

RE: METROTOWN CIVIC FACILITIES JOINT PROJECT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager 1989 August 15

FROM: Major Civic Building Project
Co-ordination Committee

SUBJECT: METROTOWN CIVIC FACILITIES JOINT PROJECT

PURPOSE: To obtain authorization to expend funds in the amount of \$154,831 to cover consultants' fees, which have been provided for in budget estimates.

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RECOMMENDATION:

1. THAT Council authorize the expenditure of \$154,831 already provided in the budget estimates to fund consultants' fees based upon the actual cost of construction of the Joint Project as stipulated in the existing Client/Architect Agreement dated 1987 April 02.

REPORT

At its regular meeting of 1989 April 24, Council received a report from the Municipal Building Construction Committee and approved an overall construction budget of \$17,449,000 for the Metrotown Civic Facilities Joint Project. Appendix 'C' of that report 'Budget Summary' (Attachment #1) included under Item 5 Consultant Fees the amount of \$990,000 to fund the anticipated fees of the architect and his consultants for the project. The architect has now submitted a fee update (Attachment #2) which arrives at a revised fee of \$986,422 based upon the actual cost of construction as contracted by The Foundation Company of Canada Limited.


Although this item was reported to Council at the estimated figure of \$990,000 for budgeting purposes, the fees are in fact, \$154,831 higher than the earlier estimated figure of \$831,601 authorized in the existing Client/Architect Agreement executed 1987 April 02. The authorization was based upon a preliminary estimate of the cost of construction.

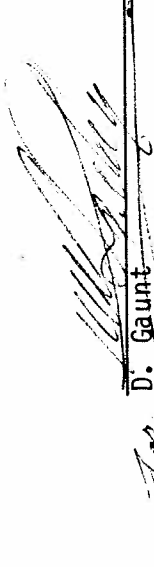
ITEM	30
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

As the \$154,831 increase exceeds the approving authority available to the Municipal Manager, it is necessary to obtain Council's authorization to expend these funds.

241


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


A. L. Parr
Director Planning & Building Inspection


D. Gaunt
Director Recreation & Cultural Services


FRM/jce
Attach.

cc: Director Finance
(Attention: R. Earle)
Chief Building Inspector
Municipal Solicitor
Purchasing Agent
Chief Librarian

James K. M. Cheng Architects Inc.
201 - 75 West Broadway
Vancouver, B. C.
V5Y 1P1

METRO TOWN
 REGULAR COUNCIL MEETING
 1999 APRIL 24

APPENDIX "C"

METROTOWN CIVIC FACILITIES - JOINT PROJECT

METROTOWN RESOURCE LIBRARY/PUBLIC PARKING FACILITY/CIVIC SQUARE

ATTACHMENT #1

BUDGET SUMMARY

1.	CONSTRUCTION CONTRACT FOR LIBRARY, PARKING FACILITY AND CIVIC SQUARE (INCLUDES FIXTURE COMPONENT, LANDSCAPING, AND BOULEVARD WORKS)	\$ 14,830,137
	- CREDIT FOR FEDERAL SALES TAX EXEMPTION	- 230,000
	- NET CONSTRUCTION COST	14,600,137
2.	BALANCE OF LIBRARY FURNITURE, FIXTURES & EQUIPMENT	587,000
3.	MISCELLANEOUS ITEMS:	
	- PARKING SIGNS AND EQUIPMENT	76,050
	- WRAP-UP INSURANCE	55,250
	- TELEPHONE SYSTEM	75,000
	SUB TOTAL MISCELLANEOUS	206,300
4.	CONSTRUCTION CONTINGENCY	470,000
5.	CONSULTANT FEES:	
	- JOINT PROJECT <i>James Chung et al.</i>	990,000
	- INDEPENDENT TESTING AND INSPECTIONS	40,500
	- DISBURSEMENTS	30,000
	SUB TOTAL CONSULTANTS	1,060,500
6.	BALANCE OF ROADS AND SERVICES (BOULEVARDS IN CONSTRUCTION CONTRACT)	525,000
7.	A) TOTAL JOINT PROJECT BUDGET	\$ 17,448,937
	B) PRE-TENDERING JOINT PROJECT BUDGET	\$ 16,221,000
	C) ADDITIONAL PROPOSED APPROPRIATION FROM CAPITAL RESERVES AND METROTOWN OPEN SPACE LEVY FUND	\$ 1,227,937

ITEM	30
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

ATTACHMENT #2

243

JAMES KM CHENG
SUBCONSULTANT INC.

July 27, 1989

RECEIVED

JUL 28 1989

Mr. Frank Mehling
Chief Building Inspector
Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Building Inspection Division
Planning & Building Ins. Dept.
Register No. _____
Attachments: _____

Dear Mr. Mehling:

Re: Burnaby Civic Facilities Project #87-807
Fee Revision

Enclosed please find our fee revision for the Burnaby Civic Facilities Project and the invoice for this. I have revised the version you received dated June 27, 1989 and provided an outline of the project's estimated construction costs and fee assessments as they have been updated over the past two years. For clarification, the analysis for the subconsultants has been appended to the assessment.

Please note the following amendments to the June 27, 1989 assessment:

- 1) The Civic Square gross fee of 8.5% should have related only to 88% of the contract price \$1,923,947.00, i.e. \$1,693,073.00. The remaining 12% or \$230,874.00 corresponding to Library Landscaping should have been assessed at 10%. The revised figures are as follows:

Civic Square (1,693,073.00 x 8.5%)	143,911.00
Travel Expenses SWA	<u>8,000.00</u>
Library Landscaping (230,874.00 x 10%)	151,911.00
Total	174,998.00
Previous	<u>186,000.00</u>
Difference	\$ <11,002.00 >

- 2) The figures relating to the Civic Square in the summary on page 7 should also have included the above figures.

ITEM	30
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

The following is a summary taken from the revised fee analysis.

Component	Previous Fee	Revised Fee	Difference
Library	\$ 439,863.00	\$ 577,768.00	\$ 137,905.00
Parking	\$ 182,738.00	\$ 197,346.00	\$ 14,608.00
Covered Walk	\$ 12,000.00	\$ 25,320.00	\$ 13,320.00
Civic Square	\$ 186,000.00	\$ 174,988.00	\$ <11,002.00>
Boulevards	\$ 0.00	\$ 11,000.00	\$ 11,000.00
Totals	\$ 820,601.00	\$ 986,422.00	\$ 165,831.00

The contract price for the Civic Square was lower than estimated. This is reflected in the revised fee assessment and represents a direct savings to Burnaby.

The fee remaining, based on the May 1989 contract price, is the difference between the previous total and the revised total, that is \$165,831.00.

I apologize for any confusion this may have caused. If you have any questions regarding this or any other matter, please do not hesitate to contact me.

Yours truly,

JAMES K. M. CHENG ARCHITECTS INC.

Monica Young

Monica Young

Enclosures

165,831.00
 - 11,000.00

 \$ 154,831.00

(for blocks' attendance *2)

