
To: Mayor Watters and Members of Council**Report:** IS2025-30**Prepared By:** Brandon Buehler, Operations Centre
Project Manager**Date:** 14 Oct 2025**RE:** Operations Centre Construction Update

Recommendation:

THAT the Council of the Township of Centre Wellington receives for information Report IS2025-30: Operations Centre Construction Update.

Report:**Background**

In June 2024, the Township retained Ball Construction Ltd. (Ball) as the Design-Builder for the new Township Operations Centre. Detailed design of the facility was completed in March of 2025, followed by tendering in April 2025, and preparation of the Guaranteed Maximum Price (GMP) which was presented and approved by Council at the May 26, 2025 Council meeting (see Report No. [IS2025-15](#)). The ground breaking ceremony was held on June 16, 2025 marking the start of the construction phase for the project. Staff later presented to Council on July 16 2025, the recommended solar panel option (see Report No. [IS2025-26](#)) which the design team is finalizing the solar design to be incorporated into the project. The purpose of this report is to update Township Council on the general construction progress.

Construction Progress Update

Construction commenced in June 2025 with Ball mobilizing and commencing with the earth works and area grading. The site has been stripped with 95% of the area grading and site servicing completed. Concrete reinforcing and footing/foundation wall construction commenced and will continue for the next several of weeks. The storm water management pond has been pre-graded and is expected to be completed over the next month. Shop drawings continue to be submitted for review and approval with most of the major components already approved.

Project Milestones

Building foundations have begun on the administration building and are expected to continue for the next several weeks. The solar panel design is still in process, and is anticipated to be completed within the next month. The structural steel construction for the administration building will commence in November 2025 with the pre-engineered

structural steel for the shop space expected to start in January 2026. The exterior walls and roofing will be ongoing throughout the winter/spring/summer of 2026 with commissioning and substantial completion expected in the fall of 2026.

Project Budget

The overall construction budget for the project is \$28.2 million. Of this, \$26.8 million is the value of Ball's contract (\$1,116,509.08 for design, \$25,722,373.00 for construction). At this point, just over 13% of Ball's contract value has been invoiced and paid. No budget implications are expected at this time.

Council Touchpoints & Communication

Staff will continue to provide updates to Council every second month on the progress being made and any updates to the major milestones. These updates, along with photos and drone footage will also be posted on the Township's Connect CW page to ensure the public is being updated and following along on the progress.

A copy of the presentation for this report has been included as **Attachment 1**.

Corporate Strategic Plan:

Provide innovative & sustainable governance

Financial Implications:

Refer to Report No. [IS2025-15](#) for the Financial Strategy for the project.

Consultation:

This report was prepared in consultation with Dan Wilson, Chief Administrative Officer, Colin Baker, Managing Director of Infrastructure Services, Adam Gilmore, Manager of Engineering, and representatives from the Ball Construction team.

Attachments:

- [Attachment 1](#)

Approved By:

Colin Baker, Managing Director of Infrastructure Services

Dan Wilson, Chief Administrative Officer



CENTRE WELLINGTON OPERATIONS CENTRE- BALL CONSTRUCTION LTD.

PROJECT UPDATE - OCTOBER 14, 2025



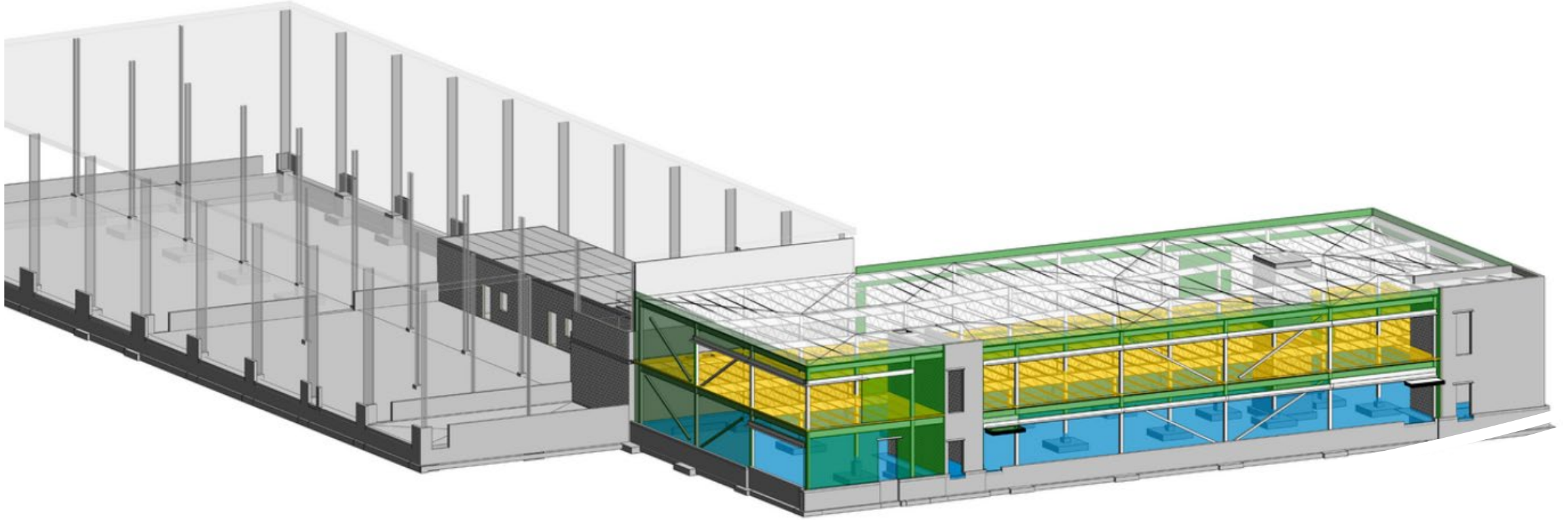
OVERVIEW

- CONSTRUCTION PROGRESS UPDATE
- OVERALL PROJECT MILESTONES
- BUDGET UPDATE
- COUNCIL UPDATES & COMMUNICATIONS

CONSTRUCTION PROGRESS UPDATE



- Ball Construction has mobilized for construction including temporary roadways and infrastructure
- Site topsoil has been stripped, site has been graded, and site services are 95% completed
- Supply and install of concrete reinforcing is continuing
- 15% of concrete footings have been poured
- Placing and compaction of site fill materials is well underway
- Pond area has been graded to sub grade
- The watermain is installed and has been commissioned
- Shop drawing submittal and review is well underway



OVERALL PROJECT MILESTONES

- Foundations have been started in the Office with the elevator pit slab completed
- Office Building section structural steel to start in November 2025. Back-of-house Pre- engineered structural steel to start in January of 2026
- Building envelope (exterior walls and roofing) to start Winter of 2026
- Solar design continues to develop with plans to have it completed over the next couple of months
- Life safety commissioning (fire alarm/suppression system, elevator & other occupancy requirements) in fall of 2026
- Targeted completion of construction in 2026

PROJECT BUDGET

- Overall construction budget is **\$28.2 million**
- Balls contract value is **\$26.8 million** which includes design (\$1.1 million) and construction (\$25.7 million)
- Just over 13% of Ball's contract value has been invoiced and paid
- No budget implications are expected at this time



COUNCIL UPDATES & COMMUNICATION

- Staff will provide updates to Council every second month highlighting the progress made and any updates to the major milestones
- Monthly updates along with updated photos and drone footage will be uploaded to Connect CW









THANK YOU!



QUESTIONS?