

ITEM 1  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING 1981 11 02

RE: LETTER FROM MR. DON STEEN, CHAIRMAN,  
BURNABY LAKE RUGBY COMMITTEE,  
REQUEST FOR ADDITIONAL FUNDS FOR THE BURNABY LAKE FIELDHOUSE EXPANSION

MUNICIPAL MANAGER'S RECOMMENDATIONS:

1. THAT Council refer the petition from the Burnaby Lake Rugby Committee to the Parks and Recreation Commission for consideration.
2. THAT a copy of this report be sent to Mr. Don Steen, Chairman, Burnaby Lake Rugby Committee, c/o B.C. School Sports, 1200 Hornby Street, Vancouver, B.C. V6W 1H2.

\* \* \* \* \*

REPORT

Appearing on this agenda under 'Delegations' is a petition from the Burnaby Lake Rugby Committee requesting an additional \$100,000 contribution from the Corporation towards the cost of the expansion of the Burnaby Lake Fieldhouse.

Council should be aware that the points outlined in the petition were discussed in 1980 by the Committee and your staff and the Committee was then advised that the staff would not support a request for additional funding. In particular, the staff had rejected the comment that the Corporation originally agreed to fund one-third of the fieldhouse expansion, which was clearly not the case.

For purpose of clarity and for the information of the Council, we attach copies of correspondence as follows:-

1. 1980 March 20 - Letter - Committee to Municipal Manager commenting upon concerns amongst Municipal staff on the ability of the Committee to fulfill its financial obligation.
2. September 18 - Letter - Committee to Municipal Manager requesting an additional \$60,000 contribution.
3. September 19 - Letter - Municipal Manager to Committee acknowledging receipt.
4. September 24 - Letter - Municipal Manager to Committee responding in full.

If consideration is to be given to the Committee's current request for additional funds, those funds would have to come from the Parks and Recreation Commission capital budget. Your staff therefore recommend that this petition be referred to the Commission for consideration.

\* \* \* \* \*

019-1



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March 20, 1980

Mr. Mel Shelley  
Municipal Manager  
4949 Canada Way  
Burnaby, B.C.

RECEIVED IN  
PARKS  
AND  
RECREATION

MAR 20 1980

To	DATE	AMOUNT
Yes	80 03 26	
EE	80 03 28	

Dear Sir:

RE: BURNABY LAKE FIELDHOUSE EXPANSION

I understand there is some concern among your staff as to our ability to fulfill our financial obligation to the above project. You will appreciate that we have been working on this project for over two years, but we couldn't do any fund raising until we got the approvals from Burnaby to proceed. Now that we have the approvals, our campaign is proceeding rapidly. As you will read later in this letter, we have already received cash and material donations in excess of \$75,000 and we have only begun. Although we cannot guarantee the obligation, I will attempt to alleviate some of the concern by outlining our campaign.

Firstly, we feel we can raise our portion of the cost by the following methods:

1. Donations from contractors in both materials and labour.
2. Free labour from Burnaby Central High School, P.V.I., and our own membership.
3. Donations of cash and/or materials from corporations, service clubs, rugby, soccer, field hockey associations.
4. Cash donations from the sale of "Charter" memberships to our members and associates.
5. We plan a comprehensive "BUY A BRICK" promotion to the general public (concentrating on Burnaby residents) to support this community project.

I have enclosed copies of letters we have obtained from various contractors and suppliers who are willing to support this project with donations of labour and materials. We have numerous other contractors who would like to help but need final architect plans before they can estimate their contributions. For instance, we have obtained a contract from Dillingham for the supply and installa-

tion of the piles. We had budgetted \$30,240 for this cost and Dillingham will do it for \$17,500. Code Distribution Systems will donate all glazing at no cost and Brentwood Glass will do the glazing installation at no cost. This alone is a saving of \$25,000. Tom Christie who operates Alder Construction (he is also my brother and will be a charter member of our society) will perform the electrical work. We have budgetted \$50,000 for this work and he feels he can do it for approximately \$25,000. These are just a few of the donations we have solicited and we have only started.

We have already employed the students at Burnaby Central to build the "Hoarding" fence. We plan to use them as extensively as possible along with various classes at P.V.I. (for example the ironworkers class can do all the Re-Bar for the concrete work). In addition, we plan to use the Provincial Government's "hire a student plan" whereby they will pay 50%-75% of the cost.

We have engaged the public relations department of Mohawk Oil to assist us in preparing our information data (i.e. brochures, "Buy a Brick" coupons, solicitation letters, etc.). When the material is available we will be sending copies to numerous corporations, associations, etc. The P.R. people plan to create a small slide presentation which can be shown to various groups (i.e. Burnaby Chamber of Commerce, Rotary, Kinsmen, Gyro, etc.).

The P.R. people will also contact the media to get us the exposure on the "Buy a Brick" promotion. We plan to sell bricks for \$20.00 each and the donors will have their name engraved on a brick. These engraved bricks will then form a feature wall in the building and the donors will be able to see their donation. I would think we can sell upwards to 4,000 bricks throughout the lower mainland.

We also expect to sell between 60 and 100 charter memberships @ \$300.00 apiece. Burnaby's Mayor, Dave Mercier, has subscribed to a charter membership.

We have one major concern about being delayed any further on this project and that is the Recreational Facilities Fund of the Provincial Government, who have approved a \$175,000 grant for this project, would like to see some progress as they approved this grant last year and will have to bring it forward into another budget year.

I would like to point out that the Municipality is going to enjoy a \$550,000 recreational facility and only spend \$143,000 of Burnaby taxpayers money. We would like you to have "FAITH" in this project and give us your continued support. If we all get the "COMMUNITY SPIRIT" we cannot fail.

Please do not hesitate to call on me to supply further information, I am right across the street in the Mohawk Building at Sperling Plaza.

Yours very truly,

MOHAWK OIL CO. LTD.



M.A. Christie,  
Vice-President, Finance

S-3-40-3



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September 18, 1980

Mr. Mel Shelley  
Municipal Manager  
4949 Canada Way  
Burnaby, B.C.

**RECEIVED**  
1980 SEP 18

MUNICIPAL MANAGER'S  
OFFICE

Dear Sir:

RE: BURNABY LAKE FIELDHOUSE EXPANSION

I have enclosed a statement, with supporting schedules, showing the actual cash receipts and disbursements to September 18, 1980 and the projected cash receipts and disbursements to January 31, 1981 (the estimated completion date) of the above mentioned project!

You can see we are projecting a cost overrun as compared to our last budget of \$18,636. The cost overrun is actually in access of this figure as we have negotiated substantial discounts on materials which are not reflected in the costs. The main reason for the overrun in costs is the delays we incurred in getting the project under way. We budgetted on 1979 costs but we are experiencing 1980 costs. The largest cost overrun will be in the item "J - Mechanical" which we budgetted at \$80,000 and our actual cost will be approximately \$115,000.

You will also note we have included an additional contribution of \$60,000 from the Municipality of Burnaby, which we feel is justified. From the time the initial budget was prepared, additional requirements were made by the "Building Department" of Burnaby. For instance, the new building is of much higher quality than the existing building. The concession area is more complex due to increased health standards; handicap facilities were added; an outside access (stairway) to the upper deck was added; a service room for the field sprinkler system was added; there were additional improvements required to the existing building to upgrade it to the new standards (i.e. ventilation system). Our architect indicated that it would be hard to establish specific costs related to the above requirements, but he is available to discuss these at your convenience. He also indicated that the existing building has other areas of disrepair that should be attended to (i.e. new flashings; roofing).

80/69/18

COPY - CHIEF BLDG INSP. - CAN YOU COMMENT IN DETAIL ON THE CONTENTS OF THIS LETTER? - S.A.P. - BY SEPT. 23!

PER ADMIN. - WOULD YOU AS WELL? - S.A.P. - BY SEPT. 23!

-TREAS.

DO EITHER OF YOU FEEL WE SHOULD INCREASE OUR CONTRIBUTION FOR ANY OF THE "REASONS" GIVEN?

Mel Shelley

We believe the original agreement was that the B.C. Government, the Burnaby Government and the B.L.R.C. would each contribute 1/3 of the costs. As the project will cost in actual costs approximately \$600,000 the additional request we are making to Burnaby is justified.

Thank you for your continued support, and please don't hesitate to call on me for any additional information. I will, however, be on a rugby tour from September 26th to October 20th.

Yours very truly,



M.A. Christie,  
Vice-President, Finance  
Fund Raising Chairman

MAC/ag  
encl.

cc Howard Karass  
Dennis Gant  
Don Steen  
Herb Challier

19<sup>th</sup>  
July



THE CORPORATION  
OF THE DISTRICT OF

**BURNABY**

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

Manager's Department

( ) EP9-1(c)

Telephone (604) 294-7110

1980 September 19.

Our File: 5-3-40-3.

HAND DELIVERED

Mr. M. A. Christie,  
Vice-President, Finance,  
Fund Raising Chairman,  
Mohawk Oil Co. Ltd.,  
Suite 325, 6400 Roberts Street,  
Burnaby, B. C.,  
V5G 4G2.

Dear Mr. Christie:

Re: BURNABY LAKE FIELDHOUSE EXPANSION


This will acknowledge your letter of 1980 September 18 regarding the above.

My immediate reaction to your letter is one of concern that you are planning to increase your request for financial assistance from Burnaby. I am sorry but I cannot let that go by unchallenged. My concern all along has been that Burnaby would be called upon at the later stages for additional funding for whatever reason, and now this seems to be exactly the case.

Many of the reasons you gave in your letter for asking for the extra assistance are for factors that should, in my view, have been known prior to doing any work on the ground on this project. This is not the time to raise them. You should not count on staff recommending any additional financial assistance, and if you continue with the project you must recognize that position.


I have nevertheless asked the staff to comment on the several points in your letter, and I will contact you again to specifically respond to them.

Yours truly,

  
Melvin J. Shelley  
MUNICIPAL MANAGER

MJS:bp

~~c.c.~~ Municipal Treasurer  
Parks & Recreation Administrator  
Chief Building Inspector

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THE CORPORATION  
OF THE DISTRICT OF  
**BURNABY**

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

Manager's Department

Telephone (604) 294-7110

1980 September 24.

Our File: 5-3-40-3.

HAND DELIVERED

Mr. M. A. Christie,  
Vice-President, Finance,  
Fund Raising Chairman,  
Mohawk Oil Co. Ltd.,  
Suite 325,  
6400 Roberts Street,  
Burnaby, B. C.,  
V5G 4G2.

Dear Mr. Christie:

Re: BURNABY LAKE FIELDHOUSE EXPANSION

Further to my letter of 1980 September 19 regarding the above, I have now received a report from the Deputy Chief Building Inspector and the Parks and Recreation Administrator.

Because of the extent of the Deputy Chief Building Inspector's report, I felt that I would send you the full text of it, rather than simply quote from it. I am therefore enclosing a copy of his report dated September 22. In short, he does not feel that the Municipality is responsible for the financial position you now find yourself in.

The Parks and Recreation Administrator advises me that the 1/3, 1/3, 1/3 sharing referred to in your letter of September 18 has never been accepted as "intent" as far as the Municipality is concerned. He also notes that every time that it has been raised by the clubs, the same response has been given; namely, that 1/3 sharing was not the basis of our agreement and the Municipal commitment is limited in his view to the dollar figures approved by the Commission and the Council.

I can appreciate that you are in a difficult position, but on what I can gather, the Municipality has not put you in this position as you suggest is the case in your letter of September 18. I did ask for additional assurances as to the financing of the project, and Mr. McCafferty pursued that for me. That caused a delay from what I recall was your deadline for starting construction, but it was not of such a magnitude that it would have caused your present dilemma.

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PARKS SERVICE CENTRE

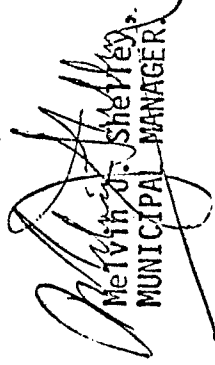
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I am sorry that you have this shortfall, but our municipal resources are also fully taxed with other priorities as well. I regret therefore that I must advise you the staff are not prepared to recommend a grant of any further capital funds.

You should not assume from this letter that we are unsympathetic to your plight, for such is not the case. I have a budget to administer and there is no provision in it for additional funding. We had a basis of mutual understanding, and we are locked into that unless the Municipal priorities are changed. I recognize that the facility being developed is a substantial one, and that it is hard work to do what you are doing, but that simply does not provide us with the additional funds you need.

If you can advise me of other ways we might assist, under these circumstances, I would be pleased to consider your thoughts. I can be reached at 294-7103 if you wish to call me.

Yours truly,

  
MELVIN J. SHERMAN  
MUNICIPAL MANAGER

MJS:bp

C.C. Municipal Treasurer  
Parks & Recreation Administrator



1980 September 22

Mr. M.J. Shelley  
MUNICIPAL MANAGER

Subject: Burnaby Lake Fieldhouse Expansion  
Your File No. 5-3-40-3

Your memo of 1980 September 18, with a request for comments on Mr. Christie's letter of 1980 September 18, has been received.

The expansion of the Burnaby Lake Fieldhouse for use as a facility for Burnaby Rugby was put forward in September 1978. Since that time only a minimum amount of maintenance or repair work has been carried out on the building because of the anticipated construction program. With regard to the mentioned need for new flashing and roof repair, a considerable amount of the existing roof flashing will have to be modified because the construction program calls for the existing exterior stucco wall finish be covered with new horizontal cedar siding and the perimeter of the flat upper roof to be framed into with new skylights. Following the expansion program, if the roof area which is unaffected by construction requires repair, it will be handled as building maintenance.

At the request of the project Architect, H. Challier, schematic drawings of the proposed expansion of the Central Valley change rooms were received by the Building Department on 1979 March 08 and reviewed for compliance with the 1977 National Building Code. A report on various deficiencies was forwarded to the Architect on 1979 March 16 (copy enclosed), and was followed by a co-ordinating meeting between representatives of the Rugby Club, the Architect, the Planning Department, and the Building Department: on 1979 April 04 (minutes enclosed). At that time the schematic drawings already showed the exterior access to the upper deck, and the existing irrigation control room was shown allocated to other use; the need for provision for handicapped persons was pointed out along with other deficiencies.

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These deficiencies were reaffirmed by letter on 1979 April 11 (copy enclosed), and based upon the Architect's conceptual cost study dated 1979 April 16, the Central Valley Rugby Committee provided the Parks Administrator with a revised budget estimate of \$527,000.

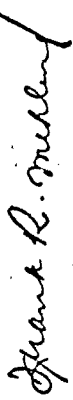
Again on 1979 May 15, the Architect was advised by letter of deficiencies which were still apparent on preliminary drawings which had been received for checking on 1979 April 27 (copy enclosed). On 1979 December 17, preliminary design drawings were received by the Building Department, and finally on 1980 March 13, the Architect made application for a building permit. Construction commenced on 1980 April 28. During this latter period, there is no record of any updating of the initial conceptual cost study prepared by the Architect, and certainly there is the likelihood that the estimate did not provide for a continuing escalation of building costs.

The suggestion that additional items were requested by the Burnaby Building Department after the time the initial project budget was prepared, fails to appreciate the fact that any requirements noted by the Building Department during the plan checking phase were based upon the National Building Code published in 1977 and fully available to the Architect and his designers since that time!

The comment that the concession area is more complex due to increased health standards similarly fails to recognize the responsibility of professional designers to be fully conversant with provincial health regulations which have been in place without change since 1974. In conclusion, it is entirely possible in this period of high inflation that the project costs will exceed the conceptual cost study prepared by the Architect in April 1979; however, to place the responsibility for such an overrun on the Building Department is totally unjustified. Excessive delay in the start of construction and the use of an outdated budget appear to be the primary causes of the problem now facing the Rugby Committee and the onus must rest with Rugby Club's Project Committee and its designers. It is strongly recommended that the municipality's financial contribution to this project be maintained without increase.

In responding to Mr. Christie, please feel free to use this letter or any portion thereof.

FRM:lm  
Enc.



Frank R. Mehling, P.Eng.  
DEPUTY CHIEF BUILDING INSPECTOR

c.c. Dennis Gaunt   
PARKS & RECREATION ADMINISTRATOR

H.B. Karras  
DEPUTY MUNICIPAL TREASURER