

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: BURNABY LAKE SPORTS COMPLEX PROJECT - ARENA

RECOMMENDATION:

1. **THAT** Council request staff to bring down a Capital Reserves Expenditure Bylaw in the amount of \$968,919 (inclusive of G.S.T. at 7%) to complete the Burnaby Lake Sports Complex - Arena Project and renovations to C.G. Brown Pool and Burnaby Lake Arena as outlined in this report.

REPORT

The Civic Development Committee, at its meeting held on 1997 May 22, adopted the attached report requesting approval for the balance of funding required to complete the design and construction of the Burnaby Lake Sports Complex and to supply and install a telescopic bleacher system.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

Councillor D. Johnston
Member

:COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR PLNG. & BLDG.
- DIRECTOR FINANCE
- CHIEF BUILDING INSP.
- A/DIRECTOR REC. & CULT. SERV.

TO: CHAIR AND MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1997 MAY 15

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: BURNABY LAKE SPORTS COMPLEX PROJECT - ARENA

PURPOSE: To request that Council approve the balance of funding required to complete the Burnaby Lake Sports Complex - Arena Project

Recommendation:

1. THAT Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$968,919 (inclusive of G.S.T. at 7%) to complete the Burnaby Lake Sports Complex - Arena Project and renovations to C.G. Brown Pool and Burnaby Lake Arena as outlined in this report.

R E P O R T

1.0 Construction Status:

The Burnaby Lake Sports Complex Project is entering the final stage of construction with substantial completion expected at the end of June 1997.

During the months of April and May the General Contractor completed the ice rink slab and the balance of the interior concrete work. During this period, significant progress was also made on the interior components of the building. The electrical and mechanical subtrades are now approximately 90% complete and will soon start commissioning work on the various systems.

With the rink slab now complete, the Contractor has focused on cleaning and surface preparation of the interior structural steel and roof deck to receive an epoxy paint finish which is designed to out perform conventional paint systems in arena environments. The painting of the arena area is expected to be completed by the end of May.

As work continues on the building finishes, the General Contractor has also commenced work on the exterior elements which include site grading, landscaping and preparation of the new parking and loading areas. Completion of these elements are somewhat weather dependent but will not effect the completion schedule of the building.

2.0 Project Funding:

In May of 1996 three projects were tendered as one package. It included the new Multi-Purpose Sports Complex, renovations to Burnaby Lake Arena and a minor addition to C.G. Brown Pool.

A contract in the amount of \$9,045,292 (inclusive of G.S.T. at 7%) was subsequently awarded to D.G.S. Construction Ltd. for the three projects.

Although sufficient funds were in place at the time to award the construction contract, the balance of funding required to cover various miscellaneous costs such as testing, equipment, consulting fees and other construction items were not fully covered and are the subject of this report.

The following is an account summary of funds spent to date and the balance required to complete the three projects (new Multi-Purpose Complex, C.G. Brown Pool Addition and Renovations to Burnaby Lake Arena).

The original estimated funding shortfall of approximately \$690,000 has been reduced to \$353,412. This has been achieved primarily through using project contingency funds, contract credits and keeping contract extras to a minimum.

▶ Project Costs to Date	\$7,442,290
▶ Estimated Costs to Complete	\$2,421,727
▶ <u>Total Estimated Project Costs</u>	<u>\$9,864,017</u>
▶ Total Funding in Place	\$9,510,605
<i>(Bylaws 10060, 10368)</i>	
▶ <u>Balance of Funding Required to Complete</u>	<u>\$353,412</u>

Note: all totals are exclusive of G.S.T.

Sufficient Capital Reserves in the 1997 - 2002 Capital Program are available to complete the financing on this project.

2.0 Project Funding (Cont'd):

The new Multi-Purpose Complex has been designed with a seating capacity of approximately 2,000 seats. The current contract includes for the installation of 1,000 fixed individual seats. Although the five year Capital Budget makes provision in the amount of \$360,000 in 1998 for the balance of the seating, it is desirable from both an economic and construction perspective that the purchase and installation of the retractable seating system be moved into current year to coincide with the building's completion. A combination of 1997 projects will be trimmed to accommodate the additional expenditure within the total provided in the 1997 budget.

Should Council proceed with the purchase of the additional seating, staff will work with the supplier and contractor(s) to complete the installation as soon as possible.

Based on preliminary discussions with the manufacturer, two telescopic seating types are available, both of which have steel understructures. The basic difference is in the platform deck materials and are available in either wood or aluminum. The aluminum is estimated to cost approximately \$70,000 over the wood deck but is recommended for long term durability and maintenance considerations.

The aluminum telescopic platform system is estimated to cost approximately \$489,000 (exclusive of G.S.T.) plus \$20,000 for safety railings.

3.0 Conclusion:

As previously noted, the balance of funding required to complete the design and construction of the Burnaby Lake Sports Complex is estimated at \$353,412. In addition, a further amount of \$509,000 will be required for the supply and installation of the telescopic bleacher system.

Total Funds Required:

▶ To complete Sports Complex design & construction	\$353,412
▶ Addition of aluminum bleacher system c/w individual seating	\$509,000
▶ Contingency at 5%	\$43,120
G.S.T. at 7%	<u>\$63,387</u>
Total (inclusive of G.S.T. at 7%)	\$968,919
Total (net cost to City after G.S.T. Rebate)	<u><u>\$905,532</u></u>

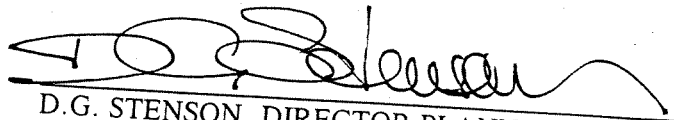
Note: G.S.T. is fully recoverable on this project.

3.0 Conclusion (Cont'd):

Subject to the concurrence of the Civic Development Committee, staff recommends that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$968,919 (inclusive of G.S.T. at 7%) to fund the expenditures outlined in this report. Upon receiving the necessary approvals, staff will make the necessary arrangements to advance the project to the completion stage.



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



D.G. STENSON, DIRECTOR PLANNING
AND BUILDING



K. FRIARS, ACTING DIRECTOR RECREATION
AND CULTURAL SERVICES

JC:lb

cc: City Manager
Deputy City Manager- Corporate Labour Relations
Director, Finance
Chief Building Inspector

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