ITEM SUPPLEMENTARY 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

RE: ADDITIONS TO CONFEDERATION COMMUNITY CENTRE FOR THE RETIRED
4585 ALBERT STREET, BURNABY, B.C.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Chairman, Major Civic Building Project Co-ordination Committee, be adopted.

* * * * * * *

TO: Municipal Manager 1988 January 29

FROM: Chairman,
Major Civic Building Project Co-ordination Committee

SUBJECT: ADDITIONS TO CONFEDERATION COMMUNITY CENTRE FOR THE RETIRED
4585 ALBERT STREET

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

At its regular meeting of 1988 January 25, Council received a report dealing with the funding and construction contract for additions to Confederation Centre for the Retired. That report was tabled pending submission of a further report on the matter of fair wages in building construction contracts as called for in Section 939 of the Municipal Act.

The contract customarily executed between Burnaby and successful bidders for proposed municipal buildings is based upon the Standard Construction Document CCDC 2 prepared by a joint committee comprised of representatives appointed by five member groups, The Association of Consulting Engineers of Canada, The Canadian Construction Association, The Canadian Council of Professional Engineers, Construction Specifications Canada, and The Royal Architectural Institute of Canada. That document does not contain a section dealing with the wages paid to workers. In the past, however, the general conditions of the document have been amended by consultants acting for the municipality to include a clause dealing with the rates of wages.

Whether a specific amending clause is included or not, Section 939 of the Municipal Act (Attachment 1) is applicable and any contractor doing work for the municipality is bound to pay wages and renumeration generally current for competent workers in the municipality.

A minimum wage scale based upon a Labour Canada recommendation dated 1982 January 01 was utilized by the Expo 1986 Crown Corporation to assist in creating labour harmony during construction of that project. A copy of that schedule, which is the latest available and which has since been discontinued, is attached (Attachment 2). It is of limited usefulness because it does not contain current information.

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

In answer to the question of wage rates, the successful bidder has provided the rates currently being paid to labourers and carpenters by that firm. A copy of the response received from Olivit Construction Ltd. is attached (Attachment 3). Those rates are listed herein, along with rates paid to members of the Labourers International Union of North America and the Carpenters and Joiners United Brotherhood of America by the construction industry. Also included for comparison purposes are the rates paid by the Corporation of the District of Burnaby and those given in a schedule prepared by Labour Canada in 1982.

	Construction Labourers	Journeyman Carpenters	Markup: Payroll Burden and Fringe Benefits
Olivit Constr. Ltd.	$9.75 - 13.00	$17.25 - 20.00	14% (estimate only)
Construction Trade Unions	$17.59	$19.00	37 1/2% average
Corp. of Burnaby	$12.44[1] - 12.79[2]	$15.50[3] - 16.60[4]	35 1/2%
Labour Canada 1982 (Expo)	$13.90[5]	$15.25	unknown

(1) Labourer 1
(2) Labourer 3
(3) Tradesman 1
(4) Tradesman 2
(5) Labourer Building Construction

Olivit Construction Ltd. has expressed its agreement to the periodic review of its payroll records by a representative of Burnaby's Finance Department.

A committee of staff is currently working on a report which is intended to address, among other matters, the documentation required to determine contractors' compliance with the provisions of Section 939 of the Municipal Act to all municipal contracts.

This is for the information of Council.

E. E. OLSON, CHAIRMAN
PROJECT CO-ORDINATION COMMITTEE

for A. L. PARR, DIRECTOR PLANNING
AND BUILDING INSPECTION

for D. GAUNT, DIRECTOR RECREATION
AND CULTURAL SERVICES

FRM/jce
Attach.

cc: Director Finance
Purchasing Agent
Chief Building Inspector
Howard/Yano Architects

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

(3) The council may further order that, in case of default by the owner, agent, lessee or occupier to comply with the order within the period named in it, the municipality, by its employees and others, may enter and effect the removal, pulling down, filling up or other dealing at the expense of the person defaulting, and may further order that the charges for doing so, including all incidental expenses, if unpaid on December 31 in any year, shall be added to and form part of the taxes payable on that land or real property as taxes in arrear.

(4) Where the nuisance so declared is a building, structure or erection, the council may, after the expiration of 60 days from the date of the mailing of the notice to the owner under subsection (2) and after the expiration of the period named in the order, sell by auction, or by public or private tender, or otherwise dispose of the building, structure or erection so ordered to be dealt with, or any part or material in it. From the proceeds of the sale or disposal, there shall be deducted for municipal use the actual costs, including incidental expenses, incurred by the municipality in carrying out the order, and the remainder of the proceeds shall be paid by the municipality to the owner or other person lawfully entitled.

(5) This section applies to any building, structure or erection of any kind which the council believes is so dilapidated or unclean as to be offensive to the community.

RS1960-255-873; 1978-25-334.

Municipalities may join in litigation

937. The councils of 2 or more municipalities, without the assent of the electors, may by bylaw join together in any litigation when deemed expedient and share in its costs.

RS1960-255-874; 1973-133-91.

Intermunicipal questions

938. All questions arising between municipalities shall, except where otherwise in this Act specially provided, be decided by the mayors of the municipalities, or, if they cannot agree, by the Supreme Court, whose decision shall be final.

RS1960-255-875; 1968-33-198.

Fair wages in contracts

939. (1) Every contract made by a municipality for construction, remodelling, repair or demolition of municipal works is subject to the condition that all workers, mechanics, artisans and labourers in the employ of the contractor, subcontractor or other person doing or contracting to do all or a part of the work shall, during the continuance of the work, be paid the wages and remuneration that are generally current in each trade for competent workers in the municipality. The contractor, subcontractor or other person shall comply with that condition, and is bound to pay those wages.

(2) Should a dispute arise as to what are the current wages in the municipality, the question shall be referred to the Minister of Labour for determination, and his decision is final and binding on the contractor.

RS1960-255-876(1); 1973-59-31.

Appeal from Registrar of Titles refusal to register

940. If a person is dissatisfied with a decision of the Registrar of Titles, that is to say, a refusal of the Registrar of Titles to effect registration in accordance with the

ATTACHMENT 2

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

Labour Canada / Travail Canada

LABOUR CONDITIONS – *CONDITIONS DE TRAVAIL*

APPENDIX A – ANNEXE A

125

WAGE SCHEDULE – *BARÈME DE SALAIRE*

DEPT. OF LABOUR REF. NO.
Nº DE RÉF. DU MINISTÈRE DU TRAVAIL :

DATE:

THIS SCHEDULE IS APPLICABLE TO THE FOLLOWING PROJECT :
LE BARÈME CI-APRÈS S'APPLIQUE AU PROJET SUIVANT

RECEIVED
JAN 27 1988
Building Inspection Division
Planning & Building Ins. Dept.
Register No. .....
Attachments: .....

LOCALITY
ENDROIT :

CONTRACTING AUTHORITY
ADJUDICATEUR :

REF. NO.
Nº DE RÉF. :

CONSTRUCTION CONTRACTS – *CONTRATS DE CONSTRUCTION*

CLASSIFICATION OF LABOUR *CATÉGORIE DE MAIN-D'OEUVRE*	RATE OF WAGES PER HOUR NOT LESS THAN *TAUX HORAIRE DE SALAIRE NON INFÉRIEUR À*
Air Conditioning Mechanic *Mécanicien d'installation de climatisation*	$ 15.70
Asphalt or Concrete Spreader Operator *Conducteur d'épandeuse d'asphalte ou de béton*	14.36
Asphalt Raker *Ratisseur d'asphalte*	14.60
Batchperson *Doseur*	14.05
Boilermaker (erection and repair) *Chaudronnier (montage et réparation)*	15.67
Bricklayer and Stonemason *Briqueteur et maçon*	15.13
Carpenter *Charpentier*	15.25
Cement Finisher (on building construction) *Cimentier – Applicateur (construction de bâtiments)*	14.50
Cement Finisher (on all other work) *Cimentier – Applicateur (tout autre travail)*	14.60
Compressor Operator *Conducteur de compresseur*	13.51
Concrete Floatperson (puddleperson – screedperson) *Bétonneur (régaleur – dameur)*	14.05
Concrete Mixer Operator *Conducteur de bétonnière*	14.05

THE CONTRACTOR SHOULD NOTE INFORMATION ON PAGE 4 OF THIS SCHEDULE.

L'ENTREPRENEUR DOIT PRENDRE CONNAISSANCE DES RENSEIGNEMENTS EN PAGE 4 DE LA PRÉSENTE ANNEXE

ATTACHMENT 2

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

CLASSIFICATION OF LABOUR *CATÉGORIE DE MAIN-D'OEUVRE*	RATE OF WAGES PER HOUR NOT LESS THAN *TAUX HORAIRE DE SALAIRE NON INFÉRIEUR À*
Crane Operator (overhead, climbing, skyway, or equiv.) *Grutier (surélevée, montante, gratte-ciel, ou l'équiv.)*	$ 14.56
Driller (air trac , wagon or similar drills) *Conducteur de foreuse (air comprimé, chariot ou foreuses du même genre)*	14.39
Drywall Applicator (incl. filling and taping) *Poseur de penneaux-mur sec (incl. remplissage et gallon sur joint)*	15.25
Electrician *Électricien*	16.15
Elevator Mechanic *Mécanicien d'ascenseur et monte-charge*	15.57
Equipment Operator (backhoe, dragline, gradall, pile drive., shovel, mobile crane) *Conducteur de machines (pelle à benne arrière, grue à benne traînante, gradall, sonnette, pelle, grue mobile)*	CONSTRUCTION/CONSTRUCTION 14.56 ROADS/CHEMINS 15.00
Equipment Operator (bulldozer, tractor (D6 or equiv. and over); front end loader (over 1 cu. yd.) *Conducteur de machines (bélier mécanique, tracteur (D6 ou l'équiv. et plus); chargeuse avant (plus de 1 v. cu.)*	CONSTRUCTION/CONSTRUCTION 14.36 ROADS/CHEMINS 14.88
Equipment Operator (bulldozer, tractor (under D6 or equiv.); front end loader (up to 1 cu. yd.) *Conducteur de machines (bélier mécanique, tracteur (moins de D6 ou l'équiv.); chargeuse avant (jusqu'à 1 v. cu.)*	CONSTRUCTION/CONSTRUCTION 14.05 ROADS/CHEMINS 14.48
Flagperson *Signaleur*	13.64
Float Driver (under 25 tons) *Conducteur de fardier (moins de 25 tonnes)*	14.55
Float Driver (25 tons or over) *Conducteur de fardier (25 tonnes ou plus)*	14.55
Form Setter *Coffreur*	14.05
Glass & Metal Installer *Vitrier (poseur de verre)*	15.32
Grader Operator *Conducteur de niveleuse*	14.56
Heavy Equipment Mechanic *Mécanicien de machines lourdes*	15.28
Hoist Operator *Conducteur d'appareils de levage*	14.05
Insulation Mechanic (heat and frost) *Installateur de matériel (thermique et frigorifique)*	15.00
Jackhammer Operator *Conducteur de marteau pneumatique*	14.19
Labourer (building construction) *Manoeuvre (construction de bâtiments)*	13.90
Labourer (heavy construction) *Manoeuvre (gros travaux de construction)*	14.11
Labourer (road, sewer and watermain construction) *Manoeuvre (construction des routes, égoûts et canalisations d'eau)*	14.11
Labourer (demolishing and wrecking) *Démolisseur*	13.90
Lather *Poseur de lattis*	15.25
Lineperson (electric) *Monteur de lignes électriques*	15.90
Marble Mason *Marbrier de bâtiment*	15.13

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

ATTACHMENT 2

CLASSIFICATION OF LABOUR *CATÉGORIE DE MAIN-D'OEUVRE*	RATE OF WAGES PER HOUR NOT LESS THAN *TAUX HORAIRE DE SALAIRE NON INFÉRIEUR À*
Millwright *Mécanicien – ajusteur*	$ 15.51
Mortarperson *Gâcheur de mortier*	14.09
Ornamental and misc. Metal Erector *Monteur en métaux d'ornementation et métaux divers*	14.97
Painter (brush and roller) *Peintre (pinceau et rouleau)*	14.86
Painter (spray) *Peintre au pistolet*	15.86
Pipelayer (caulker and solderer) *Poseur de canalisations (mateur et soudeur)*	14.07
Plasterer *Plâtrier*	15.81
Plumber, Steamfitter and Welder (pipe) *Plombier, appareilleur à vapeur et soudeur en tuyauterie*	15.78
Powderperson *Préposé aux explosifs*	14.19
Pump Operator *Préposé au pompage*	14.01
Resilient Tile and Carpet Installer *Poseur de carreaux (matériaux élastiques) et de tapis*	15.32
Rodperson (reinforced concrete) *Ferrailleur*	14.97
Roller Operator *Conducteur de rouleau compresseur*	14.48
Roofer (built-up) *Couvreur (toit lamellaire)*	14.88
Roofer's Helper *Aide-couvreur*	10.42
Sheet Metal Mechanic *Tôlier*	15.75
Sprinkler Installer *Installateur d'extincteurs automatiques*	15.78
Structural Steel Erector *Monteur d'acier de structure*	14.97
Terrazzo Layer *Poseur de terrazzo*	14.89
Terrazzo Machine Operator (dry) *Conducteur de polisseuse de terrazzo (procédé sec)*	14.89
Terrazzo Machine Operator (wet) *Conducteur de polisseuse de terrazzo (procédé humide)*	14.89
Tile Setter (ceramic) *Carreleur (céramique)*	15.02
Truck Driver (service, 3 tons or under: dump, single axle) *Camionneur (camions, 3 tonnes ou moins; à bascule et à essieu simple)*	CONSTRUCTION/CONSTRUCTION 13.97 ROADS/CHEMINS 14.04
Truck Driver (fuel or lubricant tankers; A-frames under 5 tons (winch equipped) *Camionneur (camions-citernes à carburant ou à lubrifiant; châssis entretoisés en A, moins de 5 tonnes (équipés d'un treuil)*	CONSTRUCTION/CONSTRUCTION 14.03 ROADS/CHEMINS 14.09
Truck Driver (dump, double axle) *Camionneur (camions à bascule et à double essieu)*	CONSTRUCTION/CONSTRUCTION 14.21 ROADS/CHEMINS 14.23

127

ATTACHMENT 2

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

CLASSIFICATION OF LABOUR *CATÉGORIE DE MAIN-D'OEUVRE*	RATE OF WAGES PER HOUR NOT LESS THAN *TAUX HORAIRE DE SALAIRE NON INFÉRIEUR À*
Truck Driver (A-frames, 5 tons or over (winch equipped) *Camionneur (camions à châssis entretoisés en A, de 5 tonnes ou plus (équipés d'un treuil)*	$ CONSTRUCTION/CONSTRUCTION 14.49 ROADS/CHEMINS 14.35
Watchperson or Security Guard *Gardien ou agent de sécurité*	13.84
Welder-General (acetylene or electric) *Soudeur-général (acétylène ou électrique)*	14.97
Wharf and Dock Builder *Constructeur de quais et docks*	14.75

DEFINITIONS — *DÉFINITIONS*

IN THIS APPENDIX:

(1) **"BUILDING CONSTRUCTION"** means the construction, remodelling and repair of buildings.

(2) **"HEAVY CONSTRUCTION"** means such work as, but not limited to, site preparation, excavations, electric transmission lines, marine works, bridges, viaducts, tunnels and dams.

(3) **"ROAD, SEWER AND WATERMAIN CONSTRUCTION"** means clearing and preparing a right of way, excavation and subgrading, laying a granular base, grading and asphalt and concrete paving and includes

(a) the operation of on-site plants to service such construction,
(b) the installation of drainage,
(c) landscaping,
(d) the demolition of structures within or affected by a right of way, and
(e) all other work involved in
(i) the construction, reconstruction and maintenance of roads, highways, streets, sidewalks, curbs, parking lots, driveways, airport runways, airport taxi strips and aircraft parking aprons, and
(ii) the installation, reinstallation and maintenance of sewers and watermains.

(4) **"LABOURER (DEMOLISHING & WRECKING)"** means a labourer employed on a contract which is exclusively for the demolition, wrecking or razing of buildings or structures.

DANS L'ANNEXE:

1) **"CONSTRUCTION DE BÂTIMENTS"** signifie la construction, la rénovation et la réparation de bâtiments.

2) **"GROS TRAVAUX DE CONSTRUCTION"** signifie notamment, mais non exclusivement, l'aménagement de terrain, travaux d'excavation, lignes de transport d'énergie électrique, travaux maritimes, construction de ponts, viaducs, tunnels et barrages.

3) **"CONSTRUCTION DES ROUTES, ÉGOUTS ET CANALISATIONS D'EAU"** désigne le défrichement et la préparation de l'emprise, les travaux de déblai, l'exécution de la sous-couche et de la couche de base en granulats, le nivellement, le revêtement de surface en liants bitumineux ou en béton de ciment, y compris

a) les installations de chantier nécessaires aux travaux susmentionnés,
b) le drainage,
c) l'aménagement paysager,
d) la démolition des structures empiétant sur l'emprise ou affectées par celle-ci et
e) tous les travaux connexes intéressant
(i) la construction, la réfection ou l'entretien des routes, autoroutes, rues, trottoirs, bordures, terrains de stationnement et allées pour automobiles, des pistes d'envol, pistes de circulation et aires de stationnement des aéroports, et
(ii) la construction, la réinstallation et l'entretien des égouts et des canalisations d'eau

4) **"DÉMOLISSEUR"** signifie un manoeuvre employé sur un contrat qui consiste exclusivement à démolir ou à abattre des édifices ou des constructions.

THE CONTRACTOR SHOULD NOTE:

(a) THAT DURING THE TERM OF THIS CONTRACT, THE WAGE RATES LISTED HEREIN MAY BE REVISED IN ACCORDANCE WITH SECTION 2(b) OF THE LABOUR CONDITIONS, AND

(b) THAT IN CARRYING OUT ANY OF THE WORK CONTEMPLATED BY THIS CONTRACT, HE MAY ALSO BE SUBJECT TO PROVINCIAL LAWS AND REGULATIONS

L'ENTREPRENEUR DOIT NOTER:

a) QUE PENDANT LA DURÉE DE CE CONTRAT, LES TAUX DE SALAIRE ÉNUMÉRÉS DANS L'ANNEXE PEUVENT ÊTRE REVISÉS EN CONFORMITÉ AVEC LA SECTION 2(b) DES CONDITIONS DE TRAVAIL, ET

b) QUE, DANS L'EXÉCUTION DE TOUT TRAVAIL PRÉVU PAR LE CONTRAT, IL PEUT AUSSI ÊTRE ASSUJETTI AUX LOIS ET RÈGLEMENTS PROVINCIAUX.

ATTACHMENT 3

ITEM SUPPL 7
MANAGER'S REPORT NO. 9
COUNCIL MEETING 88/02/01

Olivit Construction Ltd.

P.O. BOX 88
23888 132ND AVE., MAPLE RIDGE, B.C. V2X 7E7

TELEPHONE: 463-8177

129

January 26, 1988

RECEIVED
JAN 27 1988 - 15:35
Building Inspection Division
Planning & Building Ins. Dept.
Register No. .....
Attachments: .....

Howard/Yano Archtiects
301 - 761 Cardero Street,
Vancouver, B.C.

ATTENTION: Ron Howard

Re: Confederation House

Dear Sir,

We have been contacted by Frank Mehling with the request to provide our wage rates and our subtrades wage rates. The following wage rates would apply to Olivit Construction Ltd.

Labourer	9.75 to 13.00/ hour
Carpenters	17.25 to 20.00/ hour

We give this information and any other information of Olivit Construction Ltd. (within reason) freely. This information is not part of the specifications and we feel that this request is going beyond the scope of work. With regard to our trades, we feel that to request this information from them would be unjust. We would also like to point out that frustration is being generated by our trades as a result of the prolonged decision making process.

It is our view that Olivit Construction Ltd. should be the focal point of all discussions pertaining to the project. We would also like to note that all of the contractors who bid on this project would have very much the same trades. For this reason we feel that within reasonable limitations our trades should be kept out of these discussions, as this could have an adverse effect on our company.

We have also stated the we would make our payroll records available for review and we would appreciate the name and position of the individual from the finance department who we would be dealing with in this regard.

Youre truly,

OLivit Construction Ltd.

T.J.Braaksma - Director

RECEIVED
JAN 28 1988
HOWARD/YANO
ARCHITECTS

TJB:tb