

REPORT  
1996 MAY 27

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: COMPLETION OF THE SHADBOLT CENTRE  
FOR THE ARTS PROJECT

RECOMMENDATIONS:

1. **THAT** Council receive the report on completion of the Shadbolt Centre for the Arts.
2. **THAT** Council approve the re-instatement of the five items listed in Section 2.0 of the attached report.

REPORT

The Civic Development Committee, at its meeting held on 1996 May 23, adopted the attached staff report providing a project wrap-up report and financial summary for the above-noted project.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor D.G. Evans  
Member

Councillor D. Johnston  
Member

:COPY CITY MANAGER  
DIRECTOR ENGINEERING  
DIRECTOR FINANCE  
DIRECTOR PLNG. & BLDG.  
DIRECTOR REC. & CULT. SERVICES  
CHIEF BUILDING INSP.

**TO:** CHAIR AND MEMBERS OF THE  
CIVIC DEVELOPMENT COMMITTEE

1996 MAY 17

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** COMPLETION OF THE SHADBOLT  
CENTRE FOR THE ARTS PROJECT

**PURPOSE:** To provide the Committee with a project wrap-up report and financial summary.

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**Recommendation:**

1. THAT this report be received for information purposes.

## REPORT

### 1.0 Background

On 1995 November 17, Hotson Bakker Architects issued a Certificate of Substantial Completion for the Shadbolt Centre for the Arts Project which was followed by the issuance of an Occupancy Permit from the Building Department. On 1995 November 18, the Centre was officially opened to the public.

The new 36,000 sq.ft. Centre, which is linked to the James Cowan Theatre, is comprised of a 150 seat studio theatre, dance and music studios, meeting rooms, exhibition spaces and outdoor decks and plazas all capable of accommodating a variety of uses from performing arts to conferences, conventions and special events. The Centre also provides 70 under building parking spaces which are accessed from Deer Lake Avenue.

Since receiving Substantial Completion, the General Contractor, Regatta Construction Ltd., has responded to warranty and deficiency items in a timely manner. Except for some minor deficiencies, the contract is now complete. The final contract details are summarized in Section 2.1 of this report.

### 2.0 Project Financial Summary

The contract signed with Regatta Construction Ltd. included the construction of the Shadbolt Centre and the upgrading of portions of the James Cowan Theatre. The contract also covered site works, landscaping and the re-roofing of the James Cowan Theatre. The re-roofing of the old theatre was originally scheduled as a maintenance item but was later tendered with the Shadbolt project to achieve economies of scale and avoid warranty and coordination problems during the construction tie-in of the new building.

The following is a summary of the additions and deletions to the construction contract.

**Shadbolt Centre for the Arts - Construction Contract Summary**

Original Contact Value (Regatta Construction Ltd.) .....	\$7,456,597.00
Contract Additions .....	\$176,324.16
Contract Deletions .....	<u>\$404,201.97</u>
<b>Final Contract Value .....</b>	<b>\$7,228,719.19</b>
<i>(exclusive of G.S.T.)</i>	

In addition to the main project, the total funding approved by Council also made provision for a feasibility study and the demolition and relocation of the Arts Council House.

The various projects, including approved expenditures and final project costs, are summarized in the following table. It should be noted that the final expenditure total shown for the Shadbolt project are the estimated maximum costs as there are currently two minor utility expenditures still to be finalized.

**Total Project(s) Expenditures**

Project(s)	Approved Project Expenditures	Final Project Expenditures
1. Re-roofing of James Cowan Theatre	\$105,000.00	\$105,000.00
2. Preliminary Design/Feasibility Study	\$83,525.00	\$83,443.00
3. Demo. and relocation of Arts Council House	\$50,000.00	\$48,567.29
4. Shadbolt Centre for the Arts	\$8,990,633.00	\$8,908,978.00
5. Funds for purchase of Pianos	\$24,693.74	\$24,693.74
<b>Total(s) - Includes all project costs except G.S.T.</b>	<b>\$9,253,851.74</b>	<b>\$9,170,682.03</b>

**Total Project Surplus                      \$83,169.71**

Since the Centre was opened, many positive comments have been received from the users and the general public. In this regard, suggestions have been made in terms of re-introducing certain elements and finishes that had been originally modified or deleted for cost cutting reasons. Some of the items being recommended for re-instatement include:

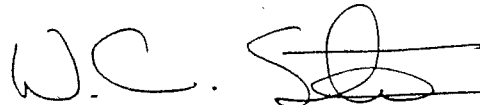
- ▶ granite facing on the atrium fireplace
- ▶ extending the stonework on the exterior chimney
- ▶ installing tree grates in Arts Lane
- ▶ applying a sealer on the existing stonework
- ▶ introducing gateway signage on the Arts Lane

The estimated cost to complete the above work is in the range of \$30,000 to \$35,000. If it is Council's desire to proceed with this work, it is recommended that a portion of the project surplus be used to cover the costs.

### 3.0 Conclusion

The Shadbolt Centre for the Arts and the associated projects have been completed within their respective budgets. The new Centre has been fully operational for several months and has accommodated a number of private and public events.

Except for some minor items which are being addressed, the project is considered complete. Furthermore, staff will continue to monitor the facility for a period of time to ensure that all warranties and guarantees as provided for in the contract are fully complied with. This report concludes the Shadbolt Centre for the Arts Project.



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



D.G. STENSON, DIRECTOR, PLANNING  
AND BUILDING



FOR D. GAUNT, DIRECTOR, RECREATION  
AND CULTURAL SERVICES

JC:lb

b:\dlac,jc

cc: City Manager  
Deputy City Manager, Corporate Labour Relations  
Deputy City Manager, Corporate Services  
Director Finance  
City Solicitor  
Manager, Cultural Services