

REPORT
1998 May 04

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: BILL COPELAND SPORTS CENTRE PROJECT WRAP-UP

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

The Civic Development Committee, at its meeting held on 1998 April 23, adopted the attached report providing a construction wrap-up and financial summary for the Bill Copeland Sports Centre Project. The Committee noted that the City's contract with D.G.S. Construction Co. Ltd. is complete except for some minor landscaping deficiencies which are currently being attended to. The Committee concluded by advising that a significant project surplus has been achieved primarily through contract deletions during the site excavation stage.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

Councillor D. Johnston
Member

: COPY - CITY MANAGER
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. PARKS, REC. & CULT. SERV.
- CHIEF BUILDING INSPECTOR

TO: CIVIC DEVELOPMENT COMMITTEE

1998 APRIL 15

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: **BILL COPELAND SPORTS CENTRE
PROJECT WRAP-UP**

PURPOSE: To provide a wrap-up report on the construction contract and
final project costs.

Recommendation:

1. THAT this report be received for information purposes.

REPORT

1.0 Background:

On April 1996 the City tendered the Bill Copeland Sports Centre Project. The design included the construction of a new 2000 seat capacity multi-purpose arena building linked to the existing Burnaby Lake Rink. Also included in the tender package was a small addition to C. G. Brown Pool and minor renovations to Burnaby Lake Arena.

A total of six tenders were received with the low tender submitted by D.G.S. Construction Co. Ltd. in the amount of \$8,453,544 plus GST. Approximately \$300,000 of the tendered value was attributable to the rink renovation and pool addition.

After the awarding of the contract in 1996 June, the General Contractor commenced work on the site and by year end had completed the main structural components of the building and servicing of the site.

During this period, staff working in conjunction with the consultants and the contractor, undertook a comprehensive review of the project to determine possible contract modifications or deletions that would offset the 7% shortfall between the Quantity Surveyor's pre-tender construction estimate and the actual tendered value. As noted in the financial summary, significant cost savings were achieved through contract deletions that did not compromise size, quality of materials nor functionality in the building. The construction program generally proceeded on schedule except for some minor adjustments in early 1997 that were weather related. On 1997 August 22, the Project received a Certificate of Substantial Completion and was approved for public occupancy.

Under the construction contract D.G.S. Construction Co. Ltd. provided 1,000 seats in the new arena. The balance of the seating was tendered separately in the fall of 1997. The City subsequently purchased a telescopic seating system produced by the Irwin Seating Company of Canada. The telescopic seating system was preferred over fixed seating systems primarily due to its flexibility. Sections can be retracted to provide additional floor space and can also be relocated and rearranged within the arena to accommodate special events where an alternate seating plan is desired.

Except for some minor landscaping items the General Contractor has basically completed their contract with the City. Weather permitting the contractor is expected to complete the remaining landscaping deficiencies by mid May and will deal with warranty issues should they arise over the next few months.

2.0 Financial Summary

A significant project surplus has been achieved primarily through contract deletions during the site excavation stage. These savings combined with unused project contingency funds have resulted in a surplus of \$ 218,433.

The following financial summary is current as of 1998 April 14 and is subject to minor adjustment pending the completion of recent changes requested by the Parks and Recreation Commission to enhance the safety of the exterior railings at the Centre. These modifications which have been approved by the Civic Development Committee are currently out to tender along with some minor electrical additions to accommodate Rogers Cablevision. These improvements will reduce the final surplus by approximately 10% upon their completion.

NOTE: The following totals are net of GST as the full 7% tax is recoverable on the project.

2.1 Approved Funding:

• (Bylaws 10060, 10368, 10599)	
• Construction/design/miscellaneous	\$9,916,137
• Telescopic bleacher system	500,000
Total Funding	\$10,416,137

2.2 Construction Contract:

(D.G.S. Construction Co. Ltd.)

Original Contract Value	\$8,453,544
-------------------------	-------------

(Includes new arena, C.G. Brown Pool
addition and renovation to Burnaby Lake Arena)

Additions to Contract	68,661
Deletions to Contract	173,615
Final Contract Value	\$8,348,590

2.3 Related Projects Costs:

• Furnishing and equipment	
• Materials testing	
• Professional fees/disbursements	
• Separate Contracts	
• Utilities/Servicing	
• Permits	
• Miscellaneous	
	\$1,328,712

Total Construction/Design/Miscellaneous	<u>\$9,677,302</u>
--	---------------------------

Total Telescopic Bleachers	<u>\$ 520,392</u>
-----------------------------------	--------------------------

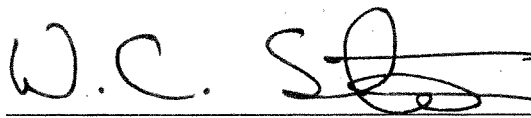
TOTAL PROJECT COSTS	<u>\$10,197,694</u>
----------------------------	----------------------------

PROJECT SURPLUS	<u>\$ 218,443</u>
------------------------	--------------------------

3.0 Conclusion

The Bill Copeland Sports Centre has been operational since receiving occupancy approval on 1997 August 22. The building systems and finishes are performing well. In particular the arena staff are very satisfied with the performance of the ice plant and the quality of ice produced. Plans are currently underway to remove the ice in mid April to accommodate the lacrosse season. During this period the concrete slab will be re-inspected by the testing consultants to determine the surface condition and performance after approximately eight months of use.

As previously outlined in this report, the City's contract with D.G.S. Construction Co. Ltd. is complete except for some minor landscaping deficiencies which are currently being attended to. Over the next few months project staff will be reviewing various systems in the building with the contractors and the consultants and address any warranty related items that may arise. During this period staff will continue to provide the Civic Development Committee with regular updates on the performance of the building. This report concludes the Bill Copeland Sports Centre Project.



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



D.G. Stenson, DIRECTOR PLANNING & BUILDING



K. Friars, DIRECTOR RECREATION AND
CULTURAL SERVICES

JC:et
d:/.../john/CDC/blcopctr.rep.

cc: City Manager
Deputy City Manager - Corporate Labour Relations
Deputy City Manager - Corporate Services
Director Finance
Chief Building Inspector
City Solicitor
Purchasing Agent

