

ITEM	9
MANAGER'S REPORT NO.	28
COUNCIL MEETING	1978 04 10

Re: RIVERWAY SPORTS COMPLEX FIELDHOUSE
REQUIREMENT FOR EXTRAS

Following is a report from the Parks and Recreation Administrator regarding the contract for the Riverway Sports Complex Fieldhouse.

RECOMMENDATION:

1. THAT Council authorize the extras to the contract for the Riverway Sports Complex Fieldhouse as outlined in the Architect's letter of 1978 April 04 amounting to \$15,829.84.

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TO: MUNICIPAL MANAGER

1978 APRIL 06

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: RIVERWAY SPORTS COMPLEX FIELDHOUSE
REQUIREMENT FOR EXTRAS

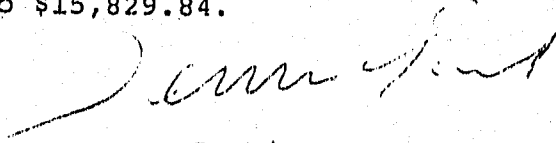
At its meeting of 1978 April 05, the Parks and Recreation Commission was informed that the contract price accepted for the construction of the above building in the amount of \$168,250 did not include certain site electrical and gas works as the design was not complete. These costs are now available, plus there are some minor extras to the contract as per the attached letter from the Architect to the Chief Building Inspector.

These extras, including some hydro costs, amount to \$15,829.84, bringing the total cost of the contract to \$184,079.84. Additional electrical and gas costs of \$10,466 bring the total project cost to \$194,545.84

The Parks and Recreation staff and Chief Building Inspector recommended approval of these additional works and the Commission concurred with this recommendation.

RECOMMENDATION:

THAT Council authorize the extras to the contract for the Riverway Sports Complex Fieldhouse as outlined in the Architect's letter of 1978 April 04 amounting to \$15,829.84.


Dennis Gaunt

AG:gl

cc: Chief Building Inspector

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Ronald Howard / architect

SUITE 2 - 1161 MELVILLE STREET, VANCOUVER, B.C. V6E 2X7 CANADA 688-8254

April 4, 1978

7702

Building Department
Corp. of the District of Burnaby
4949 Canada Way
Burnaby, B. C.

Attention: Mr. M. Jones
Chief Building Inspector

RE: Fieldhouse - Riverway Sports Complex
Burnaby, B. C.

Dear Sir:

A budget review and information relative to additional costs related to the works (and listed on the Budget Review) are attached for your reference. Please note the following regarding the additional work:

1. Raise building, parking lot and adjacent grades: \$3,966.92
 - a. The building and its attendant parking lot were set at an elevation (106.0) deemed appropriate by this office (in conjunction with Burnaby Building and Park officials) on the basis of information available at the time of design and tender.
 - b. Subsequent to tendering, information in the way of site 'building grade' and proposed road construction grades was prepared by the Engineering Department. An assessment of this data indicated that the building elevation as tendered would be compatible (i.e. higher) than the adjacent fields but would be lower than the eventual surrounding roads. This situation, while of limited concern under ordinary and foreseeable circumstances, could be a problem (i.e. flooded building) under unusual circumstances. The building elevation was subsequently raised to an elevation of 107.5 to place it higher than any immediately adjacent grade containment constructions.

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Mr. M. Jones,
Chief Building Inspector
Corp. of the District of Burnaby

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April 4, 1978

1. Raise building, parking lot and adjacent grades: (Continued)

c. A quotation in the order of \$4,329.94 was received from the contractor. This was felt to be excessive and was reduced to \$3,966.92 after review and discussion. This sum is based on actual delivered quantities by the contractor and is verified as follows:

Building Fill:	Basic: 85' x 85' x 1.5/27 =	400 cu.yds.
	Settlement Factor: .33 =	<u>133</u> cu.yds.
		533 cu.yds. ± (547)
Parking Lot:	Basic: 9,320 x 1.5/27 =	518 cu.yds.
	Increase: 621 x 1.5 =	<u>34</u>
		<u>552</u> = 73 ± units
		7.5
	Compaction/Settlement (50%)	<u>37</u>
	Total:	110 ± units (113)

The contractor's final quoted figures are shown in brackets. These latter figures and the machine time costs submitted are considered fair and reasonable considering the circumstances of a difficult site and the need to add the extra fill material after the original operations had been largely completed.

2. Plumbing Revisions: \$950.00

- a. On the basis of the original soil report (May 11, 1977) the mechanical consultant (R. Davis of D. W. Thomson Consultants) presumed that only the building required unique treatment and that nominal accommodation of a standard type (low in cost) would suffice for plumbing services.
- b. During tendering, the plumbing service documents were submitted to the soils consultants (Cook, Pickering & Doyle) to ensure that the works were consistent with their intentions. Upon reviewing and reconsidering the constructions, Cook, Pickering & Doyle suggested minimum changes to further safeguard the service installations. These changes were issued to the contractor. A quotation in the order of \$2,140.16 was received and deemed excessive. The quotation was revised to \$950.00 after review and adjustment by D. W. Thomson Consultants and the contractor. These figures are considered fair and reasonable.

Mr. M. Jones
Chief Building Inspector
Corp. of the District of Burnaby

April 4, 1978

3. Site Electrical Service:

\$10,182.92

a. The provision of the Hydro service was not included in the contract documents as its design was not resolved at the time of tender. An underground system was subsequently designed by the electrical consultant (Peter Scott & Assoc.) and priced by the contractor. Mr. Scott has reviewed the quotation and feels it is very fair and reasonable as submitted. This sum (\$10,182.92) and that quoted separately to the Municipality (\$8,723.00) add to a figure of \$18,905.92 - which is within the previous budget estimate and allowance of \$20,000.00.

4. Miscellaneous:

\$205.00

a. The contract drawings relied on the breathing quality of an irregular shake roof for ventilation. This was reviewed on a site inspection and felt as possibly inadequate under extreme conditions. A simple continuous eave vent was introduced. The quotation submitted for this work is extremely reasonable.

\$225.00

b. The roofing inspector required adjustments to skylight locations during site construction and these were immediately implemented by the contractor in order to avoid delays in construction. The change would appear to be a matter of judgement and we recommend acceptance of the roof inspector's direction on behalf of the Owners best interests. The sum quoted is also considered very reasonable.

\$50.00

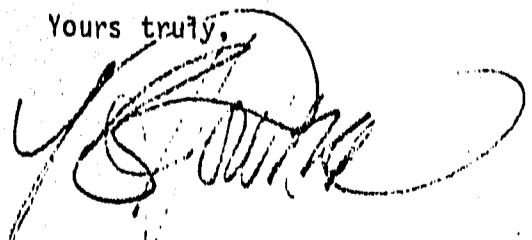
c. No access was detailed to the attic space as there are no services therein. However, it was felt on site inspection that some access might be desirable in future unusual circumstances and a simple plywood panel access was directed to be installed in a service room. The sum quoted is again considered very reasonable.

\$250.00

d. The tender documents call for a thin-set application of 4" x 4" tile to masonry block walls - a minimum low cost installation. Though the masonry work is reasonably true and flush, enough nominal variation of surface exists to suggest that a bedding would give a more satisfactory and desirable finish. The addition of such a bed is recommended. The sum quoted is considered fair and reasonable.

No further changes to the contract are anticipated at this time. The building is nearing completion with the balance of the work largely involving outside works and services. All the costs outlined above represent fair and reasonable value to the Municipality and the original tenders would have been higher by the sums quoted if the additional works had been included on the bidding documents. It should also be noted that the General Contractor has been very co-operative and has completed all work to date within the spirit of the contract.

Yours truly,



R. B. Howard, M.R.A.I.C.
Architect

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Fieldhouse - Riverway Sports Complex
 Burnaby, B. C.

Budget Review:

	Budget May 30/77	Tender Sept.21/77	Contract Addit.Work April.3/78	Municipal. Addit.Work April 3/78
Building:	\$137,600.00	\$168,250.00	\$168,250.00	
Site Works:	10,000.00	In Above	In Above	
Contingency:	10,850.00	In Above	In Above	
Services (Contract):				
Sanitary Sewer:	12,000.00	In Above	In Above	
Storm Sewer:	3,000.00	In Above	In Above	
Water (4" dia.)	12,000.00	In Above	In Above	
Miscell. Civil:	3,000.00	In Above	In Above	
	<u>\$188,450.00</u>	<u>\$168,250.00</u>	<u>\$168,250.00</u>	
Additional Work:				
Raise Bldg. & Adj. Grade:	-	-	\$ 3,966.92	
Plumbing Changes:	-	-	950.00	
Site Electrical Service:	-	-	10,182.92	\$ 8,723.00
Screen Vents:	-	-	205.00	
Skylight Adjustment:	-	-	225.00	
Access Hatch:	-	-	50.00	
Tile Backing:	-	-	250.00	
			<u>\$ 15,829.84</u>	<u>\$ 8,723.00</u>
Services (N.I.C.):				
Power:	\$ 20,000.00	\$ 20,000.00	In Above	
Gas:	No Allowance	1,743.00	-	\$ 1,743.00
	<u>\$208,450.00</u>	<u>\$189,993.00</u>	<u>\$184,079.84</u>	<u>\$ 10,466.00</u>
TOTAL: (Contract and Municipal. Additional Work):				<u>\$194,545.84</u>

R. B. Howard, Architect