

ITEM 6
MANAGER'S REPORT NO. 58
COUNCIL MEETING 89/09/18

RE: CONSTRUCTION PROGRESS
BURNABY VILLAGE MUSEUM

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 SEPTEMBER 11
FROM: MAJOR CIVIC BUILDING
CO-ORDINATION COMMITTEE
SUBJECT: CONSTRUCTION PROGRESS
BURNABY VILLAGE MUSEUM

PURPOSE: TO PROVIDE COUNCIL WITH A STATUS REPORT ON THE
CONSTRUCTION PROGRESS OF THE BURNABY VILLAGE
MUSEUM EXPANSION UP TO AND INCLUDING AUGUST, 1989.

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

In 1989 March, Council requested that staff provide both Council and the Municipal Building Construction Committee of Council with monthly reports summarizing construction progress, highlights, and a chronology of events related to major civic projects exceeding a contract value of one million dollars.

Consistent with past reporting practices, this report provides a summary of the progress of the Burnaby Village Museum Expansion Project for the period ending 1989 August 31.

Since last reported to Council, the following items of work are basically complete:

- Building Frame & Roof - Insulation
- Electrical Rough-In - Windows
- Mechanical Rough-In - Exterior Doors
- Plumbing Rough-In

Work that is currently in progress includes drywall installation and grading of the new parking lot.

Some delays have been experienced in the delivery of equipment and materials, but have not affected the overall progress of the building construction.

At the present time there is a minor delay with the construction of the timber pedestrian bridge. Due to hard soil conditions, the contractor has not been able to drive piles which were designed to support the bridge structure. As a result, the structural consultant has recommended the installation of concrete spread footings. This alternative is currently being estimated by the contractor.


As previously reported, the relocation of Love House, which is presently situated within the construction area, is becoming critical to the successful completion of the contract. To deal with this item, the Museum staff recently received funding approval from their Board. The Museum Director is currently making arrangements through the Purchasing Agent to move the structures in question to their permanent locations.

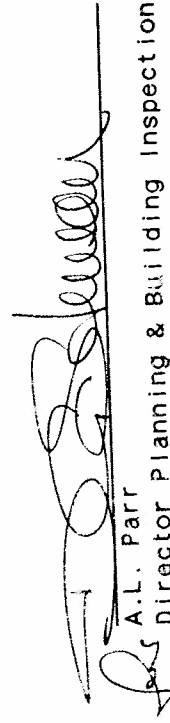
In keeping with most construction contracts of this nature, especially where preservation of the site amenities is critical, a series of change orders have been authorized as recommended by the architect primarily to benefit the owner through modification of the design. However, a significant number of these changes dealing with various building, mechanical, and electrical items are a direct result of incomplete or incorrect information in the consultant's drawings and specifications. Change orders resulting from these design deficiencies are being reviewed with the Architect to determine what portion of the overall costs will be paid by the Corporation.

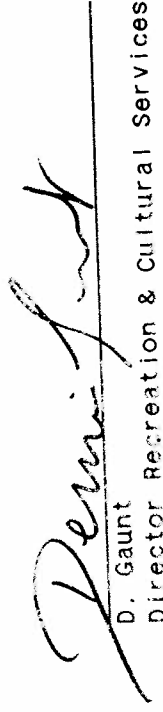
The extras to the construction contract are currently within the contract contingency fund and the project budget. However, the approved extras combined with the contemplated change orders will probably consume a significant portion of the contingency allotment.

In summary, staff will continue to monitor the construction schedule and expenditures through weekly site meetings and inspection reports from the consultants to ensure that the project stays on track.

The detailed monthly construction report, incorporating names of the consultants and contractors involved in the project, along with all site meeting minutes as prepared by the architect for the month of August, is available for viewing in the office of the Chief Building Inspector. Copies of the construction report for the period ending 1989 August 31 have also been provided to the Chairman and members of the Municipal Building Construction Committee of Council, and to the Chairman of the Project Co-ordination Committee for their information.


W.C. Sinclair, Chairman
Major Civic Building Project
Co-ordination Committee


A.L. Parr
Director Planning & Building Inspection


D. Gaunt
Director Recreation & Cultural Services

JC:lm

cc: Director Administrative
& Community Services
Director Finance
Municipal Solicitor
Chief Building Inspector
Museum Director

The Iredale Partnership
1151 West 8th Avenue
Vancouver, B.C. V6H 1C5
Attention: C.C. Murray, MAIBC