

ITEM	22
MANAGER'S REPORT NO.	60
COUNCIL MEETING	1980 09 29

RE: WILLINGDON RECREATION CENTER EXPANSION
 NEIGHBOURHOOD IMPROVEMENT PROJECT
 (ITEM 22, REPORT NO. 83, 1979 DECEMBER 10)
 (ITEM 23, REPORT NO. 50, 1980 AUGUST 05)

Following is a report from the Parks and Recreation Administrator regarding the subject expansion project.

The financing for this project is:

Willingdon Heights NIP	\$ 495,650
Parks & Recreation Commission	60,902
	<u>\$ 556,552</u>

RECOMMENDATION:

1. THAT the recommendations as contained in the report from the Parks and Recreation Administrator be adopted.

* * * * *

1980 September 25

TO: MUNICIPAL MANAGER

FROM: PARKS & RECREATION ADMINISTRATOR

RE: WILLINGDON HEIGHTS N.I.P. EXPANSION PROJECT

Recommendations:

1. THAT Council authorize the execution of a contract with International Construction Ltd. (the low bidder) in the amount of \$462,052, for the alterations and additions to Willingdon Recreation Centre.
2. THAT Council authorize the expenditure of \$495,650 from the Willingdon Heights N.I.P. funds for the above project.

SUMMARY

Following negotiations with the low bidder, International Construction Ltd., and having the Parks and Recreation Department carry out the soft landscaping, the project budget for the alterations and additions to Willingdon Recreation Centre has been finalized at \$556,552. This is in excess of the funds available by \$54,222 which the Parks and Recreation Commission has agreed to provide from its Capital Budget.

REPORT

The Parks and Recreation Commission, as a result of a telephone poll conducted on 1980 September 22, received the attached report from the Project Co-ordinator, Mr. M.J. Jones, and endorsed the letting of the contract to International Construction Ltd. in the adjusted amount of \$452,052. This figure allows for the retention of the A/H Unit # 1 costing \$9,400.00, and air balancing \$760.00.

The Commission has also agreed to the "soft landscaping" being carried out by the Parks and Recreation Department at a cost of \$16,568, thus modifying the overall project budget to \$556,552:

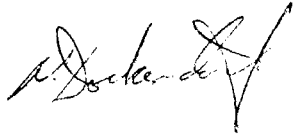
. . . 2

Soft Landscaping as estimated on bid	\$17,483
Landscaping to be done by staff	<u>16,568</u>
Adjusted landscaping cost	\$ 915

Total Project estimate	\$557,467
Adjusted landscaping cost	<u>915</u>
Adjusted total project cost	<u>\$556,552</u>

The Municipal Treasurer has indicated that the reserve from Canada Summer Games now amounts to \$127,230. Only \$81,000 of this amount has been committed to the Burnaby Lake Sports Complex fieldhouse expansion together with \$62,000 from the Commission's Capital Budget. The Commission has agreed to the suggestion that the total amount of \$127,230 be allocated to the fieldhouse expansion and the contribution from capital funds be reduced to \$15,770. This frees \$46,230 of capital funds which, together with other surpluses available in the Commission's Recast Budget, will provide the \$54,222 shortfall in the Willingdon Recreation Centre budget.

This action has been taken to ensure that the quality of the building and its operating efficiency are not impaired by further deletions and/or reductions.



DENNIS GAUNT
Administrator

AG:dm
Attach.

- c.c. Municipal Treasurer
- Chief Building Inspector
- Director of Planning
- Municipal Solicitor
- Purchasing Agent

ITEM SUPPLEMENTARY 8
ADMINISTRATOR'S REPORT NO. 15
COMMISSION MEETING 80 09 17

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THE CORPORATION
OF THE DISTRICT OF
BURNABY

4949 Canada Way, Burnaby, B.C. V5G 1M2
Building Department

Telephone (604)
294-7158

1980 September 12

Mr. Dennis Gaunt
PARKS & RECREATION ADMINISTRATOR

SUBJECT: WILLINGDON HEIGHTS N.I.P.
EXPANSION PROJECT
JOE Y. WAI, ARCHITECT

Council, at its meeting of 1980 August 05, authorized the calling of tenders for alterations and additions to the Willingdon Heights Centre, a project to be funded under terms of the Neighbourhood Improvement Program. Tenders closed with the Municipal Purchasing Agent on 1980 August 27.

Eight general contractors took out plans of this project and seven firms returned tenders. The eighth firm had to drop out at the last moment due to the illness of one of its principals. A tabulation of the tenders received has been prepared by the Purchasing Agent and is attached hereto.

Despite the fact that a Quantity Surveyor worked diligently with the Architect throughout the design of this project and the preparation of working drawings, the low bid is approximately 8% over the estimated cost of \$417,400 reported on 1980 August 05.

	<u>July '80 Est.</u>	<u>Low Bid Aug. 27</u>
Basic Price/Est.	\$417,400	\$474,000
c/o Contingency	<u>20,000</u>	<u>(incl.)</u>
	\$437,400	\$474,000

Difference Bid Over Est. \$ 36,600 or 8.35%

The cost of soft landscaping (planting) to plans and specifications by the Corporation was priced separately at \$17,483, and is in addition to the above bid figure.

ATTACHMENT "A"

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 PARKS & RECREATION ADMINISTRATOR

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Following receipt of tenders, the Architect has met with the low bidder to examine the bid and to determine how the building overage may be reduced toward the last estimate. The Architect's report of this examination is covered in the attached letter of 1980 September 10.

The low bidder, International Construction Co. Ltd., has identified \$20,703 in possible credits; however, the Architect believes some of the credit items would seriously impair the operating efficiency or quality of the building if accepted. The Architect is therefore only able to recommend \$12,705 in savings from the low bid. The undersigned concurs with the Architect in the assessment of credit items.

Thus, the following is proposed to be a suitable price for the projected work:

Low Bid, International Construction Ltd., Aug. 27		\$473,997
Less: A/H Unit #1	\$9,400	
Misc. Items by Architect	<u>12,705</u>	<u>22,105</u>
Proposed Negotiated Construction Price:		<u>\$451,892</u>

Analysis of the project budget in light of the above proposed negotiated construction price is as follows:

Estimated Expenditures

	<u>Pre-Bid '80 June Est.</u>	<u>Bid Cost/Estimate Aug. '80</u>
Construction Cost & Site Development	\$417,400	\$451,892
Architect Fees	45,988	47,840
Soils	2,857	1,792
Quantity Surveyor	3,300	3,300
Furnishings	25,000	25,000
Soft Landscaping	<u> </u>	<u>17,483</u>
	<u>\$494,545</u>	<u>\$547,307</u>

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Source of Funds

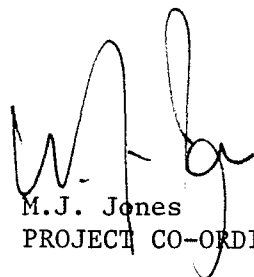
Original N.I.P.	\$400,000
Additional N.I.P.	50,000
Contingency N.I.P.	35,000
Parks & Recreation '79 Capital Budget	<u>6,680</u>
	\$491,680
Difference, Shortfall	<u>\$ 55,627</u>

The foregoing difference of \$55,627 may be lessened by some modification of the proposed landscaping work to reduce the amount of new material to be placed on the site. It may also be lessened by a review of the furnishings list and reduction of items for initial placement in the building. An exact figure for such savings is not immediately available. At this time it may be prudent to budget for the above difference.

Accordingly, it is recommended that a negotiated price of \$451,892 be accepted from International Construction Co. Ltd. and the project go forward to construction. The said price is arrived at as follows:

Base Bid		\$473,997
Less:		
Air-Handling Unit	\$9,400	
2 x 6 Facia Upper Roof Line	846	
Al Sash in Place of Wood	5,585	
Trophy Cabinet	802	
Air-Balancing	760	
Std. Heat Exchange	157	
ABS Plbg. Pipe	475	
Sound Curb	162	
Change to Rudd H.W.T.	1,800	
Cedar S/W Edging	<u>2,118</u>	<u>22,105</u>
Proposed Contract Price:		<u>\$451,892</u>

MJJ:lm
 Enc.


 M.J. Jones
 PROJECT CO-ORDINATOR

THE CORPORATION OF THE DISTRICT OF BURNABY

TABULATION OF TENDERS FOR
WILLINGDON HEIGHTS CENTRE

PURCHASING DEPARTMENT

1980 August 27

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COMPANY NAME	BASIC TENDER TOTAL	OPTION #1		OPTION #2
		Air Handling Unit, Assembly and Controls DELETE	Landscaping ADD	Landscaping ADD
1. International Construction Co. Ltd.	<i>Low</i> 1. \$473,997.00	\$9,400.00	\$17,483.00	
2. Art's & G. Contracting Ltd.	504,288.00	8,303.00	17,982.00	
3. Pacific Coast Construction Co.	509,000.00	8,347.00	23,500.00	
4. G.D. Shaw Construction Ltd.	2. 496,000.00	8,400.00	21,000.00	
5. Zagreb Construction Ltd.	3. * 513,400.00 <i>498,400.</i>	8,000.00	15,000.00	
6. Clearspan Shopland & Co.	500,654.00	8,953.00	25,287.00	
7. Coreng Construction Co. Corp.	527,600.00	8,303.00	18,200.00	

*Including Landscaping

ATTACHMENT 'B'

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RECEIVED

SEP - 3 1980
BUILDING INSPECTOR'S
OFFICE

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JOE Y. WAI

architect

225-1152 mainland st. vancouver, b.c., canada v6b2v1 tel. 689-3166

September 10, 1980

Mr. M. J. Jones
 Project Cordinator
 Burnaby Municipal Hall
 4949 Canada Way

RECEIVED
 SEP 10 1980
 BUILDING INSPECTOR'S
 OFFICE

Re: Willingdon Heights Centre

Dear Mr. Jones

Further to the Tender Opening on August 27, 1980, I was instructed by you to negotiate and discuss possible savings through revisions towards as close as the July 1980 budget with the low bid contractor, International Construction.

The July 1980 budget: my understanding of this budget was that it was established from the June 1980 take-off by Brooks Wedges Quantity Surveyors. That take-off was based on our completed working drawings of June 1980. It read:

Building and Site development: \$417,400 minus a savings of approx \$8000 should the Air Handling Unit be deleted. A \$20,000 Contingency was not included.

You will recall that in our July meetings, some finishes were revised to better quality materials as suggested by Rick Elligott of the Planning Department representing the N.I.P. Committee. Together with further cabinet works this should reflect an increase of approximately \$2500 above the QS report of June.

Landscaping costs (plants, bicycle stands, benches) were discussed and reviewed again in my letter to you on August 27, 1980.

The Low Bid

From the seven bids received on August 27, the low bid was \$473,997 inclusive of the Air Handling Unit (AHU) and site development as per our drawings and a \$20,000 Contingency but minus the landscaping as per Parks Department drawings. Deletion of the Air Handling Unit is a saving of \$9400. Thus the comparative costs can be read as follows:

JOE Y. WAI

architect

225-1152 mainland st. vancouver, b.c., canada v6b2v1 tel. 689-3166

	July 1980 Budget	Low Bid	187
Basic price incl. contingency	\$437,400	\$474,000	
minus AHU	- 8,000	-9,400	
	<u>\$429,400</u>	<u>\$464,600</u>	

This constitutes a difference of approximately \$35,200 or 8.36% over the budget.

Higher costs in bids

As discussed, I have reviewed the reasons for the higher prices with the bidding contractors, some non-bidding contractors as well as the quantity surveyor, the following is the summary of their comments:

1. Contractors are busy - all though this tender can be viewed as competitive with 7 general contractors submitting bids, the general construction climate today is a busy one particularly in wood frame construction (housing).
2. Bid Depository - as discussed with you prior to Tender, a small project usually does not command as advantageous a competitive climate in this process as a larger scale project. This was unfortunately correct in this Tender as 10 of the 14 sub trades submitted to the Depository had only 2 or less bids, 6 of which had only 1 subtrade bids, including major subtrades such as mechanical/plumbing, timber piling and the Finishes. According to International Construction, such circumstances can contribute anywhere between 5% to 10% difference. This sentiment was confirmed by other bidding and non-bidding contractors as well as the QS. Incidentally, the QS June, 1980 report was based on at least 3 sub-trade bids.
3. Inflation - The June 1980 Budget was based on a July 1980 start. The Tender was based on a September 1980 start. According to the QS, this is a 2% difference undercurrent construction climate.
4. Winter conditions - with the schedule pushed back 2 months, and involving more work during inclement weather, the QS advised that the difference can be another 1% extra.
5. Recent Labour Settlement and Profit Margin Increase
The QS Report included an estimated increase of 12% labour costs which materialized in the settlement of August 1980.

JOE Y. WAI

architect

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However the Contractor's profit margin has been additional adjustment to the labour increase thus making a further increase in the total Construction Costs, particularly under busy circumstances. The QS suggests this can be a further 1-2%.

In summation. The above explanations can result from a low of 9% to a high of 15% difference from the June QS Report.

Revisions for savings - Since August 28, we have been meeting to discuss the possibilities of savings with International Construction. They, in turn, have been discussing the same with the respective sub-trades.

Attached please find a list of proposed savings by International Construction. As discussed with you on September 8 I have hence reviewed them with my respective engineering consultants and are prepared to recommend over half of this list in value while trying to maintain the very basic quality and character of the buildings as well as to maintain the operational costs reasonable.

Their list totals: \$20,703 in savings

In your review, I find the following items acceptable: item 1,3,4,5(a), (c), (g), (h), (i), and item 8.

This list totals: \$11,903 in savings

My reasons for not recommending the remaining items were discussed with you and are based on both the minimum standards of maintenance, operating costs and minimal quality in terms of building character.

Item 5(a) is acceptable only if the Air Handling Unit is deleted. As discussed in July and again September 8, you will recall that the original discussions in 1979 put this AHU (extra heating for the existing main hall) as an optional item. This was substantiated by Neal Dockendorf of Parks Department at our September 9, 1980 meeting.

Thus with proposed savings the costs are as follows:

JOE Y. WAI

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architect

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	July 1980 Budget	Low bid	Internl. proposed savings	Our proposed savings
Basic price:	\$437,400	\$473,997	\$452,294	\$462,094
AHU (subtract)	8,000	9,400	9,400	9,400
	<u>\$429,400</u>	<u>\$464,597</u>	<u>\$442,894</u>	<u>\$452,694</u>

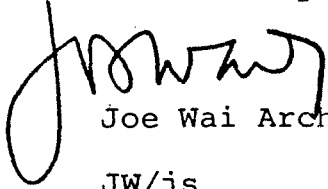
Comparing our proposed revisions with the July 1980 budget, we are looking at a \$24,694 difference or 5.6%. Please be advised that these prices include a \$20,000 Contingency which may not be necessary to use in its entirety. To further compare our list of proposed savings plus the deletion of the AHU, the difference with the July 1980 Budget will then be:

$$\$452,694 - \$437,400 = \underline{\$15,294} \text{ or } \underline{3.5\%}$$

I firmly recommend that no further cuts be made from the drawings unless we are prepared to accept obvious inadequacies as far as the purpose for such a building as well as unreasonable maintaining/operation costs.

Should there be further clarifications or information required please do not hesitate to call me.

Yours truly



Joe Wai Architect

JW/js

encl.

BURNABY - WILLINGDON HEIGHTS CTR., ADDS. & ALTS.LIST OF BIDDERS:Asphalt Paving:

Custom Blacktop Co.

B.A. Blacktop

Premier Paving & Constr. Ltd.

Misc. Mtls.:

Alpine Steel Ltd.

Millwork & Wood Doors:

Columbia Sash & Door Ltd.

Suburban Millwork Ltd.

Roofing & Sht. Mtl.

More-Ply Rfg. & Sht. Mtl.

Duron (B.C.) Ltd.

Campbell & Grill Ltd.

Timber Piling:

Byrne Piledriving

Stucco & Lath, & Drywall:

Infanti Bros. Const. Ltd.

Columbia Dry Wall Ltd. NO BID: International Const.

Carpet, & Resil. Flg.:

Craftsman Flrs. (B.C.) Ltd. NO BID: G.D. Shaw

The Johnston Flr. Co. Ltd.

Plumbing:

Porter's Mech. Ltd. ALSO BID: Htg. & Vent.

Skylights, & Glass & Glazing:

Canadian Pittsburgh Ind.

North Shore-Haida Glass Ltd.

Stl. Drs. & Fr.:

Shanahan's Ltd.

Finish Hardware:

Acklands Ltd.

Painting:

Regal Ptg. Ltd.

Combined Ptg. Ltd.

Alpine Painting Ltd.

Handwritten:
 Jan Construction Services
 Sept 2/80.

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1. Epoxy Flg.:
Sparton Epoxy Sys. Ltd.

① Electrical:
Gamma Elec. Ltd. NO BID: Coreng Const., Zagreb Const.
Mettco Elec\ Ltd.
A. Webb Elec. Ltd.

LIST OF GENERAL CONTRACTORS:

1. Art's & G Const.
2. Clearspan Shopland
3. Coreng Const.
4. International Const.
5. Pacific Coast Const.
6. G.D. Shaw
7. Zagreb Const.

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815 FIRST STREET
NEW WESTMINSTER, B.C.
V3L 2H7

International

CONSTRUCTION CO. LTD.

September 8th. 1980

Joe Y. Wai, Architect,
225-1152 Mainland St.,
Vancouver, B. C.
V6B 2V1

Dear Sir: RE: Willingdon Heights Centre.

As requested we hereby submit the following credits to our Contract Price:

- | | | |
|------|---|--------------------------------|
| ✓ | 1. To eliminate 2 x 6 facia board on upper clear story roof only. | Credit \$ 846.00 |
| ✗ | 2. To eliminate 2 x 6 facia board on complete building. | " 3,597.00 |
| ✓ | 3. To change wood windows to Aluminum Windows. | " 2,493.00
5585- |
| ✓ | 4. Separate price on trophy cabinet. | " 802.00 |
| | 5. Plumbing credits as listed: | " 6,265.00 |
| ✓ a) | Delete balancing | 760.00 |
| ✗ b) | Delete all duct insulation | 1,715.00 |
| ✓ c) | Standard heat exchanger in lieu of stainless for roof top air heating unit. | 157.00 |
| ✗ d) | Delete economizer | 636.00 |
| ✗ e) | Change regular toilet bowls to Radcliffe #3-143 | 456.00 |
| ✗ f) | Copper spem drains | 104.00 |
| ✓ g) | A.B.S. plastic piping in lieu of cast | 475.00 |
| ✓ h) | Delete sound curb on exhaust fan. | 162.00 |
| ✓ i) | Hot water tank changed to Rudd GL 85-156 | 1,800.00 |
| | | 6,265.00 |
| ✗ | 6. Electrical- single zone in lieu of four zone. | " 285.00 |
| ✗ | 7. Insulation and asbestos board on exterior concrete foundations walls. | " 2,051.00 |
| ✓ | 8. Cedar wood edging at blacktop walks. | " 2,118.00 |

Trusting the above meets with your approval, I remain,

Yours very truly,

INTERNATIONAL CONSTRUCTION CO. LTD.

K R Funk

Ken R. Funk.
Estimator.

KRF/jlc

✓ — Joe Wai recommends

