

THE CORPORATION OF THE DISTRICT OF BURNABY
HOUSING AND CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND ALDERMEN

REPORT OF THE HOUSING AND CIVIC DEVELOPMENT COMMITTEE
CONSTRUCTION PROGRESS OF THE BURNABY VILLAGE MUSEUM EXPANSION

RECOMMENDATIONS:

1. THAT Council receive this report for information.
2. THAT Council authorize the expenditure of \$50,000 from the original Capital Reserves Bylaw (#9143) to increase the project budget of the Burnaby Village Museum Expansion project to \$1,942,992.

R E P O R T

The Housing and Civic Development Committee, on 1989 February 20 received a report from the Major Civic Building Project Co-ordination Committee providing the Committee with a status report on the construction progress of the Burnaby Village Museum Expansion.

The report of the Major Civic Building Project Co-ordination Committee reads as follows:

"RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to Council for information purposes.
2. THAT Council authorize the expenditure of \$50,000 from the original Capital Reserves Bylaw (#9143) to increase the project budget of the Burnaby Village Museum Expansion project to \$1,942,992.

During the course of construction, staff has been providing the Civic Development Committee of Council with regular reports on the status of the current major civic projects. These reports are intended to brief the Committee on recent developments, schedules and project expenditures.

1.0 Background Information

On 1989 February 09, the Corporation entered into a Stipulated Price Contract with N.B. Management Corporation in the amount of \$1,679,050 which required that the Contractor commence construction on 1989 February 27 and attain Substantial Performance of the work as certified by the Architect by 1989 December 22. The scope of the work included a new administration building, parking lot, landscaping and a pedestrian bridge to link the main museum grounds.

INTERNAL DISTRIBUTION:

AGENDA 1990 MARCH 05
COPY - MUNICIPAL MANAGER
- DIR. ADMIN. & COMM. SERV.
- DIRECTOR ENGINEERING
- DIR. PL. & BLDG. INSP.

1.0 Background Information cont'd

Construction of the administration building commenced on time and, except for minor delays, generally maintained the contract schedule. The Municipality took possession of the administration building on 1989 December 27.

Some deviations from the original construction schedule did occur in the construction of the pedestrian bridge and the parking lot in 1989 September. The original bridge design, which involved the driving of timber piles for the main support structure, had to be redesigned to concrete spread footings. Hard soil conditions prevented the Contractor from achieving the pile penetration required by the structural engineer. This modification has resulted in an extra to the contract of approximately \$17,000.

In 1990 January, work commenced on the bridge and has progressed rapidly since that time. Based on a recent review of the site, it would appear that the bridge construction, including the elevated walkways, should be completed in early March.

With respect to the parking lot, paving was delayed when it became evident that the construction of the subgrade by the General Contractor was not in accordance with the contract specifications. The paving was scheduled for 1989 September, but was halted while the Corporation employed Golder & Associates to assess the load carrying capacity of the subgrade. The Contractor subsequently hired their own Consultant (Terra Engineering) to supervise and advise them on how to proceed with the remedial work which the Contractor estimates between \$40,000 and \$50,000. Based on the information received, N.B. Management proceeded with the replacement of the subgrade material under protest, advising the Architect that they will be claiming for the extra work and delays on the parking lot. It is the Contractor's contention that the parking lot problems stem from improper design and site conditions beyond their control. The Corporation, through the Architect, informed N.B. Management that Burnaby would not accept liability for the repair work, and requested that the work proceed without further delay. The parking lot was completed in 1989 December.

Due to the prevailing weather conditions, limited progress has been made on the landscaping work. The landscape contractor is doing some basic preparation work as the weather permits, with the goal of completing most or all of the landscaping items prior to the start of the public season which will begin in mid-March.

The project has experienced a significant number of change orders which have been primarily generated as a result of missed, incomplete, or incorrectly shown information on the Consultant's drawings and specifications. As a consequence, staff have raised concerns with the Architect and have asked The Iredale Partnership for a detailed review of the subject matter to determine the legitimate extras to be paid by the Corporation on this project. Notwithstanding these discussions it is estimated that an additional \$50,000 is required to cover the extras. This figure, however, does not take into account any potential claim from the Contractor on the parking lot dispute.

2.0 Current Status

On 1990 January 27, the museum staff officially moved into the new administration building. The facility is basically complete except for some minor deficiencies which the Contractor is currently attending to. The primary concerns on major projects often revolve around cost, time, and quality of workmanship. Although the bridge and parking lot issues contributed to these concerns, they have neither affected the quality of construction on-site, nor the delivery schedule for the building. Both the Architect and staff are satisfied with the overall quality of finishes and workmanship demonstrated by the various subtrades involved in the project.

2.0 Current Status cont'd

In order to fund the revised total expenditures for the construction phase, staff requests authorization to increase the project budget by \$50,000 from \$1,892,992 to \$1,942,992. As a result of discussions with the Finance Department, the funding would be provided from the interim financing portion of the original Capital Reserves Bylaw (#9143) that was used to interim finance the Provincial Government grants for the project.

A portion of the Provincial Government grant moneys has been received by the Corporation; this money is deposited to the Capital Reserves and serves to reduce the amount of Reserve funds that will be needed to be repaid in subsequent years. We are proposing that \$50,000 of the funds that would be used to reduce the amount drawn from the reserves be utilized to increase the project budget to \$1,942,992."

Respectfully submitted,

Alderman L.A. Rankin
Chairman

Alderman D.R. Corrigan
Member

Alderman F.G. Randall
Member

