

THE CORPORATION OF THE DISTRICT OF BURNABY

File: 2074

BURNABY JUSTICE BUILDING COMMITTEE

To The Mayor and
Members of the Council

Madam/Gentlemen:

REPORT OF THE BURNABY JUSTICE BUILDING COMMITTEE

RE: PROPOSED EXPANSION OF RCMP DETACHMENT AREA
BURNABY JUSTICE BUILDING

RECOMMENDATIONS:

1. THAT Council approve the working drawings prepared by the consultant, and
2. THAT Council adopt the schedule outlined in this report and authorize the respective calls for tenders for the general contractor's work and for subtrades' work as outlined.

REPORT:

1. Background

At its meeting of 1980 July 21, Council adopted a proposed construction method aimed at making an early fall start in order to reduce as far as possible "bad weather" costs as follows:

"2.3 (b) At approximately 75% completion of working drawing stage competitive bids can be obtained from selected general contractors for their portion of the contract plus certain trades and any priority equipment. The major mechanical and electrical trades would be carried as a Cash Allowance. The general contractor's bid would be scheduled to be received at completion of working drawings. If the budget figure is then acceptable, then the contract can be approved and the mechanical and electrical, plus other allowance trades, can be immediately called while the general contractor is organizing and scheduling the project and within three weeks the complete Stipulated Sum Contract will be finalized."

2. Current

2.1 The Unecon Partnership is proceeding as directed, and on schedule, with preparation of working drawings for the proposed expansion according to the following schedule:

September 8, Monday

Obtain approval of Municipal Council to call open public tenders from selected general contractors, including work of majority of subtrades, but providing cash allowances to cover the costs of mechanical, electrical, and some subtrades for which preparation of working drawings cannot be completed at this time. The foregoing call for tenders would commence 1980 September 15 and close 1980 October 01.

AGENDA 1980 09 08
COPY-MANAGER
-CHIEF BUILDING INSPECTOR

October 1, Wednesday

Close tender call from general contractors.

October 3, Friday

Complete balance of working drawings for mechanical, electrical or other trades.

October 6, Monday

- (a) Obtain approval of Municipal Council to award tender to successful general contractor, subject to completion of following subtrade tenders.
- (b) Obtain approval of Municipal Council to call tenders for mechanical, electrical subtrades or other allowance trades not tendered through initial call.

Close subtrade tender call 1980 October 22, Wednesday.

October 27, Monday

Obtain approval of Municipal Council to award final Stipulated Sum Contract to successful general contractor, including subtrades separately tendered to the nominated contractor.

- 2.2 The foregoing schedule applies to the new work only and will be referred to as the New Addition Contract which will include tieing into the existing roof and railing of the building, but with the work not prohibiting the public from using the existing east entry of the building.
- 2.3 The work of changes within the existing building will later be referred to as the Alteration Contract for which working drawings and specifications will be undertaken by the consultant(s) as soon as the New Addition Contract is under way. The work of the Alteration Contract will be subject to a separate tender call prior to completion of the New Addition Contract, and the work will include:
 - internal alterations to the building,
 - alterations to the existing garage area to allow covered access to the men's locker room,
 - expansion of the centre parking lot of the RCMP.

2.4 It is necessary to stage the overall work of the project in the above two proposed contracts in order that the RCMP may continue to function in present quarters without interruption or risk of security of operation. Furthermore, it is not practical to have the alteration work priced now since that work cannot be proceeded with until the new work is completed, occupied by the RCMP, and parts of the existing building vacated temporarily by the RCMP. It is expected the new work will take approximately one year to complete. The alteration work should be completed within six months or less after its commencement.

2.5 The Quantity Surveyor is working with the consultant during preparation of the working drawings to monitor the estimated construction costs and budget previously approved.

The current estimates based on the working drawings are as follows:

New Addition Contract		
Building/Yard/Landscaping	\$1,160,000	
Alterations Contract		
Renovations	140,000	\$1,300,000
Fees/Disbursements		100,000
Furnishings		75,000
Owner's Contingency		<u>68,000</u>
		\$1,543,000*

*As reported to Council 1980 July 21 and adopted.

It is further to be noted that the above figure for Renovations is at 1980 costs. This estimate will be monitored closely during preparation of design and working drawings in order to reflect costs expected to be met later in 1981.

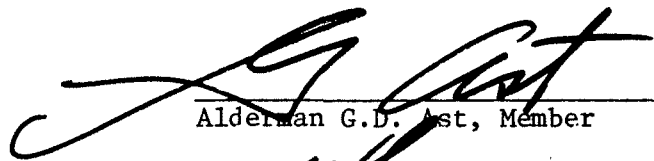
4.

2.6 The working drawings for the New Addition Contract are available for viewing in the Manager's Office or in the office of the Chief Building Inspector.

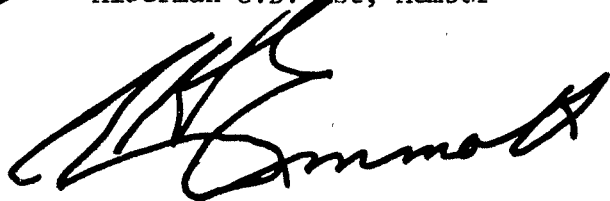
Respectfully submitted,



Mayor D.M. Mercier, Chairman



Alderman G.D. Ast, Member



Alderman A.E. Emmott, Member