

REPORT
1994 JULY 25

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Status Report - Deer Lake Arts Centre Project

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The Civic Development Committee, at its meeting held on 1994 July 07, adopted the attached staff report providing a summary of construction progress on the Deer Lake Arts Centre project.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D. Evans
Member

Councillor D. Johnston
Member

:COPY - CITY MANAGER

- DIR. ADMIN. & COMM. SERV.
- DIRECTOR ENGINEERING
- DIR. PLNG. AND BLDG.

TO: CHAIR AND MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1994 JUNE 22

FROM: CHAIR AND MEMBERS OF THE MAJOR CIVIC
BUILDING PROJECT COORDINATION COMMITTEE

SUBJECT: STATUS REPORT - DEER LAKE ARTS CENTRE PROJECT

Recommendation:

1. THAT this report be received for information purposes.

REPORT

1.0 Construction Progress

On 1994 April 11, Regatta Construction Ltd. mobilized on-site and commenced site clearing and demolition of the south end of the James Cowan Theatre. Site preparation and excavation for the underground parking structure commenced on 1994 April 25 and was completed over a six week period. As the excavation work progressed, the contractor constructed the exterior concrete walls of the parkade and the interior columns which will support the future suspended slab. At the time of this report approximately 80% of the parkade walls and columns have been constructed. The contractor is currently concentrating on erecting the formwork for the mechanical fan room located at the north east end of the parkade area.

Work concurrently underway includes site servicing and installation of electrical and plumbing services in preparation for the pouring of the concrete floor slab in the parkade which will start on 1994 June 23, weather permitting.

Over the next few weeks Regatta will proceed with setting up formwork for the suspended slab over the parking structure that will support the plaza area and the music and dance studios above. Work related to the suspended slab will take approximately six weeks. The slab will be placed in three pours. While this work is proceeding, the contractor and his subs will be excavating the new driveway ramp leading from Deer Lake Drive to the new 71 space underground parking facility and forming the ramp walls adjacent to the new driveway.

2.0 Project Budget

The tender received from Regatta was approximately \$360,000 (5%) over the Quantity Surveyor's pre-tender estimate of \$6,996,000. Since the awarding of the contract, staff and the consultants have been working closely with the contractor to achieve cost savings that would bring the construction contract value back in line with the original estimate without affecting the functionality of the program nor compromising the size or aesthetics of the building.

Based on the work completed to date, savings totalling \$328,000 have been achieved by incorporating minor changes to building details, utilizing native materials for backfill and substituting approved alternate materials (ie.) floor finishes that meet the performance requirements in the specification. The balance of the shortfall has been achieved through a reduction of the original project contingency.

Based on the accepted changes and adjustments, the project budget will be reduced back within the pre-tender estimates approved by the Civic Development Committee and Council. At the completion of the cost reduction exercise, staff will provide a detailed project budget summary of the various expenditures and the revised contract value.

3.0 Conclusion

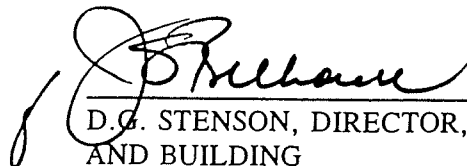
Workmanship in general and concrete finishes in particular are of a high quality. Given the type and intended use of this facility, quality control is a prime objective on this project by all parties. This message has been emphasized on many occasions to the general contractor, subtrades and their suppliers. The work completed to date has set the standard of finishes and performance for the balance of the project.

As of 1994 June 01 the estimated value of work completed on the project is \$620,000. Based on the contractor's organizational ability, the schedule is being maintained through this phase of the construction which is most susceptible to poor weather conditions.

Staff will continue to monitor the construction progress and provide detailed monthly status reports to the Civic Development Committee for review and comment.



W.C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE



D.G. STENSON, DIRECTOR, PLANNING
AND BUILDING



D. GAUNT, DIRECTOR, RECREATION AND
CULTURAL SERVICES

JC:lb

cc: City Manager
Director Finance
Chief Building Inspector

