

REPORT
Regular Council Meeting
1990 March 05

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
STATUS REPORT ON THE CONSTRUCTION PROGRESS
OF THE METROTOWN CIVIC FACILITIES PROJECT

RECOMMENDATION:

1. THAT Council receive this report for information.

R E P O R T

The Housing and Civic Development Committee, on 1990 February 20 received a report from the Major Civic Building Project Co-ordination Committee providing a status report on the construction progress of the Metrotown Civic Facilities Project.

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

"RECOMMENDATION:

1. THAT a copy of this report be forwarded to Council for information purposes.

Consistent with the current reporting practice on major civic building construction, the following is a summary from James K.M. Cheng Architects Inc. on the Metrotown Civic Facilities Project covering progress to the 31st of January 1990:

'The Burnaby Civic Facilities Project has been under construction for 38 weeks, since May 6, 1989. This report is a summary of progress made on the project for the month of January 1990.

Foundation continues to focus work on the southwest corner of the site. Construction has proceeded more quickly in the parkade/plaza area than Foundation originally projected.

Parking Level 2: The lower level of Parking, P2, is structurally complete with minor exceptions, such as the down ramp and stair #4 landing. Masonry walls and finishing on this level has not yet begun.

Parking Level 1: The suspended slab for the upper level of parking is now complete. Other structural elements are as follows: columns approximately 88% complete, walls approximately 75% complete.

Plaza: Formwork for the plaza suspended slab is about 50% in place. Approximately 10% of the plaza slab has been poured to date. This area is along the west side of the library and includes several tree pockets requiring complex steel work.

INTERNAL DISTRIBUTION:

AGENDA 1990 MARCH 05

- COPY - MUNICIPAL MANAGER
- DIR. ADMIN. & COMM. SERV.
- DIRECTOR ENGINEERING
- DIR. PL. & BLDG. INSP.

Library Main Floor: The library main floor is made up of two slab types, the suspended slab over the P1 level and the slab on grade. The suspended slab portion of the library is now complete. The library area represents about 30% of the entire suspended slab. The slab on grade portion of the main floor is about 40% complete. Overall, the main floor of the library is about 70% complete. Columns on the main floor are also about 70% complete.

Library Second Floor: Formwork is now in place for about 40% of the second floor slab. Pours for this area are to begin in February.

The original contract price was \$14,856,755.00. The present contract price is \$14,871,236.00, bringing the net adjustment to \$14,481.00. The main portion of this adjustment is attributable to provisions made to accommodate new computer technology for the library. The value of work completed to date is \$5,437,824.00, which represents about 36% of the present contract price. Foundation projected cash flow at this time would be \$6,951,375.00 or about 46% of the original contract price. It would appear that Foundation is about 10% behind their original schedule. Several factors have affected the progress of the project over the past nine months. The weather during June 1989 was extremely rainy and causes excavation to be slower than expected. The structural consultants required a portion of the plaza slab to be poured in conjunction with the main floor of the library. This component of the structure proved to be more complex than expected, and time was lost given this system of construction. November was also a poor month for weather with the site closed several days due to heavy rains. Foundation projected an original completion date of September 1, 1990, or 17 months. Our projection for the project was a completion date of October 1, 1990, or 18 months. It would appear that October 30, 1990, is a realistic projection for completion at this time.

Work for February will include concrete pours on P1 walls, the plaza level and on the Library's second floor. Work is also proceeding with backfilling around the perimeter of the site. Foundation maintains an orderly site and workmanship is good.'

Staff is currently preparing tender specifications for the proposed library telephone system. Given the present state of construction the Corporation is also in the process of reviewing and in some cases purchasing library equipment to avoid potential price and tax increases.

Given the scope and complexity of the interior design component in this project staff has commissioned the services of James K.M. Cheng Architects. The Consultants fee of approximately \$38,000 will include design work, the preparation of schedules and specifications, tendering queries and supervision during the installation stage. The interior design fees were not a part of the initial Client/Architect agreement and is considered an additional service.

The detailed monthly construction report, incorporating names of the consultants and contractors involved in the project, along with all site meeting minutes, approved and contemplated change orders and other details as prepared by the Architect for 1990 January are available for viewing in the office of the Chief Building Inspector."

Respectfully submitted,

Alderman L.A. Rankin
Chairman

Alderman D.R. Corrigan
Member

Alderman F.G. Randall
Member

