

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: BURNABY LAKE SPORTS COMPLEX - WEST  
SITE DEVELOPMENT PHASE

RECOMMENDATION:

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

REPORT

The Civic Development Committee, at its meeting held on 1999 September 23, adopted the attached report providing a summary of progress on the site development phase of the Burnaby Lake Sports Complex - West Project from 1999 June 16 to September 17. The Committee advised that, subject to weather conditions over the next month, the major contractors on the site will be in a good position to obtain substantial completion of their respective contracts. The Committee concluded by advising that, based on total expenditures to date, the sports field project is on budget.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor D.G. Evans  
Member

Councillor D. Johnston  
Member

:COPY - CITY MANAGER  
- DIRECTOR FINANCE  
- CHIEF BUILDING INSPECTOR  
- ACTING CITY SOLICITOR  
- DIRECTOR ENGINEERING  
- DIRECTOR PLANNING & BUILDING  
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

TO: CIVIC DEVELOPMENT COMMITTEE

1999 SEPTEMBER 20

FROM: MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

SUBJECT: **BURNABY LAKE SPORTS COMPLEX - WEST  
SITE DEVELOPMENT PHASE**

PURPOSE: To provide a status update on the construction progress.

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**RECOMMENDATION:**

- 1) **THAT** this report be received for information purposes.

**R E P O R T**

The following is a summary of the progress on the site development phase of the Burnaby Lake Sports Complex - West, covering a period from 1999 June 16 to 1999 September 17.

**INTRODUCTION:**

Since staff's 1999 June report on the Burnaby Lake Sports Complex - West, the general contractors and their respective sub-trades have made good progress. Currently, there are six (6) separate contracts which have been let for the various components of work on this site. Two of these contracts, the P.A. System and Kitchen Equipment are pending completion of other work on site.

The four (4) major contractors on site include:

- 1) Matcon Excavating - General site preparation and construction
- 2) Key Engineering Ltd. - Construction of the field house and maintenance facility
- 3) FieldTurf Inc. - Supplier and installer of the artificial turf on three fields and the warm-up area.
- 4) Columbia Bitulithic Ltd. - Construction of the Laurel Street access.

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**SITE DEVELOPMENT CONTRACT - (MATCON EXCAVATING)**

By mid July, Matcon Excavating had completed the majority of the underground servicing for the sports fields and public plaza areas. During this period, the field lighting was also installed which allowed the contractor's sub-trades to commence work on the plaza concrete, retaining walls and rough grading of the site access routes. By the end of August, Matcon had prepared the base for the future parking and placement of the concrete curbs. A base course of asphalt in the parking lot is scheduled to be placed by the end of September. The final lift will be placed at the completion of the work to avoid damage to the surface. A paved construction access road located at the south end of the site will provide temporary access to the public parking until the work on Laurel Street is completed.

Work over the following weeks will include completion of the plaza area, access stairs/ramp, parking lot, landscaping and placement of the site fixtures. The contractor is on schedule and the work to-date has been of a good quality.

**FIELD HOUSE AND MAINTENANCE BUILDING - (KEY ENGINEERING)**

In early July, Key Engineering had completed the suspended slab and wood framing up to the underside of the roof of the field house building. By the end of the month, the roof trusses and sheathing had been installed which allowed the roofing contractor to apply the roof membrane and metal shingles. During this period, the interior masonry was well underway followed by the exterior face masonry in late August. The masonry work was temporarily delayed approximately two weeks due to a colour manufacturing problem with the concrete block supplier. The problem has since been corrected and work on the exterior block is progressing well.

Work over the next month will include completing the drywall finish, installation of doors, windows and electrical fixtures for both the maintenance and field house buildings. The general contractor's revised construction schedule indicates substantial completion by the end of October.

**SYNTHETIC TURF CONTRACT - (FIELDTURF INC.)**

The synthetic turf supplier and installer commenced work on-site in mid August on Field No. 3 and is currently placing the infill material which will complete this field within approximately six days.

The contractor has also installed approximately 85% of the synthetic surface on Field No. 1. This field is scheduled for infill by the end of September.

Since the installation of these surfaces is somewhat weather sensitive, the contractor has agreed to the City's request to bring in additional crews to expedite the installation and assist in meeting the desired completion date of mid October. The additional workforce is being organized to commence placement of the turf on Field No. 2 and the warm-up area in order that the original crew can fully complete Fields No. 1 and No. 3 and further assist on the balance as required.

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LAUREL STREET CONTRACT - (COLUMBIA BITULITHIC)

Work to prepare Laurel Street began in mid August with the removal of contaminated soils and the placement of clean granular materials. The contractor is currently driving piles to receive the bridge foundations to span the GVS&DD sewer and preparing the sub-base for the road structure. The contractor expects to complete Laurel Street by early November.

SUMMARY:


Subject to reasonable weather conditions over the next month, the major contractors on the site will be in a good position to obtain substantial completion on their respective contracts. In this regard, staff will continue to closely monitor the construction activities and schedule and advise the Committee through future reports.

Based on the total expenditures to-date, the sports field project will be completed within budget.



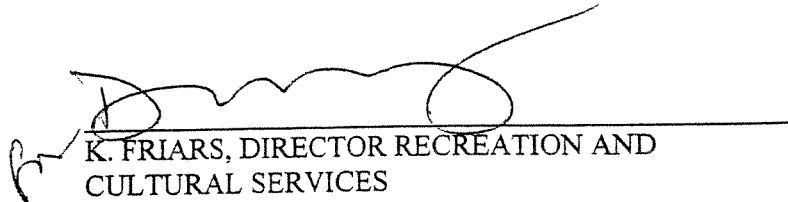
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W.C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



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D.G. STENSON, DIRECTOR PLANNING  
AND BUILDING



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K. FRIARS, DIRECTOR RECREATION AND  
CULTURAL SERVICES

JC/RP:ap

*Attach.*

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cc: City Manager  
Director Finance  
Chief Building Inspector  
Acting City Solicitor