

ITEM 4

MANAGER'S REPORT NO. 72

COUNCIL MEETING Nov. 4/74

Re: Edmonds House - Completion of the Lower Floor
(Item 16, Report No. 57, September 3, 1974)
(Item 24, Report No. 63, September 30, 1974)

In Report Item 16, Report No. 57, which was considered by Council on September 3, 1974, we noted that construction of the lower floor of Edmonds House should be complete by December 20, 1974. This was the estimated completion date when we called for tenders.

Tenders were subsequently called and in Item 24, Report No. 63, which was considered by Council on September 30, 1974, we recommended that the construction contract be awarded to Bengal Construction Co. Ltd., 3525 Normandy Avenue, in the amount of \$89,795, based on the specifications and drawings for the work prepared by Harrison/Kiss Architects. The contract documents were drawn and included in them was a completion date of December 20, 1974.

When the contractor returned the documents after he had executed them he asked that the contract be extended to January 30, 1975 for substantial completion. He points out that even with that completion date, there will be a problem with the delivery of the elevator, especially in light of the pending strike. He has noted that he has received some indication from his supplier that delivery would take approximately 6 to 8 months in the case of the elevator.

Rather than execute the documents with a completion date of December 20, 1974 then ask for an extension of time, it was felt more desirable to now put the most realistic date for substantial completion into the documents before the Corporation executed them. The Municipal Manager therefore instructed the Municipal Solicitor to change the completion date from December 20, 1974 to January 30, 1975. The contractor would like to start work very quickly, but he would also like the documents completed before he starts. In order to not hold the job up any more, the Municipal Manager chose this course of action and would now like to have the Municipal Council ratify the new completion date.

We repeat again that in the case of this project we are aiming for substantial completion by January 30, 1975, with an exclusion from that date of the installation of the elevator. The architect recommends, and the Chief Building Inspector concurs, that the completion date be amended as noted.

RECOMMENDATIONS:

THAT the action taken by the Municipal Manager to instruct the Municipal Solicitor to change the completion date from December 20, 1974 to January 30, 1975 for substantial completion of the Edmonds House contract with Bengal Construction Co. Ltd. be ratified; and

THAT a copy of this report item be forwarded to the Parks and Recreation Commission.