

ITEM 29
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1981 12 14

RE: ALTERATIONS, BURNABY JUSTICE BUILDING

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendation of the Project Coordinator be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1981 DECEMBER 09
FROM: CHIEF BUILDING INSPECTOR
RE: ALTERATIONS, BURNABY JUSTICE BUILDING

RECOMMENDATION:

1. THAT the Stipulated Sum Contract in the amount of \$227,930 for the Alteration work for the RCMP Detachment in the Justice Building be let to Westar Construction Corp., with the work to proceed immediately in accordance with plans and specifications prepared by The Unecon Partnership.

REPORT:

Council, at its meeting of 1981 October 05, received a report on the Alteration Contract for the Justice Building and adopted the following recommendations:

1. THAT the revised Project Budget as set out in this report be approved.
2. THAT the Treasurer be instructed to bring down a Tax Sale Monies By-Law in the amount of \$868,000.00.
3. THAT the consultant's suggested method of contracting of Alterations be approved.

The contracting method (recommendation 3 above) was described in the consultant's letter of 1981 September 23 (Attachment 1). Arrangements for that method have been completed by Westar Construction Corp. A fixed fee for management of the contract of 5.8%, based on the previous estimated cost, has been submitted and accepted after analysis. Competitive bids for all subcontract work have just now been secured by the contractor, enabling a Fixed Lump Sum Contract to be let.

The contract amount, arrived at in consultation with the Officer-in-Charge RCMP Detachment, Westar Construction Corp., and The Unecon Partnership is \$227,930, inclusive of contract contingency. The consultant's letter of 1981 December 10 sets out the contractor's quotation (Attachment 2).

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The overall project budget of \$1,618,000 was approved by Council on **12/14/81** 206
 1981 October 05. That budget, adjusted to reflect the proposed Fixed
 Lump Sum Contract, is as follows:

	'81 Dec. 10	'81 Oct. 05
1. New Addition Contract	\$1,155,905	\$1,155,905
2. Alterations Contract (including Contingency Sum)	227,930	207,900
3. Fees:		
Addition	\$91,700	
Alteration	<u>32,000</u>	116,700
4. Furnishings/ Millwork	75,000	75,000
5. Owner's Contingency incl. - Identification Sign		
- Landscape Completion		
- Parking Adjustment		
-		
	<u>35,465</u>	<u>62,495</u>
	\$1,618,000	\$1,618,000

It is recommended:

THAT the Stipulated Sum Contract in the amount of \$227,930 for the
 Alteration work for the RCMP Detachment in the Justice Building be
 let to Westar Construction Corp., with the work to proceed immediately
 in accordance with plans and specifications prepared by The Unecon
 Partnership.

MJJ
 MJJ:lm
 Enc.

MJJ
 M.J. Jones
 PROJECT COORDINATOR

c.c. DIRECTOR PLANNING &
 BUILDING INSPECTION
 O/IC RCMP
 MUNICIPAL SOLICITOR
 MUNICIPAL TREASURER

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 MANAGER'S REPORT NO. 10
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 MANAGER'S REPORT NO. 29
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THE UNECON PARTNERSHIP

B 202, 355 BURRARD STREET, VANCOUVER, B.C. V6C 2G6 TEL.: (604) 688-3621, TELEX 04-54668

1981.09.23

Mr. M.J. Jones
 Corporation of the District of Burnaby
 4949 Canada Way
 Burnaby, B.C.
 V5G 1M2

Dear Sir:

Reference: R.C.M.P. Renovations
Project No. 80-0027

Further to our initial discussions on September 11, 1981 relating to the type of contract best suited to this project, we wish to recommend that your Building Committee consider the negotiation of a contract with Westar Construction Corp. on the following basis:

(1) Fixed Fee

The Contractor be asked to submit a lump sum quotation in two parts.

- (a) Fixed Fee for Management of the Contract including on site supervision, overhead and profit.
- (b) Lump sum for provision of all the General Contractor's work in the Contract.

This submission is to be submitted, reviewed and accepted prior to any further negotiation.

(2) Lump Sum Contract

After acceptance of Item (1), the Contractor be provided with completed documentation and asked to obtain competitive bids on all subcontract work culminating in a Fixed Lump Sum (including item (1)), on which a C.C.D.C. #12 Document can be signed.

Reasons supporting this recommendation are as follows:

- (1) The amount of general contract work in this project is minor. The General Contractor's major role will be one of coordination of subcontracts.

PARTNERS

E ROBERT KERR
 MAJOR M/RATIC
 W BRUCE SCOTT
 RASC PENG METC
 JOHN H SAERDFEGER
 RASC PENG METC
 R J S RILEY
 BE BSC PENG
 L E SCOTT
 BAIRD M/RATIC
 JANT WATERS
 BAIRD M/RATIC

ARCHITECTURE

ENGINEERING

PLANNING

ITEM 10
MANAGER'S REPORT NO. 47
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UNECON

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Corporation of the District of Burnaby
Mr. M.J. Jones
- 2 -

1981.09.23

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- (2) The General Contractor will be available to assist in the review of subcontract bids and will also be able to assist in budget revisions if necessary to meet the Owner's approved budget.
- (3) Due to the minor amount of general contract work and the small size of the overall contract, we are concerned that we may not obtain bids from good General Contractor's experienced in this type of work. The Construction Industry is very busy at the present time and contractors may prefer larger, less complex projects.
- (4) Westar Construction Corp. is presently on site and familiar with the existing building. The Superintendent has also developed a good working relationship with the User.
- (5) Due to the nature of the User's function and the need to 'work around' certain occupied areas that must be kept in operation, it will be necessary to develop a carefully staged schedule of work. This is much easier to accomplish in consultation with the General Contractor.

Proposed Schedule for Tender:

- | | |
|---------------------------|---------|
| 1. Fixed Fee | 1 week |
| 2. Consideration by Owner | 1 week |
| 3. Lump Sum Contract | 2 weeks |

On this basis a final contract amount would be available to the Owner by 1981 OCTOBER 23.

The current project schedule for the Building Addition indicates that the User will be able to complete occupation of the new premises by the end of October, and we would therefore be in a position to follow on with the Renovation Contract with little or no lost time.

If this recommendation is approved, we would approach Westar Construction Corp. immediately for their Fee proposal. We await your instructions.

Yours truly,

THE UNECON PARTNERSHIP

L. E. Scott

L.E. Scott

LES/ek

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ATTACHMENT 2

THE UNECON PARTNERSHIP

8 202, 355 BURRARD STREET, VANCOUVER, B.C. V6C 2G6 TEL: (604) 688-3621, TELEX 04-54668

1981.12.10

Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

RECEIVED

DEC 10 1981

Attention: Mr. M.J. Jones

Gentlemen:

BUILDING INSPECTORS
OFFICE

Reference: RCMP Alterations
Burnaby Justice Building
Project No. 80-0027

As per the Contract method recommended for the above project and approved by Council, a quotation was received from Westar Construction Corp. for the General Contractor's management and civil work. This quotation was reviewed by our office and the Quantity Surveyor and found reasonable and acceptable.

Westar was then requested to obtain competitive bids for all sub-trade work which forms the majority of the Contract.

Sub-trade tenders have now been received and reviewed by Westar and our office and recommended for acceptance.

We list below the Stipulated Sum quotation on which a C.C.D.C. #12 Document would be signed.

General Contract Quotation	\$202,630.00
Cash Allowance for minor known changes	800.00
General Cash Allowance	4,500.00
	<u>\$207,930.00</u>
Contingency	<u>20,000.00</u>
	<u>\$227,930.00</u>

The above quotation to the best of our knowledge covers all items as reviewed and agreed by the RCMP Detachment Committee and your office up to November 10, 1981 except for millwork which is carried in your budget as a separate item. Competitive bids for millwork will now be obtained by Westar, compared to the budget allowance, and reviewed by your office and RCMP before awarding the Subcontract.

PARTNERS
K E ROBERT KERR,
M Arch., M.R.A.I.C.
W BRUCE SCOTT,
B A Sc., P. Eng., M.E.I.C.
JOHN H SWERDEGER,
B A Sc., P. Eng., M.E.I.C.
R J S RILEY,
B E., B.Sc., P. Eng.
L E SCOTT,
B Arch., M.R.A.I.C.
IAN T WATERS,
B Arch., M.R.A.I.C.

ARCHITECTURE

ENGINEERING

PLANNING

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UNECON

Corporation of the District of Burnaby
Attention: Mr. M.J. Jones -2-

1981.12.10

We recommend awarding the General Contract to Westar Construction and immediate commencement be made on the alteration work. If approved by your office, we will forward a letter of intent to Westar allowing them to start their preliminary work while the Contract is being prepared and signed.

Yours truly,

THE UNECON PARTNERSHIP

KERK:a



K.E.R. Kerr

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B.E., B.Sc., P.Eng.
L. E. SCOTT,
B.Arch., M.R.A.I.C.
IAN T. WATERS,
B.Arch., M.R.A.I.C.

Notes for M/ku. ARCHITECTURE

ENGINEERING

PLANNING

① Prior items added by estimate during meeting Dec 07
Westar - Unecon - Proj. Coord.

② to cover provide costs for additional telephone
conduits, due to inability of existing conduits
to handle tel. cabling sizes which have

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O/IC RCMP

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MUNICIPAL TREASURER

M.J. Jones
PROJECT CO-ORDINATOR

Notes for Home Dept. re

- ① carrier provide 2000 curbs.
- ② carrier \$15000 spent to Nov 27th.
- ③ Credit balance from 1. & 2. will flow to Owner Contracting.