

ITEM 25 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 21
COUNCIL MEETING Mar. 24/75

Re: Burnaby Municipal Hall Renovations
Tenders: Mechanical and Electrical Work

The following is a report of the Project Co-Ordinator, dated March 21, 1975, regarding the above.

We now must prepare a final project budget and this will require approximately two weeks time. It is not possible to say at this point if we will exceed the project budget allotted by Council. On the other hand, it is not possible to say that we will not. We must proceed with the awarding of the mechanical and electrical tenders and move ahead with the job. For this reason, we have brought forward this report on the understanding that we present a new project budget to Council as quickly as we can. We ask Council's forbearance in this connection.

RECOMMENDATION:

1. THAT the recommendations of the Project Co-Ordinator be adopted.

March 21, 1975

To: Mr. M. J. Shelley
Municipal Manager

Subject: Burnaby Municipal Hall Renovations
Tenders: Mechanical and Electrical Work

Dear Sir:

You have received from the Purchasing Agent tabulations of tenders returned for completion of Mechanical and Electrical installation throughout six floors of the Hall (excluding ground floor, main wing). The tenders in both cases are over estimated and some major adjustments in the scope of the project have to be examined. The extent of overage has come as a surprise since in both cases estimates made for pre-purchased major components were not exceeded in mechanical items, and less than 5% over for electrical items. Moreover, direct costs for installation of both services on the ground floor are within pro rated estimates. Hence, a specific reason for the current tendered amounts cannot be made at this time.

Mr. Freschi and his respective Consultants have made a limited review of the tenders received. In the case of the mechanical work, there is the possibility to achieve a reduction of approximately 5% or \$25,000 from the low bid by negotiating with the low bidder.

In the case of the electrical work, the form of Contract would be cost plus fixed fee with guaranteed maximum price and participatory shared savings. The chances are quite reasonable that savings will be achieved through the balance of the work.

With the work of renovations now completed on the lower floor, main wing, and all final costs arising from that work available next week, plus receipt of tenders for the two largest trade costs, a recast of the overall budget can be made. A review of the budget has been undertaken by Mr. Freschi from which he has indicated two Alternates to cope with the present circumstances. The first Alternate, to seek added funds to compensate for current deficit is not recommended. (See attached).

Continued ...

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The following recommendations are made:

1. Accept the low bid of Porter's Mechanical Ltd. in the amount of \$419,996.00, and with the Architect, Mechanical Engineer, and low bidder, negotiate reductions not affecting the quality of the system.
2. Accept the low bid of Inlet Electric Ltd. in the amount of \$247,659.00.
3. (a) Delete from the project design the covered pedestrian walkway North/South connection between the Municipal Hall and West Building at budgeted cost of \$93,500.00.
(b) Delete from the project design the plaza and paving, retaining existing parking intact at a budgeted cost of \$65,000.00.
4. With the Architect, his Consultants, and staff review the site landscaping plan and budget for a further report to Council in two weeks time.

Respectfully submitted,



M. J. Jones,
Project Co-Ordinator.

MJJ:lf

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BRUNO FRESCHI / ARCHITECTURE · PLANNING · RESEARCH
1575 WEST SEVENTH AVENUE VANCOUVER BRITISH COLUMBIA V6J 1S1 PHONE (604) 736-3651

March 21, 1975

The Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C.

Attention: Mr. M.J. Jones - Chief Building Inspector

Re: Burnaby Municipal Hall RENOVATIONS
Contracts 5.0, 6.0 and 7.0

Dear Sir:

Mechanical and electrical bids received March 19 and 20, 1975 respectively are considerably over approved budget amounts.

As discussed with you on the phone we can see only two alternatives to this situation. Whilst we respect your comments regarding any suggested increase to the budget, we believe it is necessary to clarify that the general site work was very significant in our terms of reference for this work. You will recall the importance placed on this by the staff committee and Council itself.

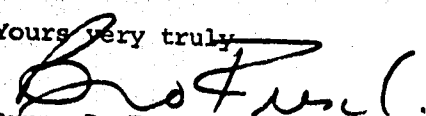
We cannot identify any other areas within the scope of work were a credit necessary to offset the mechanical and electrical overage, is possible.

Therefore we can only present the two following alternates within which we should be able to achieve the renovations of the Hall. Because the deletion of the landscape is a change in our terms of reference we must be instructed of this. You do appreciate that the tender documents for the landscaping are approximately 90% complete.

Alternate I Request the additional funds as required in our breakdown of costs.

Alternate II The deletion of the items in the enclosed breakdown. Please note that we have maintained a sum of money for landscaping as this would be indeed necessary to repair and replace landscaping changed and damaged in the immediate vicinity of the Hall and the various renovations.

Yours very truly


Bruno B. Freschi

BBF:st
encl.

cc. Pacific Rim Consultants Ltd.
J.D. Kern and Company

BRUNO BASILIO FRESCHI B Arch(hon) MRAIC RCA
JAMES R FENSON BA B Arch MRAIC
COLIN W CRAIG B Arch MRAIC

Burnaby Municipal Hall
 Renovations, Site
 Development & Landscape

March 21, 1975
 Project #73609

BUDGET REVIEW ALTERNATE 1

Increase project budget to cover
 overruns as shown. Retain scope
 of work unchanged for Renovations
 Site Development and Landscaping

A. BUILDING RENOVATION BUDGET:

	<u>Budget Estimate</u>		<u>Tender (T) or Estimate (E) Difference</u>		<u>Revised Total Budget</u>
1. Rentals	77,681	-		=	77,681
2. Demolition	73,945	-		=	73,945
3. Interiors	337,897	-		=	337,897
* 4. Exterior Work	239,747	+	55,355 (E)	=	295,102
5. Mechanical	298,000	+	158,401 (T)	=	456,401
6. Electrical	183,700	+	88,559 (T)	=	272,259
7. Contingency	28,067	-		=	28,067
	<u>\$1,239,037</u>	+	<u>302,315</u>	=	<u>1,541,352</u>
Less - possible mechanical credits		-	(25,000)		
possible electrical credits		-	(10,000)		
	<u>1,239,037</u>	+	<u>267,315</u>	=	<u>1,506,352</u>

* 4	a) Sun Control System	130,645	+	38,855 (T)
	b) Mechanical Towers	31,702	+	11,500 (E)
	c) E/W Walkway	55,000	-	(10,000) (E)
	d) Cafeteria Extension	22,400	+	15,000 (E)
		<u>239,747</u>		<u>55,355</u>

B. SITE DEVELOPMENT AND LANDSCAPE

	<u>Estimate Budget</u>		<u>Tender (T) or Estimate (E) Difference</u>		<u>Revised Total Budget</u>
1. N/S Walkway	93,500	-	(15,000) (E)		78,500
2. Plaza & Paving	65,000	-			65,000
3. Landscaping	141,438	-			141,438
	<u>299,938</u>	-	<u>(15,000)</u>	=	<u>284,938</u>

C. Summary

Item A - Building Renovation	1,239,037	+	267,315	=	1,506,352
Item B - Site Development & Landscape	299,938	-	15,000	=	284,938
	<u>1,538,975</u>	*	<u>252,315</u>	=	<u>1,286,660</u>

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Renovations & Site,
Development and Landscape

March 21, 1975
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BUDGET REVIEW ALTERNATE 2

Reduce scope of work by
deleting site development items and
landscaping to dollar value equal
to budget overruns on renovation

1. Delete covered pedestrian walkway
North/South connection to Burnaby
Municipal Hall West Building
2. Delete plaza and paving
Retaining existing parking intact
3. Delete 67% of landscaping
Budget. Remaining budget sufficient
to make good existing disturbed
areas to former condition

Credit \$ 93,500

Credit \$ 65,000

Credit \$ 93,500

Credit \$252,000