

Mr. Dykstra stated that because of the Union's lack of technical expertise on the preloading filling operation at Still Creek, they were unable to estimate costs for this part of the project, but undertook to prepare a letter of proposal for Council (See correspondence and petitions, Regular Council meeting 31 January, 1977, copy attached).

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To assist Council in its assessment of the questions raised in Mr. Dykstra's letter, we will provide some further discussion in the same order as the questions are listed.

Question 1. The monitoring and selection of fill at Stride Avenue dump could be carried out by a Municipal employee, but at Still Creek this selection would have to be done by the soil consultant's technician, so that a rigid control is maintained to prevent a shear failure of the underlying peat.

Question 2. The contractor is not screening topsoil but is, in fact, manufacturing it from peat. This peat is an undesirable fill material which is accepted for economy reasons from Municipal contracts, but not accepted from other sources.

It is doubtful that the Parks Board would accept the quality of topsoil manufactured at Stride; production is on a small scale and we would not recommend that the Corporation sell topsoil to the public in competition with local business.

Question 3. There is no "gravel pit" operation at Stride Avenue. We do take some sand from a neighbouring pit, but this is usually loaded by a rubber tired backhoe-loader from the construction site. To travel a steel-tracked machine from Pit A to Pit B would not be economically viable. In addition, with both Still Creek and Stride Avenue operating simultaneously, there would be no possibility of using the same operator.

Question 4. The point with respect to training is well taken and in addition demonstration machines are tested by Municipal operators at the Stride Avenue site.

Question 5. We do not agree that there is any great difficulty in comparing costs with a private contractor. The union suggests a trial period of one year for Stride Avenue; but, we should point out that the filling of this site should be completed in 1977.

We should also state that the A.C. G.11 machine mentioned in our report of 28 October, 1976, is not ideally suited for the final grading of Stride Avenue and is ten years old. For the Still Creek operation, we would have to consider the purchase of a D7 type bulldozer, at a capital cost of \$97,000.

Considering the above, and the cost comparisons as outlined in our report dated 28 October, 1976, we would stay with our Recommendation #1 of that report.

RECOMMENDATION:

THAT Council approve the calling for proposals for the operation and management of Stride Avenue Dump, together with the preloading fill operation on the Municipality owned Still Creek property.


MUNICIPAL ENGINEER

WMR:cmg

Attch.

ITEM 14
MANAGER'S REPORT NO. 69
COUNCIL MEETING Nov. 1/76

- Re: LETTERS FROM MR. OWEN DYKSTRA REGARDING THE OPERATION OF FILL SITES
1. LETTER DATED OCTOBER 19, 1976 THAT APPEARED ON LAST WEEK'S AGENDA (ITEM 5f)
 2. LETTER DATED OCTOBER 25, 1976 THAT APPEARS ON THIS WEEK'S AGENDA

Mr. Owen Dykstra, President of Burnaby Civic Employees Local Union 23, has written two letters to Council on land fill operations. Mr. Dykstra wishes to address Council on this subject on November 1, 1976.

Following is a report from the Municipal Engineer on this matter.

RECOMMENDATIONS:

1. THAT Council approve the calling for proposals for the operation and management of Stride Avenue dump together with the preloading fill operation on the municipally owned Still Creek Property; and
2. THAT the Engineer meet with officials of Local 23, C.U.P.E. to discuss the feasibility of a "purely Municipal operation as opposed to a commercial venture".

* * * *

ITEM 18
MANAGER'S REPORT NO. 9
COUNCIL MEETING Feb. 7/77

TO: MUNICIPAL MANAGER

28 OCTOBER, 1976

FROM: MUNICIPAL ENGINEER

RE: STRIDE AVENUE CONTRACT - PRELOADING OF MUNICIPALLY OWNED PROPERTY IN STILL CREEK AREA

The Engineering Department is presently preparing specifications and operational plans for a controlled fill program on the municipally owned property in the Still Creek area. This property has been tentatively reserved for a future works yard and will be preloaded under the direction of Golder Brawner & Associates.

In order to achieve economies of scale and central control it was felt that this fill operation should be tied in with the Stride Avenue dump contract. With this in mind, the Engineering Department received the approval of Council to extend the existing Stride Avenue contract so that a combined proposal could be considered.

C.U.P.E.'s letter to Council (Correspondence and Petitions, Council Report dated October 25, 1976) suggests that a "purely Municipal operation" should be considered as a viable alternative.

On March 3, 1975, Council awarded a contract to Southwest Contractors Ltd. to operate and manage the Stride Avenue dump at no cost to the Corporation and with a revenue sharing agreement built into the contract. At this time when proposals were being considered the existing Municipal operation was studied and the award of the contract was recommended for financial reasons.

The total cost to the Municipality for operating Stride Avenue dump from January 1, 1974 to January 12, 1975 was \$66,807.00.

From August 1975 to August 1976 the following quantities of fill were received at Stride Avenue dump.

(cont'd)

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Fill from Municipal contracts
 (No charge was made for these loads) 4,654 loads

Fill from commercial ventures
 (Charged at \$2.50 per load) 10,690 loads

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NOTE: The above figures have been checked by Burnaby's internal audit.
 If the operation had been run on a purely Municipal basis, costs and revenues would have been as follows.

Loader A.C. G.11	2,000 hrs. @ 19.00	= \$38,000.
Operator	2,000 hrs. @ 7.94 + 26%	= \$20,000.
Gateman/Checker	2,080 hrs. @ 6.11 + 26%	= \$15,397.
Trailer office	52 weeks @ 25.00	= \$ 1,300.
Heat, light and telephone		= \$ 250.
		\$74,947.
Add Overhead 15%		\$11,474.
		<u>\$86,421.</u>

We are all aware that the machine will not be working for the full 2,000 hours and although we would have some difficulty finding alternative employment for the operator for these idle periods we have allowed for a reduction in cost equal to one third of the machine and operators time.

Machine	666 hrs. @ 19.00	= \$12,654.
Operator	666 hrs. @ 19.00	= \$ 6,660.
		\$19,314.
Add Overhead 15%		\$ 2,897.
		<u>\$22,211.</u>

Total Cost	\$86,421.	
Less Downtime Allowance	<u>\$22,211.</u>	
Adjusted Annual Cost		<u>\$64,210.</u>
Saturday opening for heavy garden refuse - Burnaby residents		
One Labourer I.	8 hrs.	
	6 hrs. overtime	
52 Saturdays @ 14 hrs. @ 6.11 + 26%		= \$ 5,605.
Total Adjusted Cost		\$69,815.60
Revenue from 10,690 loads @ \$2.50		\$26,725.
Net Loss to the Corporation		<u>\$43,090.60</u>

NOTE: The highest production figure for any one month was 1,818 loads. Even at this figure, the revenue for 12 months would be \$54,540. and there would be a net loss of \$15,275. to the Corporation.

Using our present contract system, the Stride Avenue dump is operated at no charge to the Corporation and in the period from August 1975 to August 1976, Southwest Contractors Ltd. paid the Corporation \$1,927. as per the revenue sharing agreement.

Obviously we cannot make any comparisons between a Municipal operation and a contract in the case of the Still Creek property until such time as we have proposals for the combined operation.

We would recommend that proposals be invited for the operation and management of the Stride Avenue dump together with the placement of fill on the Still Creek property for preloading purposes. The latter operation will be designed and supervised by Golder Brawner & Associates.

On the receipt of proposals we would undertake to study the viability of a Municipal operation and to discuss both systems with the officials of Local 23, C.U.P.E.

(cont'd)

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RECOMMENDATIONS:

1. THAT Council approve the calling for proposals for the operation and management of Stride Avenue dump together with the preloading fill operation on the municipally owned Still Creek property.
2. THAT the Engineer meet with officials of Local 23, C.U.P.E. to discuss the feasibility of a "purely Municipal operation as opposed to a commercial venture".

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J. Mackenzie Ross
MUNICIPAL ENGINEER

MR:wlh

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Burnaby Civic Employees' Local Union 23

(CHARTERED BY CANADIAN UNION OF PUBLIC EMPLOYEES - C.U.P.E.)
AFFILIATED WITH CANADIAN UNION OF PUBLIC EMPLOYEES (B.C. DIVISION)

RECEIVED IN
ENGINEERING DEPT.

JAN 24 1977

BOX 35
SOUTH BURNABY, B.C.

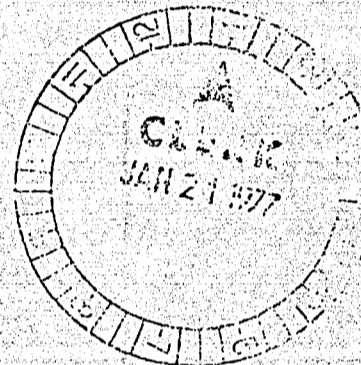
January 20, 1977

REFER TO

MK

TO THE MAYOR AND MEMBERS OF BURNABY MUNICIPAL
COUNCIL:

RE: Stride Avenue Dump and Still Creek Avenue
Filling Operation



This submission will attempt to state the Union's position on the contracting-out of the Stride Avenue Dump and the Still Creek Avenue filling operation. In doing so, it will also raise some questions for your consideration.

1. Both of these operations involve selective dumping. We feel it would be to the Municipality's advantage to have their own employees' look after this operation. If not, how will the Municipality monitor what is dumped and not dumped? The only way to be sure is to have a municipal employee there at all times.
2. The private contractor is presently screening and selling top soil. How much top soil is required each year for Parks and School Board? What is the cost of top soil per year for Parks and School Board?

If the Municipality were operating the Stride Dump, top soil could be supplied to Parks and School Board at no cost and any surplus could be sold to the public. This would represent a cost saving to the Municipality. At the present time the profit on top soil is going to someone else. If they were Municipal operations the profit would go to the Municipality.

3. In the Engineers report to Council dated October 28th, 1976 he stated that overtime would be required. We refer you to the Collective Agreement between the parties, Page 2, Article 5, Clauses 5.1, (b) and (c) - Hours of Work. It is our interpretation that upon

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mutual agreement a shift could be instituted that would cover Saturday as a regular work day, i.e., Tuesday to Saturday. He also raised the question of whether a loader and operator could be fully utilized. In our opinion, the loader and operator could, if they were used at the Stride Avenue Dump and the Stride Avenue Gravel Pit. The same operator could possibly even be used at the Still Creek filling operation also if there was a machine made available at that site.

4. Training of Equipment Operators:

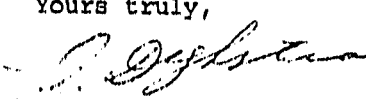
Stride Dump, Stride Gravel Pit and Still Creek are ideal areas for the training of Equipment Operators. They do not run the risk of doing damage to water, gas or sewer lines and they are not dealing with the problems of traffic.

5. It is difficult for the Union to compare costs with the private contractor on the Stride Avenue Dump, because we have not had the opportunity to monitor the volume of business, i.e., the number of loads coming in and the amount of top soil being sold. The Still Creek filling operation has not begun. It therefore is difficult to predict the volume of business. However, the Union would suggest that a possible method would be for the Municipality to operate the Stride Avenue Dump for one year and during this period the operation can be monitored.

In terms of the Still Creek filling operation, as mentioned before due to the fact that it is selective dumping to make the site ready for the new Municipal Works Yard, it would be to the Municipality's advantage to have their own employees care for this operation.

The Union feels the Municipality would be better served if Stride Avenue Dump and Still Creek filling operation were performed by Municipal employees and we ask Council to give consideration to this.

Yours truly,


OWEN DYKSTRA, President
C.U.P.E., Local No. 23

OD/nt
opa1u-491

CC: Mun. Mgr. ✓
Mun. Clerk ✓
Mun. Engr.

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