medium	High	High	Very High
	4	(8)	(14)	(19)	(22)	(23)
Impact	Moderate	Low	Medium	Medium	High	High
	3	(5)	(12)	(15)	(18)	(20)
	Minor	Low	Low	Medium	Medium	Medium
	2	(3)	(6)	(11)	(13)	(16)
	Insignificant	Low	Low	Low	Medium	Medium
	1	(1)	(2)	(4)	(7)	(9)
		Rare 1	Unlikely 2	Possible 3	Likely 4	Almost Certain 5
				Likelihood		

Scale of Likelihood

Scale	Description	Likelihood (%)	Definition
5	Almost Certain	>75%	Impact is occurring now, or could occur within days to a week.
4	Likely	50% – 75%	Balance of probability will occur, or could occur within weeks to a month.
3	Possible	25% - 50%	May occur shortly but a distinct probability it won't, or could occur within months to a year.
2	Unlikely	5% - 25%	May occur but not anticipated, or could occur in years to a decade. (Trend to Lessons Learned or past Program/Projects)
1	Rare		Occurrence requires exceptional circumstances, exceptionally unlikely, even in the long term future it only occurs as a "100 year event". (Trend to Lessons Learned or past Program/Projects)

Cost and Schedule Impacts (Negative or Positive)

Scale	Description	Cost Impact	Schedule Impact
5	Severe	> \$8M	> 6 Months
4	Major	\$3M – \$8M	3 – 6 Months
3	Moderate	\$1M - \$3M	1 – 3 Months
2	Minor	\$500K – \$1M	2 Weeks – 1 Month
1	Insignificant	<\$500K	1 – 2 Weeks

5	10	17	21	24	25
4	8	14	19	22	23
3	5	12	15	18	20
2	3	6	11	13	16
1	1	2	4	7	9
	1	2	3	4	5
	Key	1-6	7 - 16	17 - 22	23 - 25

		Cost			Time		
	Prob	Min	ML	Max	Min	ML	Max
5	87.5%	\$8,000,000	\$14,000,000	\$20,000,000	180	270	360
4	62.5%	\$3,000,000	\$5,500,000	\$8,000,000	90	135	180
3	37.5%	\$1,000,000	\$2,000,000	\$3,000,000	30	60	90
2	15.0%	\$500,000	\$750,000	\$1,000,000	15	22.5	30
1	2.5%	\$0	\$250,000	\$500,000	7	11	15