

ITEM SUPPLEMENTARY 35
MANAGER'S REPORT NO. 77
COUNCIL MEETING 88/12/12

RE: REQUEST FOR TENDER CALL
CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14
- METROTOWN RESOURCE LIBRARY
- PUBLIC PARKING FACILITY
- CIVIC SQUARE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Major Civic Building Coordination be adopted.

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SUPPLEMENTARY

TO: MUNICIPAL MANAGER 1988 DECEMBER 09

FROM: MAJOR CIVIC BUILDING COORDINATION COMMITTEE

SUBJECT: REQUEST FOR TENDER CALL
CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14
- METROTOWN RESOURCE LIBRARY
- PUBLIC PARKING FACILITY
- CIVIC SQUARE

PURPOSE: THE PURPOSE OF THIS REPORT IS TO REQUEST AUTHORIZATION TO CALL FOR TENDERS FOR THE METROTOWN LIBRARY, PUBLIC PARKING FACILITY AND CIVIC SQUARE.

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RECOMMENDATIONS:

1. THAT the overall budget for the civic facilities project composed of the Metrotown Resource Library, the Public Parking Facility, and the Civic Square be based upon the current estimated costs shown in Schedules I and II.
2. THAT staff be authorized to pursue a call for construction tenders for the civic facilities project in accordance with the terms outlined in Section 5.0 of this report.

R E P O R T

1.0 SUMMARY

The design of the civic facilities project composed of the Metrotown Resource Library, the Public Parking Facility and the Civic Square is complete and procedures are in place to pursue a tender call in 1989 January and to commence construction, subject to Council approvals. A high-quality design has been achieved reflective of its potential to create a special Municipal cultural and environmental focus for the residents of Burnaby in Metrotown.

Detailed cost estimates have been prepared by the engaged quantity surveyor and landscape architect. On an overall basis the cost estimates are very close to the previously established budget figures with the total civic facilities budget of \$16,000,000 (Library \$7,400,000, public parking \$5,600,000, civic square \$2,000,000, roads and servicing \$1,000,000) being exceeded by \$221,000 or 1.4%; or, if roads and services are not included, the budget of \$15,000,000 being exceeded by \$419,000 or 2.8%. The Major Civic Building Project Coordination Committee requests approval of this overall revised estimate. The latest cost estimates have been meticulously carried out but the actual construction cost can only be determined through a tender call.

The Burnaby Public Library Board has approved the library design and project estimates at a meeting held on 1988 December 01.

Council authorization is now requested to pursue a tender call for construction of the civic facilities project.

2.0 INTRODUCTION

The development of the civic facilities - joint project within Metrotown-Area 14 encompassing the Metrotown Resource Library, Public Parking Facility and the Civic Square is at its final pre-construction stage.

The development site has been assembled and any remaining structures are planned for demolition to accommodate the proposed construction schedule.

The rezoning of the site to accommodate the development is nearing completion. Consideration and Third Reading for the requisite rezoning bylaw is being advanced on this same Agenda, with Reconsideration and Final Adoption being scheduled for the 1988 January 03 meeting of Council. The Third Reading memo to the Municipal Clerk also addresses a number of enquiries arising out of the Public Hearing to which Council requested a response.

The architect and his consultants for the civic facilities have virtually completed the working drawings for the project and are currently completing their final checking and document preparation for the next tendering and construction stage.

The engaged Quantity Surveyor, DPD Management Ltd., has completed his third and final pre-construction estimate based on the virtually complete working drawings.

The Major Civic Building Project Coordination Committee has reviewed the work of the consultants including the estimates of the Quantity Surveyor. The Committee concluded that it would be appropriate for the project to be advanced to the Library Board for final ratification of the Metrotown Resource Library and support for the integral public parking and civic square components in terms of the final design and the final cost estimates. Thereafter, the civic facilities project would be referred to Council for its consideration of the final cost estimate and the updated financing program, and to obtain authority to proceed to the tendering stage.

3.0 FINAL COST ESTIMATES

3.1 FINAL PRE-CONSTRUCTION COST ESTIMATES

The Quantity Surveyor, DPD Management Ltd., has completed his final cost estimate for the civic facilities which included the construction cost of the library including built-ins, the public parking facility including the pergola/walkway canopy, and the hard landscaping component of the civic square. Cost estimates for the soft landscaping components of the library and the civic square as well as the boulevard works along the street frontages were provided by the engaged landscape architects, Durante and Partners.

Schedule I outlines the various cost components for the civic facilities project and provides a direct comparison with the capital budget allocation previously approved by Council in 1988 April.

The cost estimates summary is as follows:

(All estimates in [\$] millions)

TOTAL - JOINT PROJECT	PREVIOUS BUDGET ESTIMATES	CURRENT COST ESTIMATES	DIFFERENCE
a) METROTOWN RESOURCE			
LIBRARY	\$ 7.4	\$ 8.255	+ 0.855
b) PUBLIC PARKING			
FACILITY	5.6	5.243	- 0.357
c) CIVIC SQUARE	2.0	1.921	- 0.079
d) Sub-Total	\$ 15.0	\$ 15.419	+ 0.419
e) ROADS AND SERVICING	1.0	0.802	- 0.198
F) TOTAL	\$ 16.0	\$ 16.221	+ 0.221

3.2 COST ESTIMATE DISCUSSION

The cost allocation according to major components indicates that the Library estimate has increased by \$855,000; while the other estimates have decreased (parking, civic square, roads and services) by a total of \$634,000. Therefore, the overall estimate is increased by \$221,000 or 1.4% or, if the roads and services component is not included, by \$419,000 or 2.8%.

The outlined differences from the previous budget estimate can be explained by a number of reasons, the major items being as follows:

- The library building is larger than originally outlined. Although the original library program has not changed, the original program areas based on net useable floor areas did not take into consideration the floor area taken up by walls and columns, mechanical rooms, and some circulation.
- The library is designed to accommodate future expansion by a simple extension to the south and additions on the third floor.
- A 3% to 4% inflation rate has been identified by the Quantity Surveyor during this process.
- Structural steel has recently experienced a 40% increase in cost.
- Special recommended corrosion protection to steel in the underground parking has been included.
- The telephone system budget of \$75,000 is now included.

It is also noted that although the library remains a high-quality building, the estimated unit cost estimate of \$108 per sq.ft. compares favourably with the initial building estimate of \$105 per sq.ft. During the design process, a number of steps have already been taken to lower the cost of the library including changes to exterior materials, to the types of electrical fixtures, to floor finishes, and to the atrium roof.

The civic facilities have been identified as having three major components - the library, public parking facility and civic square; and for budget allocation purposes, cost estimates have been provided for each component. However, it is stressed that these civic facilities constitute a single integrated project and cannot be easily separated whether from a functional, structural, or cost point of view. For all practical purposes, none of these major components as designed could be constructed without the others.

3.3 BUDGETING AND FINANCING SUMMARY

The attached Schedule II outlines the budgeting and financing summary prepared by the Finance Department to correspond to the final cost estimates for the civic facilities project. A B.C. Lottery Grant of \$400,000 had been previously announced for the Metrotown Resource Library. It is noted that the previous budget did not include the \$400,000 B.C. Lottery Grant which has since been announced for the Civic Square. The Municipality has also applied for lottery grants under the recently announced GO B.C. program for the library, the public parking facility and the civic square. Schedule II indicates the yearly outlay of funds to finance this project which is scheduled to be under construction by the spring of 1989 and completed before the end of 1990. The grants will have to be interim financed by appropriations from the capital reserves until the lottery grants have been collected.

3.4 COST ESTIMATE SUMMARY

In light of the conditions and factors affecting cost estimates, discussed in Section 3.2, the Major Civic Building Project Coordination Committee supports the revised budget figures arising out of the final cost estimates prepared by the Quantity Surveyor, and recommends advancement of this project to obtain the authority of Council to proceed to the tendering stage.

In order to assure that the budgeting process remains up-to-date and reflective of the final pre-construction estimate, Council is requested to approve the increase of the civic facilities budget by \$419,000 to correspond to the final cost estimate of \$15,419,000 for the civic facilities encompassing the library, the public parking facility, and the civic square. The financing summary provided by the Finance Department (Schedule II) take these final cost estimates into consideration.

Also, in summary, it should be realized that these are cost estimates only and do not represent a firm construction price. Only by pursuing a tender call can the construction cost of the project be specifically determined and the actual construction cost will be either higher or lower than the final cost estimate provided for budgeting purposes. Upon receipt of final tenders, Council will have an opportunity to approve the final tender price, approve the selected general contractor and authorize the preparation of the necessary capital reserve bylaws.

4.0 BURNABY PUBLIC LIBRARY BOARD

Appearing on this same Agenda is a report submitted by the Chief Librarian on behalf of the Burnaby Public Library Board. The Burnaby Public Library Board at its meeting of 1988 December 01 reviewed the cost estimates and plans for the proposed Metrotown Library and gave its formal approval to the Library project estimates and plans as well as its continued support for the concept of the integrated joint facilities project composed of the library, the public parking facility and the civic square. The Library Board requests that Council approve a call for tenders and that construction proceed as soon as possible.

5.0 TENDERING PROCEDURES

5.1 TENDER CALL PACKAGE

It is proposed that the civic facilities project be a tender call in 1989 January. Staff would request the leeway to determine the most propitious time in January to call for tenders in order not to overlap with other competing tender calls for projects of a similar size.

Supplementary

Major Civic Building Coordination Committee
METROTOWN CIVIC FACILITIES - REQUEST FOR TENDER CALL
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Staff had initially proposed that the construction tendering process be phased with a separate excavation tender in advance of the building construction tender. Council in considering a previous progress report on the civic facilities (Item 16, Manager's Report No. 28, Council Meeting 88 04 18) directed that staff proceed with only one overall construction tender rather than separate excavation and building tenders. It is proposed that the boulevard works such as civic square paving extensions, sidewalks, and tree grates be included in the tender since the boulevard design is totally integrated with the civic square and project landscaping. It is also proposed that specimen trees for the civic square and street trees and shrubs be a separate tender on the advice of the landscape architect in order to assure the guaranteed provision and availability of good specimen trees and shrubs in the number needed by this project.


The estimates of the proposed tender package are as follows:

	(Estimates in [\$] millions)
a) LIBRARY	\$ 6.718
b) PARKING	4.870
c) SQUARE*	1.527
d) BOULEVARDS*	0.275
E) TOTAL	<u>\$ 13.390</u>


(not including construction contingency or consultant fees)

*NOTE: The specimen and street tree and shrub components estimated at \$123,000 are not included in this initial tender.

It is recommended that staff be authorized to pursue a call for construction tenders for the outlined tender package.


A. L. PARR, CHAIRMAN
MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE


E. E. OLSON
DIRECTOR ENGINEERING


D. GAUNT
DIRECTOR RECREATION
& CULTURAL SERVICES

KI:1f
Attachments - Schedules I & II
cc: Chief Librarian
Director Finance
Purchasing Agent
Chief Building Inspector
Municipal Solicitor

SCHEDULE I

THE CORPORATION OF THE DISTRICT OF BURNABY
CIVIC FACILITIES JOINT PROJECT

METROTOWN - AREA 14

[ALL ESTIMATES IN (\$) MILLIONS]

1.0 PREVIOUS CAPITAL BUDGET ALLOCATION

	<u>LAND</u>	<u>IMPROVEMENTS</u>
1.1 METROTOWN RESOURCE LIBRARY	\$ 0.8	\$ 7.4
1.2 PUBLIC PARKING FACILITY	0.8	5.6
1.3 CIVIC SQUARE	0.8	2.0
1.4 ROADS AND SERVICING	0.8	1.0
1.5 TOTAL	\$ 3.2	\$ 16.0

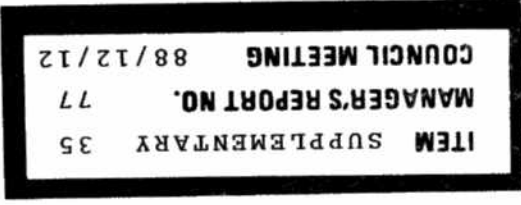
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2.0 METROTOWN RESOURCE LIBRARY

	<u>PREVIOUS</u>	<u>CURRENT</u>
2.1 CONSTRUCTION ESTIMATE	\$ 5.3	\$ 6.24
2.2 FURNITURE, FIXTURES & EQUIPMENT	1.0	1.00 (incl. 0.228 built-in)
2.3 LANDSCAPING	0.3	0.25
2.4 CONSTRUCTION CONTINGENCY	0.2	0.20
2.5 CONSULTANT FEES (incl. quantity surveyor)	0.6	0.49
2.6 TELEPHONE SYSTEM	-	0.075
2.7 TOTAL	\$ 7.4	\$ 8.255

3.0 PUBLIC PARKING FACILITY

3.1 CONSTRUCTION ESTIMATE	\$ 5.13	\$ 4.648
3.2 PERGOLA/WALKWAY CANOPY	-	0.222
3.3 CONSTRUCTION CONTINGENCY	0.17	0.170
3.4 CONSULTANT FEES	0.30	0.203
3.5 TOTAL	\$ 5.60	\$ 5.243



<u>4.0 CIVIC SQUARE</u>	<u>PREVIOUS</u>	<u>CURRENT</u>
4.1 CONSTRUCTION	\$ 1.7	\$ 1.629
4.2 CONSTRUCTION CONTINGENCY	0.1	0.100
4.3 CONSULTANT FEES:	0.2	0.192
4.4 TOTAL	\$ 2.0	\$ 1.921
<u>5.0 ROADS AND SERVICING</u>		
5.1 KINGSBOROUGH STREET, SITE SERVICING & REMOVAL OF OVERHEAD WIRING ON WILLINGDON AVENUE		\$ 0.40
5.2 BOULEVARD WORKS ON ONE SIDE OF WILLINGDON AVENUE AND CENTRAL BOULEVARD, BOTH SIDES OF KINGSBOROUGH AND WEST SIDE OF MCKAY AVENUE	Construction \$ 0.296 Consultant Fees 0.011	0.307
5.3 MCKAY AVENUE AND ITS MEDIAN		0.045
5.4 REMNANT SERVICING		0.050
5.5 TOTAL	\$ 1.0	\$ 0.802
<u>6.0 TOTAL - JOINT PROJECT</u>		
6.1 METROTOWN RESOURCE LIBRARY	\$ 7.4	\$ 8.255
6.2 PUBLIC PARKING FACILITY	5.6	5.243
6.3 CIVIC SQUARE	2.0	1.921
6.4 Sub-Total	\$ 15.0	\$ 15.419
6.5 ROADS AND SERVICING	1.0	0.802
6.6 TOTAL	\$ 16.0	\$ 16.221
<u>7.0 TOTAL CIVIC FACILITIES TENDERING BUDGET</u> (NOT including Contingency or Consultant Fees)		
7.1 LIBRARY		\$ 6.718
7.2 PARKING		4.870
7.3 SQUARE*		1.527
7.4 BOULEVARDS*		0.275
7.5 TOTAL (Not including construction contingency.)		\$ 13.39

*NOTE: The specimen and street trees and shrubs components estimated at \$0.123 are not included in this initial tender.

CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14 - SCHEDULE II

CAPITAL BUDGET CATEGORY	PROJECT	SOURCE OF FUNDS	SPENT 1987 (LIBRARY ONLY)	1988	1989	1990	TOTAL
60-64-01	CIVIC SQUARE	Metrotown Open Space Levy	800,000	800,000			800,000
	Land (repayment to Land Assembly)	(CAMFF Bylaw 8997)	132,000	60,000			192,000
	Construction	(Metrotown-Open Space Levy)		619,000	710,000		1,329,000
		(B.C. Lottery Grant (promised))		200,000	200,000		400,000
60-64-02	PUBLIC PARKING	Capital Reserves	800,000	64,300			800,000
	Land	(CAMFF Bylaw 8997)	138,700	1,990,000			2,028,700
	Construction	(Capital Reserves)		400,000			400,000
		(Parking Reserve)		2,650,000			2,650,000
60-50	METROTOWN LIBRARY	Corporate Lands Bylaw 8633	116,870	333,130	3,530,000	3,020,000	7,000,000
	Construction	Capital Reserves		200,000		855,000	1,055,000
		(B.C. Lottery Grant (promised))		200,000		400,000	600,000
			116,870	333,130	3,730,000	4,075,000	8,255,000
60-16	MAJOR ROADS-KINGSBOROUGH	Land	800,000	800,000			800,000
	Construction	(CAMFF Bylaw 9067 (3))	100,000	100,000	1,502,000		1,602,000
				702,000			702,000
			116,870	703,830	10,165,300	7,635,000	18,621,000
TOTALS							

NOTES

- (1) \$800,000 may be used from the Metrotown-Open Space Levy
- (2) We will require a Capital Reserves Bylaw to interim finance the balance of the total project pending receipt of the grant. Total project is \$8,255,000 with Corporate Lands Bylaw for \$7,000,000; a second bylaw for \$1,255,000 will be required to complete the financing for the total project.
- (3) Total of Bylaw 9067 is \$1,800,000 which was the original estimate for the project on report dated 1988 April 18.