

ITEM 1  
MANAGER'S REPORT NO. 44  
COUNCIL MEETING 1983 06 20

RE: REMOVAL OF PEAT FROM THE PROPOSED RIVERWAY GOLF COURSE SITE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

1983 JUNE 15

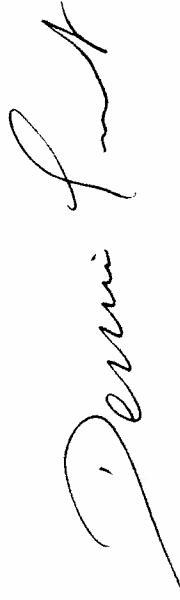
TO : MUNICIPAL MANAGER  
FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
RE : REMOVAL OF PEAT FROM THE PROPOSED RIVERWAY GOLF COURSE SITE

RECOMMENDATION:

1. THAT Council approve the tender proposal by Marmax Holdings Ltd. for the removal of peat from the proposed Riverway Golf Course site.

REPORT

At its meeting of 1983 June 15 the Parks & Recreation Commission received the attached staff report on the above subject and approved the two recommendations contained therein.



DENNIS GAUNT  
Director Recreation &  
Cultural Services

ps  
Attach.

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RE: REMOVAL OF PEAT FROM THE PROPOSED  
RIVERWAY GOLF COURSE SITE

RECOMMENDATIONS:

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1. THAT the Commission approve the tender proposal by Marmax Holdings Ltd. for the removal of peat from the proposed Riverway Golf Course site.
2. THAT the Commission so recommend to Council.

SUMMARY

Staff are proposing to remove +100,000 cubic meters of peat from the future Riverway Golf Course site off Royal Oak Avenue. This will be accomplished by awarding a contract to Marmax Holdings Limited for the removal and subsequent filling of the area with granular fill and topsoil. Correct engineering approach will be developed by Hardy Associates Ltd., a consulting engineering company. Thus, the removal of the peat will facilitate future site development, eliminate engineering problems and generate additional revenue. The Directors Engineering, Finance and Planning support this proposal.

REPORT

During the construction of the A.L.R.T. maintenance yard at Stride Dump, the excavated mineral soil was deposited on the site of the future proposed Riverway Golf Course site off Royal Oak Avenue (Map #1 attached). During that time, it became apparent to staff that a larger quantity of peat exists on the golf course site than was initially anticipated. Measurements of actual quantities of peat are impossible, but staff now estimated that there is in excess of 100,000 cubic meters of peat on site. It is staff's opinion that this peat should be excavated prior to any further filling because:

- 1) its removal will reduce soil stabilization problems and so enable the filling process to proceed on an on-going basis;
- 2) it is a valuable resource that can be used by the horticulture staff or be sold as a means of raising revenue to supplement the future construction of the golf course.

Staff have obtained the services of Hardy Associates Ltd., a professional consulting engineering company. They have given staff initial confirmation on the feasibility of the proposal and subsequently will be preparing a report detailing the correct procedures necessary for a safe, properly engineered project. Once work is underway, the company will monitor the area to ensure that all work is properly executed.

In short, the work will be conducted under the guidance of a professional engineering company. The estimated cost of the involvement is \$10,000. Initially, this will be paid through the Municipal Operations Contingency Funds account and will later be repaid from revenue generated through the project.

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To determine the cost benefits of peat removal, staff requested that the Purchasing Department solicit proposals through advertisements. Four proposals were received (Attachment #2) and subsequently the principals of three firms were interviewed. The staff of both the Purchasing Department and the Recreation and Cultural Services Department are recommending that Marmax Holdings Ltd. be awarded the contract for the removal of peat as per their letter of intent.

The Marmax proposal includes the following;

1. They will remove as much peat as possible, using 90% of it for their own private business, and giving 10% of the processed peat to us as payment. (Peat is a continued requirement of the horticulture staff).
2. They will bring the property back up to grade by allowing contractors to dump clean granular fill on site. Burnaby will receive 25% of the total funds that the contractor receives as a dumping and grading charge. The charge rates are to be set by Marmax and the Corporation.
3. Any clean topsoil brought to the site will be spread on top of the granular fill by the contractor, thus effectively developing portions of this land for us.

To accomplish this, Marmax Holdings Ltd. is requesting a five-year contract. Since there are no development proposals for the golf course site included within the five-year plan, staff are of the opinion that this arrangement is satisfactory. All work is to be monitored by the Recreation and Cultural Services Department staff.

It is difficult at this point to estimate the amount of revenue that may be raised by the proposal. The funds will be placed in a reserve account for the future development of the site and for payment of the consulting engineer.

Upon approval, staff will begin applying for all legal documents and make all necessary applications. Planning Department staff have been consulted and will assist in this matter.

Work is scheduled to begin as soon as all approvals have been obtained.

JWK:ka  
Attach. (2)

cc: Purchasing Department  
Director Finance  
Director Engineering  
Director Planning

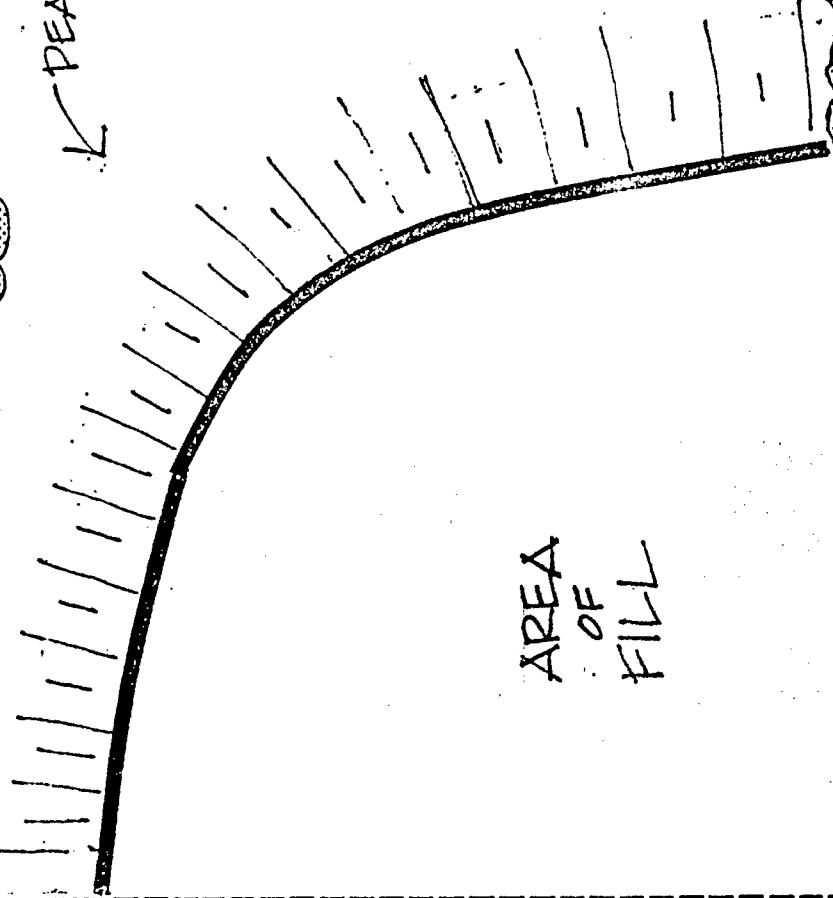
NORTH

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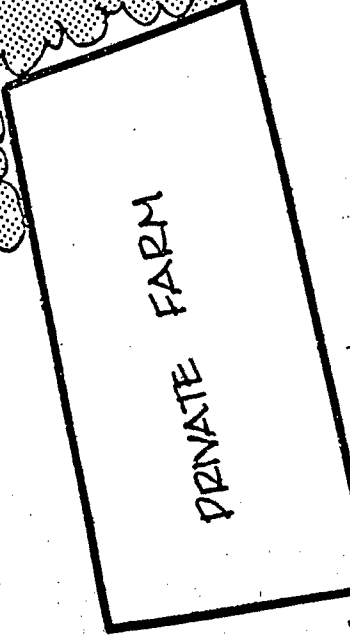
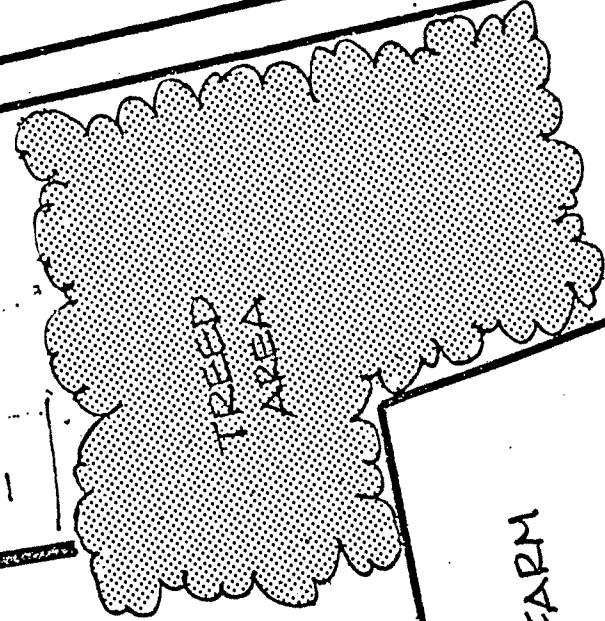
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← PEAT



AREA OF FILL



ROYAL OAK

BYRNE RD.

B.C. HYDRO AUTHORITY RAILWAY R/W

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MAP #1

PROJECT

PEAT REMOVAL FROM PROPOSED RIVERWAY GOLFCOURSE  
MAP NO. 1

DESIGNED BY  
DRAWN BY L.W.  
CHECKED BY  
DATE 08/03  
SCALE N.T.S.

BURNABY parks & recreation department

DRAWING NO. REV.

"The Landscape Experts"

# MARMAX ★ TOPSOIL

464-2113

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ATTACHMENT #2

11521 Bonson Road  
Pitt Meadows, B.C.  
V0M 1P0

May 4, 1983

Municipality of Burnaby  
4949 Canada Way  
Burnaby B.C.

Attn. K.F. Williams  
Purchasing Agent

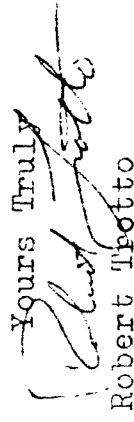
Re: Peat Removal  
Marine Way Burnaby

Dear Sir:

Further to our meeting of May 3, 1983, the following is an outline of the terms and conditions resulting from this meeting.

1. Marmax runs a clean fill dump for which Burnaby will receive 25% of the gross revenue as rent.
2. Marmax selectively sorts any topsoil brought onto the site for processing or for future use on the proposed Golf course as they see fit.
3. Marmax sets up a peat removal and processing operation on site and Burnaby receives 10% of the total volume of shredded peat, Marmax to pile this 10% in a separate pile for Burnaby.
4. Due to the volume, Marmax requires a five year term for this operation with the option for renewal.
5. Marmax will carry all necessary insurance naming Burnaby as a co-insured.

Yours Truly



Robert T. Potts

per Marmax Holdings Ltd.

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ITL. 5

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"The Landscape Experts"

# MARMAX ★ TOPSOIL

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11521 Bonson Road  
Pill Meadows, B.C.  
V0M 1P0

April 14, 1983

Municipality of Burnaby  
4949 Canada Way  
Burnaby B.C.

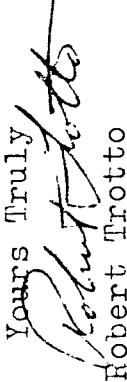
ATTN. Purchasing Dept.

Re: Peat Removal  
Marine Way Burnaby

## Proposal

1. Drag line peat from bog and pile on filled area.
2. Operate a dump site to handle fill material to fill hole left from peat removal.
3. Co-ordinate dump site to save topsoil brought onto site for use in building proposed golf course.
4. Supply all necessary equipment to facilitate the peat removal operation and handling of any fill or topsoil.
5. Set up screening and processing plant to handle approx. 50,000 cu. yds. of peat and topsoil per year.
6. Supply Burnaby with peat at cost plus 10% for their gardening needs.
7. Supply Burnaby with screened topsoil from this site as it becomes available for a fixed price for the first year at \$6.00 per cu. yd. f.o.b.
8. Equipment list;  
Michigan 175 B rubber tire loader ( 4 cu. yd.)  
J.D. 644 and 544 rubber tire loaders ( 3 and 2 cu. yd.)  
Cat. 931 crawler loader  
Cat. D7 blade tractor  
Powerscreen Mtk. 3

Yours Truly



Robert Trotto  
president Marmax Holdings Ltd.

*Handwritten:*  
# [Signature]  
1983/04/13

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Telephone 435-5811

**MEADOWLAND PEAT**

5070 KEITH STREET,  
BURNABY 438, B.C.

#3  
*Sumner*  
1982/04/13

April 13, 1983

The Corporation Of Burnaby  
4049 Canada Way,  
Burnaby, B.C.

Attention: Purchasing Agent

Dear Mr. K.F. Williams

A previous proposal was made to your office dated February 2, 1983 in dollar value of Peat in the field.

There was some suggestion that we exchange Peat for Peat. Our proposal is that for every fiveteen (15) yards of Peat we remove from site we deliver to your stock pile one (1) yard or fiveteen (15) loads removed one (1) load delivered.

Yours truly,

*Mr. A. Meshen*  
Mr. A. Meshen  
Meadowland Peat Ltd.

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# D & S BULLDOZING LTD.

953 DOMINION STREET • PORT COQUITLAM, B.C. V3C 3V4  
TELEPHONE 941-6494

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*Shaw*  
1983/04/10

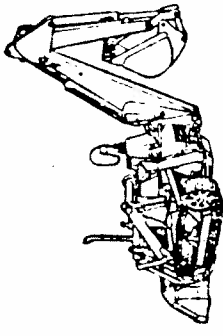
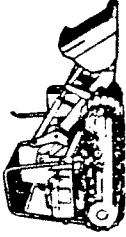
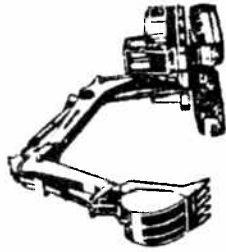
CORPORATION OF THE DISTRICT OF BURNABY  
PROPOSAL FOR PEAT SOIL

REMOVAL OF PEAT ON THIS SITE USING A DRAG LINE ON PADS AND  
STOCKPILING IT IS AN EXPENSIVE PROCESS .

WE OFFER THE DISTRICT OF BURNABY ONE DOLLAR AND FIFTY <sup>EIGHT</sup> CENTS  
PER YARD FOR THE PEAT ON THE SITE .

THANK YOU  
*Dave Picktoh*

DAVE PICKTOH



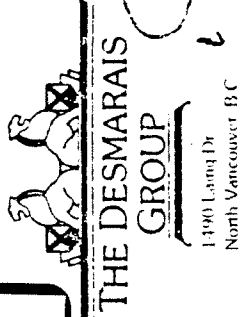
EXCAVATING • BACKHOES • SWAMP CAT • LAND CLEARING • TOPSOIL • SCREENING



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April 8, 1983

Mr. K.F. Williams  
Purchasing Agent  
The Corporation of  
The District of Burnaby



*1983/04/15*

Dear Mr. Williams,

The DesMarais Group proposes the following agent/supplier service to be established on behalf of the Corporation of Burnaby with regards to the peat moss removal located on Municipal property south of Marine Drive:

- 1) The DesMarais Group will be established as an agent acting on behalf of the Corporation of Burnaby
- 2) It is understood that this arrangement is not a relationship of employer/employee, but rather that of a free agent representing the Corporation of Burnaby
- 3) The agent is free to set own hours, and it is understood that all expenses incurred by the agent are to be carried by the agent.
- 4) The responsibility of the agent is to establish and maintain a market for the said peat moss in a profitable manner on behalf of the Corporation of Burnaby
- 5) All Monies shall be made payable directly to the Corporation of Burnaby, based on the cubic yards sold and removed on a monthly basis. The DesMarais Group shall invoice the Corporation of Burnaby each month with the understanding that 50% of profits made shall be paid to the DesMarais Group for the services rendered, and shall be paid within ten days of completion of monthly sales.

As the sole remedy for breach of promise contained in this proposal, the agent or the Corporation of Burnaby is entitled to terminate this exclusive right of service provided written notice of reasons for termination and an opportunity to cure the default is allowed.

continued.....

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Mr. Williams  
The Corporation of  
The District of Burnaby  
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With this thought in mind, we cordially invite your written response to our proposal. If you have any further questions, please feel free to contact us at any time.

Assuring you of our desire to be of service, I remain,

Respectfully Yours,  
THE DESMARAIS GROUP

A handwritten signature in cursive script, appearing to read 'Alexander DesMarais', with a small 'e' at the end.

Alexander DesMarais  
Director

AD/ky