

REPORT
Regular Council Meeting
1990 May 07

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 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 April 24, received a report from the Major Civic Building Project Co-ordination Committee providing an update of construction progress of the Metrotown Civic Facilities project.

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

"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 construction progress to 1990 March 31.

'The Burnaby Civic Facilities project has been under construction for 46 weeks since May 6, 1989. This report is a summary of progress made on the project for the period ending March 31, 1990.

Progress has picked up this month as Foundation has made a concerted effort to make up for time lost due to poor weather by introducing finishing trades earlier than scheduled.

Parking Level 2: Work in this area has slowed. Some steel door frames have been installed this month. Areas requiring completion include islands around stairs 4 and 9 and work on elevator 3. Painting is expected to begin soon on this level. The sprinkler system has been installed here and minor revisions are required.

Parking Level 1: Structural work on P1 level is virtually complete. Exceptions include portions of the entry and exit ramp areas. Back filling has proceeded around the south and east sides of the P1 level during March.

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- DIRECTOR PLANNING & BUILDING INSPECTION

Plaza: The plaza slab has now been poured from the south end of the site to grid line 7 making it about 60% complete. Formwork and reinforcing near elevator No. 3 is complex. Formwork is being placed for the remaining area.

Library Main Floor: The Library main floor slab is now complete and finishing work has begun. New sub-trades working on the main floor include HVAC, steel studs and glaziers.

Library Second Floor: The Library second floor slab is almost complete. Areas requiring completion include landings for stairs 4 and 6. Columns on this level are approximately 78% complete. Risers from main to second are in place for stairs 2 and 3.

Library Third Floor: The south east corner of the third floor/roof slab has been poured. Formwork is in place for the south west corner. Foundation expects all concrete work including the third floor slab, columns, and penthouse floor to be completed by the end of April.

Foundation has made progress in several areas. The parking level 1 slab and the plaza slab are ahead of schedule, as is backfilling around the parkade. Subtrades on site this month include steel studs, architectural woodwork, HVAC - heating ventilating air conditioning and masonry. These areas are also ahead of schedule as they were not expected on site until April.

The present contract amount is \$14,874,474.00. The value of work performed to date is \$7,427,694.00. The project is now 50% complete. Foundation has projected they are about 2 weeks behind their 17 month schedule. Presently they project mid September as the date for substantial performance, whereas based on an 18 month schedule, a more realistic date is mid October. The schedule has definitely shown improvement.

Work for April will include the final concrete work and the start of structural steel framing. Glaziers will be on site as fabricating and finishing will proceed.'

For the Committee's information, our Contract with the Foundation Company of Canada Ltd. makes provision for the Contractor to be reimbursed if there is an increase in the Federal Sales Tax. During the course of this project there have been two tax increases as noted:

- Effective 1989 June 01 - General Federal Sales Tax increased from 12% to 13.5%.
- Effective 1990 January 01 - Federal Sales Tax for construction materials and equipment for buildings increased from 8% to 9%.

Staff is currently reviewing the matter to determine the amount owed to the Contractor. Payment of the tax increases will result in increasing the original contract price. Based on a preliminary investigation, the tax expenditures may amount to approximately \$70,000 to \$80,000.

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 March 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