

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

HIS WORSHIP, THE MAYOR
AND ALDERMEN

Re: Metrotown Civic Facilities Project
- Construction Progress

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

R E P O R T

The Housing and Civic Development Committee, at its meeting held on 1990 June 26 received the following project summary from the Major Civic Development Coordination Committee, as received from James K.M. Cheng Architects Inc. This report covers construction progress to 1990 May 31.

PROJECT SUMMARY 1990 MAY

"The Burnaby Civic Facilities project has been under construction for 56 weeks since May 6, 1989.

Foundation has now completed the Plaza suspended slab and is working on the balance of the vehicular entry/exit ramp walls at the north end of the plaza.

The library is progressing well both internally and externally. The masonry is now well under way, and the curtain wall framing is beginning to be installed.

Plaza:

- Suspended slab is complete.
- Remaining formwork and shoring (at P1) is being removed.
- The backfill is completed on three sides of the plaza with the north end, areas around stair #10, southwest mechanical exhaust well and the northern end of the east side remaining.
- The material stored on the plaza is now being removed in preparation for the plaza waterprofing to begin early in June.

Parking Levels:

P2

- The majority of the mechanical/electrical work is complete. F.C.C. is not presently working on this level.

INTERNAL DISTRIBUTION:

AGENDA - 1990 JULY 09

COPY - MUNICIPAL MANAGER

- DIRECTOR ENGINEERING

- DIRECTOR PLANNING & BUILDING INSPECTION

- CHIEF BUILDING INSPECTOR

P1

- Foundation has poured the walls around the internal ramp and completed the raised curb @ centre of the ramp.
- This level is being used to store miscellaneous materials for the trades.
- The mechanical/electrical is well underway @ this level.

Library Main Floor:

- The steel stud installation is approximately 75% complete @ this level.
- The main corridor suspended ceilings and beams are framed in.
- The interior partition work is basically complete @ children's area, multipurpose room, and public washroom area.
- The interior partition work is almost complete @ staff side of the main floor. The exterior studs are about 50% complete in this area.
- The majority of the curtain frames are in place in the public side of the main floor with the large curved south window glazed.
- Glazing crews are setting out the piano curve framing in preparation for FCC to pour the intermediate landing of stair 4.
- Masons are up to the top of the 12'-0" high window frames @ south three bays on the west side.

Library Second Floor:

- Stair No. 2 is now complete to third floor, formwork still to be stripped.
- Steel stud work is progressing @ this level. The main corridor suspended ceiling and beams are about 30% complete @ public side.
- Steel frames for the east and south facades are complete.
- The masons have clad the eastern frames to the third floor level.
- Masons are about 50% complete @ south frames.
- Shoring supporting the third floor is being removed @ staff side of this floor.
- Exterior steel stud work is in place @ south wall c/w curtain wall frames. Work is being done on the eastern study carrels.
- HVAC/electrical is well under way @ this level.
- Sprinkler system is being installed at this level with piping in place to the public area skylights.
- Public area skylight steel frames are in place.
- The majority of miscellaneous steel is in place around perimeter of building, ie: window support system.

Library Third Floor:

- Suspended floor is complete.
- All O.W.S.J.'s are in place @ third floor roof.
- Steel beams for the mechanical penthouse roof are complete.
- Steel structure is being installed for the lobby atrium skylight.
- Concrete curbs are now complete @ perimeter of the third floor area.
- Steel deck is in place @ east side of third floor (second floor roof).

The present contract amount is \$14,910,740.00, bringing the net adjustments to \$53,985.00 to date. This figure represents 0.36% of the value of the contract. The Foundation Company of Canada Limited projected cash flow was \$11,047,275.00 as compared to current value complete of \$9,258,664.00.

The Foundation Company of Canada Limited is optimistic that they can have the library building substantially complete by mid September with the Civic Square following @ end of October.

The difference in cash flow suggests that Foundation could be looking at an additional month on each projected date.

June will see the beginning of the waterproofing of the plaza slab. The steel deck for the third floor will be in place. The masonry, glazing and steel stud work should progress quickly in June.

Foundation has a well organized site and can be credited with maintaining a good working atmosphere among the trades."

Foundation has also started site grading work in preparation for the Civic Square. As a result of this work, the contractor has advised the Corporation that the existing trees and shrubs at the east end of the site conflict with the proposed design grades. The trees in question had been left from the previous residential properties which were demolished prior to the construction of the project. The Landscape Architects, Durante and Partners and the Corporation Parks staff have reviewed the site and have recommended removal, as many of the trees are of poor form or are unhealthy. The trees' root systems are also approximately 2' to 3' above the proposed design grades and in many cases are growing in future designed sidewalks or plaza areas. Transplanting of the trees has also been considered but has been rejected, based on the condition and the close clustering of some of the plant material.

For Council's information, the municipal Engineering and Building Inspection Division staff are presently co-ordinating the removal of the hydro lines and poles on McKay Avenue between Kingsborough and Central Boulevard with the utility companies.

The undergrounding of these services, along with the replacement of crossings and concrete curbs, is to proceed shortly to avoid conflicts with the construction of the new sidewalks and boulevards which are the responsibility of the general contractor (Foundation Company of Canada Limited). Funding for the above off-site works was approved by Council 1988 August 22 under Capital Reserves Bylaw No. 9067.

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 May 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

