

ITEM	7
MANAGER'S REPORT NO.	60
COUNCIL MEETING	89/09/25

RE: STATUS REPORT ON THE CONSTRUCTION PROGRESS OF THE METROTOWN CIVIC FACILITIES UP TO AND INCLUDING AUGUST 1989

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: MAJOR CIVIC BUILDING
CO-ORDINATION COMMITTEE
1989 SEPTEMBER 18

PURPOSE: TO PROVIDE COUNCIL WITH A STATUS REPORT ON
THE CONSTRUCTION PROGRESS OF THE METROTOWN CIVIC
FACILITIES UP TO AND INCLUDING AUGUST 1989

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The purpose of this report is to provide Council with a summary of progress made on the Metrotown Civic Facilities Project for August 1989.

The General Contractor (Foundation Company of Canada Ltd.), including their electrical and plumbing/mechanical subtrades, is fully mobilized on site. Work is progressing satisfactorily at this time based on the Architect's review of the project.

The General Contractor continues to focus his construction efforts on the underground parking structure primarily in the southwest corner of the development site.

Excavation is 96% complete and is projected to be finished by the end of September. The slab-on-grade for Parking Level P-2 is 44% complete. Approximately 14% of the formwork for the P-1 slab is presently in place for this area. The Architect also reports that the columns for the P-2 level are now over 80% complete.

The Architect, in reviewing Foundation's cash flow for this project, has indicated that the construction program is slightly behind schedule. The Contractor's projection on claims to August 1989 was \$2,535,300 as compared to the actual claim of \$2,136,237 or 84% of the actual figures. Over the 17-month project construction schedule, this amounts to about a two-week delay. Some of this can be attributed to poor weather conditions at the start of the project in June. At this point it is too early to predict if Foundation will be able to make up this time.

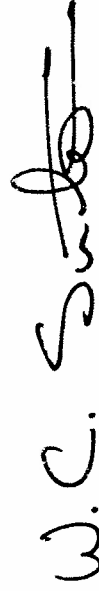
Work for September will include pouring of the P-2 level slab-on-grade, walls, columns, and suspended slabs for the upper level of parking.

From the Architect's inspections and on-site observations by staff, the Contractor's concrete work is of a good quality and finish and is currently maintaining the work site clean and orderly.

During August, some minor extras were approved by the Municipality totaling \$2,588 which has increased the original contract price from \$14,856,755 to \$14,859,343.

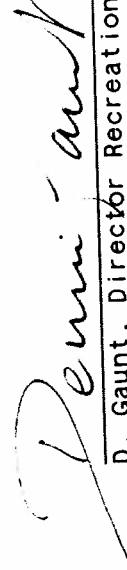
In light of the current status, staff will continue to monitor the construction schedule (see attached) with the Architect and the General Contractor to ensure that the project construction schedule stays on track.

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 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 Construction 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
Enc.

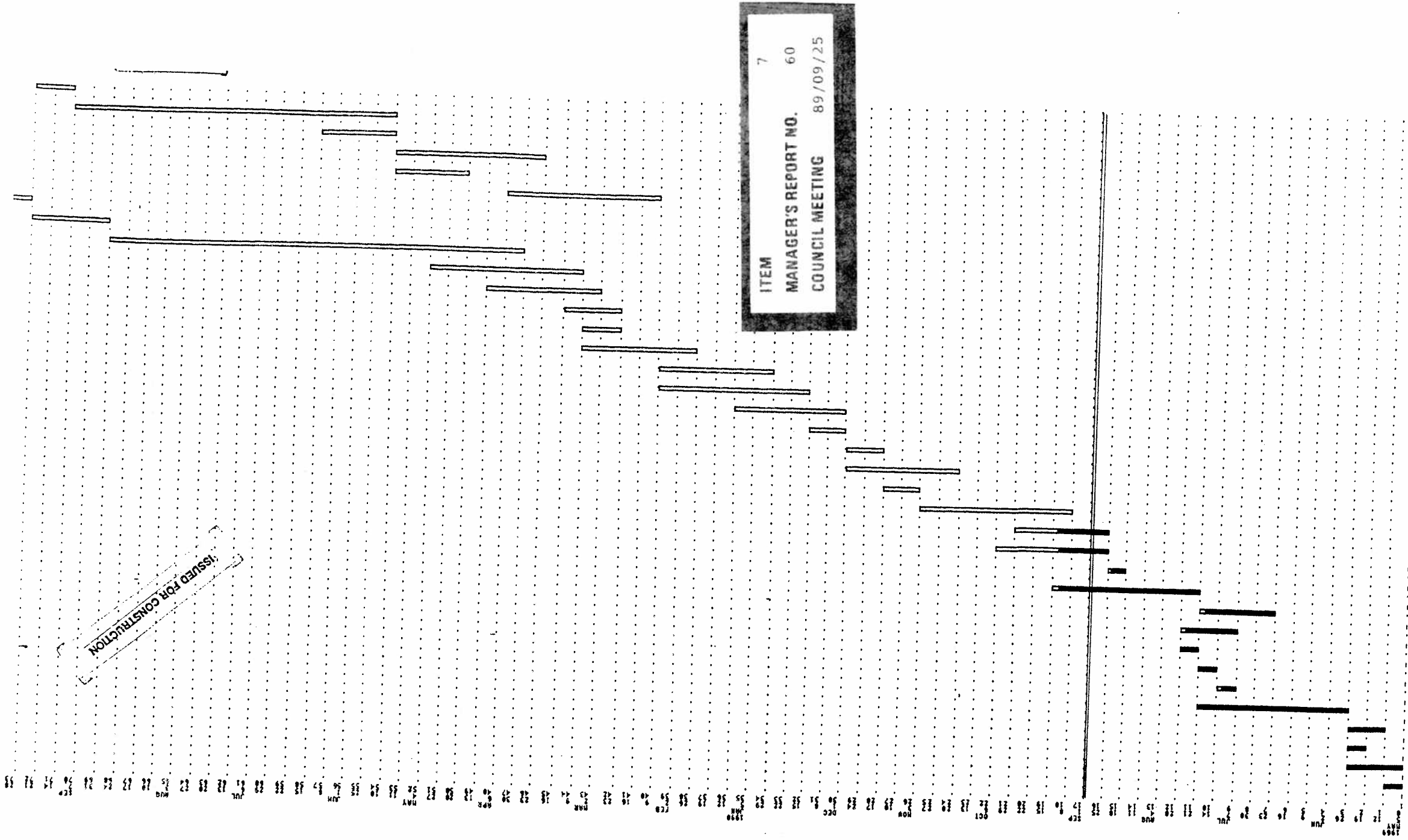
cc: Director Finance
Attention: R. Earle
Municipal Solicitor
Purchasing Agent
Chief Librarian

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

CONSTRUCTION SCHEDULE - AUGUST 1989

As per the updated schedule
 submitted by The Foundation
 Co. of Canada for August 1989

METROTOWN CIVIC FACILITIES



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ISSUED FOR CONSTRUCTION

