



Attachment # 4

2022 Work Plan

Summarized below is the work plan for the balance of year, to support presenting Council with a proposed scope and budget early in 2023 for their consideration as part of the budget approval process. The work plan is based on the following initial assumptions which will be adjusted, and reported back to Council as the project progresses:

- A 25-year service life for the building asset
- MVO scope only – basic upgrades for life safety, accessibility and Building Code compliance to be a “good landlord”, as well as key building integrity upgrades (e.g. building envelope)
- City policies will be considered, including 2019 Theatre Strategy, climate-related policies, and public art policy. Any recommended variances to policy will be reported to Council for consideration,
- Project Manager will work with MTS to identify potential phasing efficiencies while striving to maintain a level of operational continuity through construction.

Phase 1.1 Project Initiation	Jun – Jul 2022
Work Plan, PM Plans & Project Charter 1.1	Jun – Aug 2022
Update to Council	Aug 29 2022
Phase 1.2 Project Planning & Pre-Design	Sep 2022 – Jan 2023
Engage Design Team & Refine Building Investigations	Sep – Oct 2022
Refine Scope Options & Phasing Strategy	Oct 2022 – Nov 2022
Refine Class D Cost Estimate & Finance Strategy	Nov 2022
Stage Gate 2 – Sponsor Sign-Off, incl. FIPRTF	Dec 2022
Council Decision – Final Scope Definition, Draft Finance Strategy & Approval to Proceed	Jan 2023
Phase 1.3 Concept Design	Jan – Mar 2023
Develop Concept Design Package	Jan – Feb 2023
Finalize Cost Estimate & Finance Strategy*	Feb 2023
Stage Gate 3 – Sponsor Sign-Off, inc. FIPRTF	Mar 2023
Phase 2 Schematic Design & Design Development	Mar – Oct 2023
Phase 3 Contract Documents, inc. GC Contract Award	Oct 2023 – Jan 2024
Phase 4 Implementation and Construction – Phased	Jan 2024 – Dec 2025
Phase 5 Commissioning / Ongoing Operations	Dec 2025

*Third party funding applications not included. If 3rd party funding is pursued, project schedule will be delayed due to application process.