

ITEM	16
MANAGER'S REPORT NO.	59
COUNCIL MEETING	1981 11 23

RE: BURNABY LAKE SPORTS COMPLEX FIELDHOUSE EXPANSION

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendations as contained in the report of the Director Recreation & Cultural Services be adopted.

* * * * *

1981 NOVEMBER 19

TO: MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE: BURNABY LAKE SPORTS COMPLEX FIELDHOUSE EXPANSION

RECOMMENDATIONS:

1. THAT Council approve the addition of \$98,736.00 contribution to the Burnaby Lake Fieldhouse expansion project, with application of funds as follows:
 - a) THAT it is understood by the Burnaby Lake Rugby Project Committee that the recommended additional \$98,736 is the final contribution to the project.
 - b) THAT one-third or \$32,879 of the total be paid immediately and the two-third balance or \$65,857 be paid upon satisfactory completion of the project.
 - c) THAT the two-third balance be provided subject to the Rugby Club showing proof of payment of goods and services rendered.
2. THAT Council approve that funds be provided from the Municipal Capital Contingency Fund.

REPORT

At its meeting of 1981 November 18, the Parks and Recreation Commission received the attached reports on the Burnaby Lake Sports Complex Fieldhouse expansion. The Commission approved the recommendations contained in these reports.

Full details of costs related to the completion of the Burnaby Lake Fieldhouse expansion are contained in the attached reports.



per: DENNIS GAUNT

Attach.

AM:hh

ITEM

ADMINISTRATOR'S REPORT NO. 19
COMMISSION MEETING 81 11 18

RE: BURNABY LAKE SPORTS COMPLEX FIELDHOUSE EXPANSION

RECOMMENDATIONS:

1. THAT the Parks and Recreation Commission approve the addition of \$98,736. contribution to the Burnaby Lake Fieldhouse expansion project, as per guidelines under application of funds.
2. THAT the Parks and Recreation Commission recommend to Council that the funds be provided from the Municipal Capital Contingency Fund.
3. THAT the Burnaby Lake Rugby Club be notified by copy of this report.

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REPORT

The Burnaby Lake Rugby Club appeared before Council as a delegation at the Council meeting of 1981 November 02. They were requesting that Burnaby provide an additional \$100,000. contribution to the Burnaby Lake Fieldhouse expansion project. Their petition is attached for reference, Appendix I. Council adopted the recommendation:

1. "THAT Council refer the petition from the Burnaby Lake Rugby Committee to the Parks and Recreation Commission for consideration."

Arising out of Council's further discussion of this subject, the following motion was also adopted."

"THAT Council advise the Parks and Recreation Commission that Council favourably considers a resolution of the problem involving participation both by the Municipality and the Burnaby Lake Rugby Committee, and that the staff determine the percent of completion of the project and the finished market value of the project and designate the alternatives of funding sources."

As also agreed, the Rugby Club representatives appeared before the Commission on 1981 November 04 as a delegation. The Commission adopted the recommendation for a report from staff as to "the extent of additional funding, if warranted".

Staff submit the following report to clarify the financial validity and status of the project and the rationale for providing additional funds to the fieldhouse project.

Financial Status

* Attached Appendix II is a detail breakdown of the financial status of the project to 1981 November 3 and the projected requirements to completion as prepared by the project Committee. This statement was prepared by Mr. Christie, a director and treasurer of the project. The statements have been reviewed by our accounting staff and recreation staff and conclude that the report is an accurate statement of the financial status of the project to 1981 November 3.

The following is a summary of the project funding and costs to 1981 November 3 and to completion:

	<u>Cash</u>	<u>Donation</u>	<u>Total</u>
Costs to 1981 November 3	\$475,394.52	\$68,605.48	\$544,000.00
Estimated Costs from November to Completion	\$131,500.00	\$31,500.00	\$163,000.00
<u>Completed project cost</u>	\$544,000 + \$163,000 = \$707,000		
<u>Cash portion</u>	\$606,894.52	<u>Material, free labour donation</u>	\$100,105.48

* NOTE:
 Appendices I & II are not attached to Council's report because Council received this information on a previous occasion.
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Project Appraisal:

A professional quantity Surveyor, Clive Evans Associates, was retained to provide an independent professional assessment of the cost to complete and the market value. Mr. Evans also has provided an estimate of the time required to complete the project based on using qualified construction trades. His findings are offered as a validation of the project costs and value. Refer to the attached report for details, Appendix III.

Clive Evans Associates has provided the following estimates:

- 1) Cost to complete \$224,000 plus variable inflation 10%, \$22,440; total \$246,840.
 - 2) Total construction value in today's dollars \$780,000 (as of June 1980 probable bid price would have been \$650,000).
 - 3) Estimated time to complete the project using qualified trades and assuming access to necessary goods is 6 - 8 weeks.
- As clearly indicated there is a major discrepancy in the cost to complete and probable time to complete. The project committee has estimated \$163,000, Mr. Evans projects approximately \$246,840. The probable time to complete the project using volunteer labour will be 3 - 4 months. It is estimated that of the \$246,840, 50% is labour costs. Because of the volunteer labour element and material donations the cost to the project will likely be less. The project committee has suggested in this projection, approximately 20% of the completion costs will be met through donations of kind.
- Staff recommend that Clive Evans estimate be used to calculate the bases of additional funding, the project cost should be modified as follows:
- Completion cost \$246,840 minus 20% donations \$49,368, equals \$197,472 cash cost.

Cost sharing:

The original agreed to project cost was \$526,537.00. Burnaby agreed to provide \$143,000 which is 27% of the cost. The province funded \$175,512.49 or 33 1/3 %. The Rugby Club agreed to fund the balance of \$208,024.51 or 39 2/3 % (40%).

It is recommended that the estimated increased cash cost of \$197,472 be shared equally between the Municipality and the Rugby Club. The additional contributions would therefore be:

Municipality	50% of \$197,472.00 = \$98,736
Rugby Club	50% of \$197,472.00 = \$98,736.

In summary the cost sharing would be:

Completed project value:

\$544,000 to 1981 November 3 plus \$246,840 to completion = \$790,840

Contributions:

Burnaby	\$143,000 + \$98,736 = \$241,736.00 (cash)
Province Facility Fund	\$175,512.49 (cash)
Rugby Club	\$157,394.52 + \$98,736 = \$256,130.52 (cash)
	Kind (cash equivalent) \$117,461.00

Should the Club be able to raise more than 20% of their share in donation of labour and material then their share of actual cash requirement to complete will be less than the estimated \$256,130.

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The result of this funding formula indicates the Municipality will contribute 31% of the project value. This is viewed as a fair contribution. The province will have contributed 22% of the completed project value and the Rugby Club will provide 47%. 185

Value to Burnaby - Benefits:

The project will provide the following additional facilities for public use:

- 1) 4 dressing rooms.
These four dressing rooms will supplement the existing four rooms. For a number of years the existing facility has been unable to service adequately the sport groups requirements. This addition will meet these requirements. The use of the change rooms will be by allotment through the Parks & Recreation Department.
- 2) First aid room, referees room, concession and post game room, observation patio.
These elements will also directly be accessible to all sports complex user groups.
- 3) Kitchen and Banquet room.
This multi-use space will be available for Recreation Department sponsored activities, public activities on a rental basis and Rugby Club activities. The room will be available on a rental basis to the general public in the same way our other recreation facilities are, with allocation being managed by the Club and the rental income going towards offsetting the clubs operating costs of the facility. We view this added service as a definite added benefit and resource to the public.

The total square footage of these public spaces is 5,666 sq. feet.

The areas of the building which are intended for Club members only include a 710 sq. feet club room, a meeting room, training room and office. The total square footage of these spaces is 1,885 sq. feet.

The sports community of Burnaby and individuals will have the option of taking a club membership which will entitle them to access the club facilities and participate in their activities. This opportunity will be of some benefit to many of the present adult user groups of the Burnaby Lake Sports Complex. The cost for an individual or club will be nominal.
The club facility should be viewed also as a general benefit to Burnaby, although more specifically to the interested sports groups.

There is an additional 2,422 sq. feet of circulation space, public washrooms and storage facilities that support the total facility.

In summary, general public use will comprise 57% of the facility space, Club membership space 19% and common space 24%. The common space, i.e. circulation etc., should be applied to the benefit of both groups.

It is a logical conclusion that the general Burnaby taxpayers will receive the availability and benefits of 57%+ of the project.

Persons choosing to purchase a membership in the Club, will receive an additional opportunity of 19% of the facility and its specialty services.

It is staff's conclusion that the general benefits to be derived by the public through the facility exceed their contribution to the cost of the facility. The general public will access more than 57% of the facility and will have contributed 31% of the cost.

Source of additional funds:

The source of the requested additional funds has been investigated. Staff have been advised that additional funds are not available from the Provincial "Facility Fund".

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It is evident that any additional contributions from the Municipality must come from either 1981 surplus funds or through borrowing.

This subject was discussed with the Municipal Treasurer and it was concluded that our first option would be to provide the funds from the "Capital Contingency Fund". The Treasurer has indicated that there are sufficient funds in this account.

Application of Funds:

It is recommended that the additional Municipal funds be first applied to the completion of the lower floor and to ensuring the security of the building.

Payment of the additional Municipal funds should be contingent on the receipt of invoices for payment on goods and services received.

ND:ps
Attach.

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**Burnaby
Lake
Rugby
Committee**



WORKING FOR THE BURNABY LAKE FIELDHOUSE EXPANSION

REPLY TO:

November 5th, 1981

TO: Burnaby Parks Commission

I have enclosed the following for your review:-

Exhibit A This exhibit itemizes the estimated costs to complete the fieldhouse and breaks them down between cash costs and costs donated.

Exhibit B This exhibit itemizes the construction costs incurred to November 3rd, 1981 and the estimated costs to completion.

Exhibit C This exhibit is a summary of the construction costs incurred to November 3rd, 1981 and the attachments list the payments made to date on this project.

I have also brought for your examination all the supporting invoices that pertain to the construction costs in the above schedules.

I would like to point out that the value of the B.L.R.C. donated materials and labour has been greatly undervalued. The true cost of this addition would be over \$750,000 - and our share of this cost would be over \$340,000 after Burnaby contributed the additional \$100,000 we have requested.

On behalf of the B.L.R.C. I would like to thank you for your consideration and again emphasize that we will guarantee completion of the project with no additional cost to Burnaby other than the \$100,000 request that you are considering.

It was my understanding that the Burnaby Council instructed the Municipal Manager to seek out various municipal funds that might provide funding on our request.

Regards,

BURNABY LAKE RUGBY COMMITTEE

Mac Christie
Director

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(APPENDIX II)

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BURNABY LAKE RUGBY COMMITTEE

ESTIMATED COSTS TO FINISH CONSTRUCTION

BURNABY LAKE FIELD HOUSE

NOVEMBER 3rd, 1981

	Cash Expense	B.L.R.C. Donation	Total
Superstructure			
Concrete Topping - Kask Bros.	\$ 4,000		\$ 4,000
Roof Coverings			
Flashing & Decking - Aetna Roofing	4,000		4,000
Skylight - Cassidy Buscombe	8,000		8,000
	12,000		12,000
Interior & Exterior Walls			
Doors & Hardware	23,000		23,000
Wall Finishes			
Ceramic Tiling	7,000		7,000
Painting	3,000	5,000	8,000
Drywalling	3,000	6,000	9,000
	13,000	11,000	24,000
Floor Finishes			
Ceramic Tiling	3,500		3,500
Carpeting & Tile	5,000	5,500	10,500
Decking	500	500	1,000
	9,000	6,000	15,000
Ceiling Finishes			
Drywall	3,000	3,000	6,000
Painting	1,000	4,000	5,000
	4,000	7,000	11,000
Specialties & Equipment			
Staircases	2,000		2,000
Counters	3,000	500	3,500
Kitchen Equipment	4,000		4,000
Mirrors		1,000	1,000
Finishings - locker room benches	3,500	1,000	4,500
	12,500	2,500	15,000
Site Preparation			
Landscaping	10,000	5,000	15,000
Mechanical			
Plumbing - Pacific Pro Products	15,000		15,000
Heating, Ventilation - Cool Comfort Air Conditioning	14,000		14,000
	29,000		29,000
Electrical - Alder Construction	10,000		10,000
General Conditions	5,000		5,000
TOTALS	\$ 131,500	\$ 31,500	\$ 163,000

EXHIBIT "B"

BURNABY LAKE RUGBY COMMITTEE

BURNABY LAKE FIELDHOUSE EXPANSION

CONSTRUCTION COSTS & ESTIMATES

TO NOVEMBER 3, 1981

	1979 BUDGETS	COSTS TO Nov. 3/81	ESTIMATED COSTS TO FINISH	TOTAL COSTS
Foundations	\$ 47,429	\$ 69,000	\$ -	\$ 69,000
Superstructure	118,691	152,000	4,000	156,000
Roof Coverings	33,960	26,000	12,000	38,000
Interior & Exterior Walls	63,991	45,000	23,000	68,000
Wall Finishes	20,490	7,000	24,000	31,000
Floor Finishes	26,300	15,000	15,000	30,000
Ceiling Finishes	15,186	10,000	11,000	21,000
Specialties & Equipm.	30,400	18,000	15,000	33,000
Site Preparation	15,360	-	15,000	15,000
Mechanical	80,000	78,000	29,000	107,000
Electrical	50,000	50,000	10,000	60,000
General Conditions	<u>34,400</u>	<u>74,000</u>	<u>5,000</u>	<u>79,000</u>
Totals	\$ <u>536,207</u>	\$ <u>544,000</u>	\$ <u>163,000</u>	\$ <u>707,000</u>
 <u>FINANCED BY:</u>				
B.C. Government		175,000	-	175,000
Burnaby		143,000	* 100,000	243,000
Burnaby Lake Rugby Committee		<u>226,000</u>	<u>63,000</u>	<u>289,000</u>
		<u>\$544,000</u>	<u>\$163,000</u>	<u>\$707,000</u>

* ADDITIONAL FUNDING REQUESTED.

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EXHIBIT "C"

BURNABY LAKE RUGBY COMMITTEE

CONSTRUCTION COST SCHEDULE

NOVEMBER 3rd, 1981

	<u>Cash Paid</u>	<u>B.L.R.C. Donation</u>	<u>Total</u>
Schedule #1	\$ 70,976.12	\$ 16,950.00	\$ 87,926.12
Schedule #2	38,483.22		38,483.22
Schedule #3	35,082.09	200.00	35,282.09
Schedule #4	58,225.04		58,225.04
Schedule #5	34,069.59		34,069.59
Schedule #6	59,269.68		59,269.68
Schedule #7	12,568.86		12,568.86
Schedule #8	98,884.43		98,884.43
Schedule #9	47,389.92		47,389.92
Student Employment Expenses	20,445.57		20,445.57
Alder Construction			
Electrical			
Brentwood Glass			
Glacing		51,455.48	51,455.48
Western Gypsum			
Drywalling			
TOTALS	<u>\$475,394.52</u>	<u>\$ 68,605.48</u>	<u>\$544,000.00</u>

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CONSTRUCTION COST SCHEDULE #9

November 21, 1981

Cheque #		\$
124	E.C. Telephone	23.58
125	Riker Construction	2,346.50
126	Riker Construction	2,821.00
127	Sjegren Construction	12,229.20
128	Alder Construction	7,875.96
129	H. Stroyen - Insulation	779.08
130	Toni & Jack Masonry	1,399.20
131	B.C. Telephone	44.37
132	Smart E.C.	2.13
133	Coast Hudson - Waterproofing	3,500.00
134	Castaldo	369.00
135	Cool Comfort Air Conditioning	8,000.00
136	Dicks Lumber	3,456.75
137	Aetra Roofing	2,349.15
138	Rikes Construction	2,210.60
	TOTAL	<u>47,389.92</u>

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CASH DISBURSEMENTS

SCHEDULE #8

SEPTEMBER 14, 1981

CHEQUE #		\$
0103	B.C. Telephone Company	22.74 ✓
0104	Rugby Cup '81	50.00 ✓
0105	Sjogren Construction - Management Fee	8,317.15 ✓
0106	Mill & Timber Products - Material	374.39 ✓
0107	Burnaby Lake Rugby Club - Canadian Imperial Bank	1,000.00 ✓
0108	New-Port Mechanical Installation Ltd. - Progress cheque	20,287.80 ✓
0109	Burnaby Lake Rugby Club	200.00 ✓
0110	Sjogren Construction - Management Fee	13,810.00 ✓
0111	Pacific Pro Products - Plumbing	6,769.25 ✓
0112	Dick's Lumber - Materials	4,616.78 ✓
0113	B.C. Telephone Company	22.74
0114	Burnaby Lake Rugby Club - Commerce Bank	100.00 ✓
0115	Gordon Christie - Casual labour - clean up	129.00
0116	Dick's Lumber - Materials	3,996.59
0117	Rask Brothers - Concrete	269.40
0118	Sjogren Construction - Management Fees & labour	16,477.62
0119	B.C. Telephone	23.39
0120	Dick's Lumber - Material	2,505.93
0121	Cool Comfort Air Conditioning - Progress cheque	10,739.25
0122	New-Port Mechanical Installation Ltd. - Progress cheque	1,731.00
0123	Cool Comfort Air Conditioning - Progress cheque	8,591.40
		\$ 100,034.43

Non-Construction costs
1150.00
9888.43

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 HERB CHALLIER ARCHITECTS

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CASH DISBURSEMENTS

SCHEDULE #7

JUNE 25, 1981

CHEQUE #			
0088	Rugby Cup '81		\$ 6,951.25
0089	Rugby Cup '81		216.00
0090	Rugby Cup '81		124.88
0091	Rugby Cup '81		28.05
0092	Rugby Cup '81		64.00
0093	Rugby Cup '81		186.88
0094	Rugby Cup '81		100.00
0095	Rugby Cup '81		464.81
0096	Rugby Cup '81		41.58
0097	B.C. Tel		22.74
0098	Rugby Cup '81		325.00
0099	Aetna Roofing Ltd. - Progress #2		6,289.15
0100	Tom Poole Insulation Ltd. - Insulation		1,680.00
0101	Sjogren Construction - Management Fee		3,240.00
0102	Dick's Lumber & Building Supplies Ltd. - materials		1,336.97
			<u>\$21,071.31</u>

Rugby Cup '81
8500.00
17/200
12/200
1/200
2/200
3/200
4/200
5/200
6/200
7/200
8/200
9/200
10/200
11/200
12/200

Non-Commit. Cont
8500.00
12,568.26

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BURNABY LAKE RUGBY COMMITTEE
 CONSTRUCTION PAYMENTS

SCHEDULE #6

MAY 25, 1981

CHEQUE #		\$
0067	B.C. Tel	26.39
0068	Herbert Challier Architects - Professional Services	4,690.33
0069	Burnaby Lake Rugby Club - Advance	1,000.00
0070	Sjogren Construction - Management Fee	2,857.76
0071	Dick's Lumber & Building Supplies Ltd. - Materials	1,481.32
0072	Dan Can Manufacturing Co. Ltd. - Structural Steel	6,500.00
0073	B.C. Tel	22.81
0074	Burnaby Lake Rugby Club - Wages	1,500.00
0075	Dan Can Manufacturing Co. Ltd. - Structural Steel	1,592.20
0076	Dick's Lumber & Building Supplies Ltd. - Material	3,465.75
0077	Pacific Pro Products Ltd. - Labour & materials	7,260.23
0078	Sjogren Construction - Management Fee	6,303.64
0079	B.C. Tel	22.74
0080	Dick's Lumber & Building Supplies Ltd. - Material	2,595.69
0081	Sjogren Construction - Management Fee	3,600.00
0082	Sport B.C. - Copy charges	9.52
0083	Gastaldo Concrete Ltd. - Labour & equipment	1,642.75
0084	Burnaby Concrete Pumping Ltd. - Labour	656.00
0085	Kask Bos. - Concrete	4,056.15
0086	Dan Can Manufacturing Co. Ltd. - Structural Steel	5,463.70
0087	Aetna Roofing Ltd. - Roofing	7,022.70
		<u>\$61,769.68</u>

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New Construction Costs

2800.00
59,260

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CONSTRUCTION PAYMENTS

SCHEDULE #5

FEBRUARY 20, 1981

CHEQUE #		
0051	Sjogren Construction - Management fee	4,860.00
0052	SDS Drilling - drilling	330.00
0054	B.C. Telephone	36.92
0055	Toni & Jack Masonry Ltd. - Bal. of Progress #2	4,518.00
0056	Sport B.C. - Stationary	25.46
0057	Mill and Timber Products - window cedar	398.04
0058	Fraser Reinforcing Steel Ltd. - stairs	505.45
0059	Dick's Lumber & Building Supplies - materials	26.56
0060	Sjogren Construction - Management fee	3,000.00
0061	United Metal Fabricators Ltd. - materials	11,500.00
0062	Sjogren Construction - Management fee	3,660.00
0063	Fraser Reinforcing Steel Ltd. - materials	174.93
0064	Dick's Lumber & Building Supplies - materials	1,353.22
0065	United Metal Fabricators - Progress payment	3,608.44
0066	B.C. Federation of School Athletic Assoc. - Printing, postage charge	72.57

\$34,069.59

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 FEB 20 1981

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CONSTRUCTION PAYMENTS

SCHEDULE #4

DECEMBER 1, 1980

<u>CHEQUE</u> #		
0037	B.C. Telephone	21.19 ✓
0038	Cancelled	-
0039	Pacific Pro Products - materials & labour	5,124.13 ✓
0040	Dan Can Manufacturing - steel fabricating	368.00 ✓
0041	Herbert Challier - professional services	5,000.00 ✓
0042	Sjogren Construction - management fee	4,288.34 ✓
0043	Toni & Jack Masonry - second progress draw	20,000.00 ✓
0044	Sjogren Construction - management fee	9,097.57 ✓
0045	Dan Can Manufacturing - structural steel	10,114.66
0046	Dicks Lumber & Building - materials	859.03
0047	Fraser Reinforcing Steel Ltd. - reinforcement	2,112.00
0048	Tom Pool Insulation Ltd. - Progress Bill #1	1,200.00
0049	B.C. Telephone	20.31
0050	B.C. Telephone	<u>19.81</u>
		<u>\$58,225.04</u>

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CONSTRUCTION PAYMENTS

SCHEDULE #3

SEPTEMBER 17, 1980

CHEQUE #		CASH PAID	B.L.R.C. CONTRIBUTION	DRAW REQUEST
0031	D.W. Heritage - electrical hook-up	2,819.00 ✓		2,819.00
0032	Kask Bros. - concrete	580.32 ✓		580.32
0033	Dan Can - structural steel	10,000.00 ✓		10,000.00
0034	Toni & Jack Masonry - first progress draw	17,000.00 ✓		17,000.00
0035	Sjogren Constr. - management & excavation	4,679.91 ✓		4,679.91
0036	Dick's Lumber - materials	2.86 ✓		2.86
	Reed Stenhouse - insurance		200.00	
		<u>35,082.09</u>	<u>200.00</u>	<u>35,282.09</u>

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CONSTRUCTION PAYMENTS

SCHEDULE #2

AUGUST, 1980

<u>CHEQUE</u> #		<u>DRAW</u> <u>REQUEST</u>
0019	Bob Barnett - supplies	\$ 50.00 ✓
0020	B.C. Telephone	20.06 ✓
0021	Bob Barnett - supplies	60.54 ✓
0022	B.C. Telephone	19.81 ✓
0023	Dan Can Manufacturing - steel fabricating	10,000.00 ✓
0024	Bob Barnett - materials	60.25 ✓
0025	Sjogren Construction - supervision, etc.	3,278.80 ✓
0026	Burnaby Concrete Pumping - concrete pumping	710.25 ✓
0027	McCann Concrete - labour on concrete	1,397.00 ✓
0028	Kask Brothers - concrete	8,342.54 ✓
0029	Dick's Lumber - materials	808.01 ✓
0030	Fraser Reinforcing - re-bar	<u>13,735.96</u> ✓
	TOTAL	<u><u>\$38,483.22</u></u>

CERTIFIED CORRECT
HERB CHALLIER ARCHITECTS

~~ITEM~~ 2
~~'ADMINISTRATOR'S REPORT NO. 19~~
~~COMMISSION MEETING 81 11 18~~

ITEM 16
 MANAGER'S REPORT NO. 59
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(SCHEDULE)

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BURNABY LAKE RUGBY COMMITTEE

CONSTRUCTION PAYMENTS

MAY - JULY, 1980

Cheque #	CASH PAID	B. L. R. C. CONTRIBUTION	DRAW REQUEST
001	Dick's Lumber - Materials 592.79 ✓		592.79
002	Sjogren Construction - Supervision, etc. 2,868.94 ✓		2,868.94
003	Skipper Construction - Supervision 1,600.00 ✓		1,600.00
004	Corp. of Burnaby - Business Licence 1,857.50 ✓		1,857.50
005	Cash - Materials 39.88 ✓		39.88
006	Dick's Lumber - Materials 819.86 ✓		819.86
007	Sjogren Construction - Supervision 3,630.00 ✓		3,630.00
008	B.C. Telephone 84.15 ✓		84.15
009	Dillingham - Piledriving 18,140.00 ✓	12,100.00	30,240.00
010	Broadway Printers - Brochures 202.91 ✓		202.91
011	Dick's Lumber - Materials 1,023.21 ✓		1,023.21
012	Reed Stenhouse - Insurance 400.00		400.00
013	Casual Labor - Students 4,450.00		4,450.00
014	Bob Barnett - Supplies 50.00 ✓		50.00
015	B. Anderson Plumbing - Gas piping 2,253.30 ✓		2,253.30
016	B.C. Telephone 76.60 ✓		76.60
017	Herb Challier Architects 26,800.00 ✓		26,800.00
018	Pacific Pro Products - Plumbing 5,269.33 ✓		5,269.33
	Sjogren Construction - gravel 5,448.68 ✓		5,448.68
	Dick's Lumber - Materials 218.97 ✓		218.97
	TOTAL	<u>16,950.00</u>	<u>87,926.12</u>

CERTIFIED CORRECT
 HERB CHALLIER ARCHITECTS

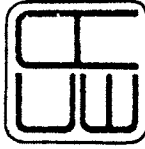


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APPENDIX III



CLIVE EVANS ASSOCIATES

Quantity Surveyors Construction Cost Analysts
 3464 Flint St Port Coquitlam, B.C. V3B 4J5
 Telephone 604 941 5532

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NOVEMBER 12, 1981

Superintendent Horticulture Building and Construction
 Parks and Recreation Department
 Corporation of District of Burnaby
 4949 Canada Way
 V5G 1M2

Att: Mr. D. W. Jones

Dear Sir:

BURNABY LAKE RUGBY FACILITY

We have estimated the construction cost of completing the project based on a site inspection of the work done to date and on Architectural, Structural, Electrical and Mechanical, drawings. Specifications and detail drawings were not available, therefore where necessary, reasonable assumptions were made.

Enclosed is an Elemental Analysis of the cost to complete the work totalling \$ 224,400. In addition there were materials on site valued at \$ 2090. No cost allowance has been included for landscaping. All costs presume that the work will be excuted by qualified union tradesmen.

We estimate that the project could be completed in 6 to 8 weeks provided skilled labour is used and that all materials, fittings and fixtures have been ordered and are readily available.

An approximate estimate of the total construction value of the project in todays dollars is \$ 780,000 and translated into a June 1980 start with a twelve month completion period the bid level would have been approximately \$ 650,000.

In all cases costs have been based on competitive tender rates in open competition using a standard form of lump sum contract. To contract out the remaining work to sub trades in todays busy construction market would require

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an increase in the budget cost of completion by at least 10% to 20%.

We are able to provide further detail if required.

Yours very truly,



C.E. J. EVANS ARICS MCIQS

CEJE:hch
Enclosures

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BURNABY LAKE RUGBY FACILITY
BURNABY, B.C.

ESTIMATED COST TO COMPLETE WORKS
AS AT 10th NOVEMBER 1981

ELEMENTAL ANALYSIS

EXTERNAL CLADDING
INCLUDES ROOF TRIM, EXTERNAL DOORS
BALCONIES, OVERHANGS, EXTERNAL
PAVING ADJACENT TO BUILDING.

\$ 26,430

INTERNAL DIVISION
DOORS, FRAMES, HARDWARE ETC.

14,500

INTERNAL FINISHES
FLOORS, CEILINGS AND WALLS

70,330

VERTICAL MOVEMENT
STAIR HANDRAILS

3,300

FITTINGS & EQUIPMENT
MILLWORK, WASHROOM ACCESSORIES,
SERVERY DOORS, FIREPLACE.

36,560

ELECTRICAL
SUPPLY AND INSTALLATION OF FIXTURES

27,360

PLUMBING
SUPPLY AND INSTALLATION OF FITTINGS
AND TRIM.

11,150

MECHANICAL
SUPPLY AND INSTALLATION OF DIFFUSERS,
GRILLES, REGISTERS AND KITCHEN FANS,
INSTALLATION OF EXHAUST FANS, BALANCING

3,820

SITE DEVELOPMENT
PAVING, GARBAGE COMPOUND, POST BARRIER

6,900

GENERAL CONTRACTORS OVERHEAD & FEE

\$ 200,350
24,050

TOTAL COST TO COMPLETE WORK
IN NOVEMBER 1981 DOLLARS

\$ 224,400

NOTE: ABOVE COST EXCLUDES LANDSCAPING.

CLIVE EVANS ASSOCIATES

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RE: BURNABY LAKE SPORTS COMPLEX FIELDHOUSE EXPANSION

RECOMMENDATION:

1. THAT the funds, identified in recommendation #1 of the Administrator's Report No. 19, Item 2, be applied as outlined in this report.

REPORT

The application of funds identified in the Administrator's Report No.19, Item 2, have been further considered.

Staff advises that the second paragraph under Application of Funds (Page 407) should be deleted and the following recommendations substituted:

"It is staff's further recommendation that the payment of funds be as follows:

- a) THAT it is understood by the Burnaby Lake Rugby Project Committee that the recommended additional \$98,736 is the final contribution to the project.
- b) THAT one-third or \$32,879 of the total be paid immediately and the two-third balance or \$65,857 be paid upon satisfactory completion of the project.
- c) THAT the two-third balance be provided subject to the Rugby Club showing proof of payment of goods and services received."

ND:ps

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RE: BURNABY LAKE SPORTS COMPLEX FIELDHOUSE EXPANSION

RECOMMENDATION

1. THAT the Commission receive this report for information purposes.

REPORT

This report is written in response to a question raised by the Municipal Manager regarding monies paid to Sjogren Construction Ltd. by the Burnaby Lake Rugby Committee.

In this report, under Burnaby Lake Rugby Committee Construction Cost Schedules #1 - #9 (pages 442 - 450), Sjogren Construction was paid a total of \$111,647.61. The Manager has requested a breakdown of these funds.

Sjogren Construction Ltd. was employed by the Burnaby Lake Rugby Committee as the Management Contractor for the Burnaby Lake Fieldhouse extension project. The agreed fee with Mr. Sjogren for his work was \$3,000. per month for the period of construction. The period of construction was 18 months. Therefore fees paid to Mr. Sjogren totalled \$54,000. As Management Contractor, Mr. Sjogren's responsibilities included construction planning, construction costing, sub-trade tendering, superintendence, maintenance of construction records, progress claims and accounts. Any amounts beyond the \$3,000. per month shown on any invoices from Sjogren Construction were for labor, material or equipment requirements on the job.

This information has been verified by Mr. Don Steen, Chairman of the Burnaby Lake Rugby Committee.

AM/seo

