

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: BURNABY LAKE SPORTS COMPLEX-WEST WRAP-UP REPORT

RECOMMENDATION:

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

R E P O R T

The Civic Development Committee, at its Open meeting held on 2000 September 28, received and adopted the *attached* report providing a wrap-up for completed construction and information on overall Burnaby Lake Sports Complex-West project costs.

Since the opening of this facility nearly one year ago, the Committee noted that many favourable comments have been received from the public groups attending the site. The Committee further advised that all attributes of this facility continue to function as designed and should provide many years of service to the City with minor maintenance costs.

It should also be noted that a future report will be forwarded to Council providing details regarding the development of two additional fields and updates on the construction of the observation tower. Based on total expenditures to date and estimated future costs, the Committee indicated that the project will be completed within the approved budget.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor G. Begin
Member

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

TO: CIVIC DEVELOPMENT COMMITTEE

2000 SEPTEMBER 20

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: BURNABY LAKE SPORTS COMPLEX - WEST
WRAP-UP REPORT

PURPOSE: To provide a wrap-up report on the completed construction projects and overall project costs.

Recommendation:

1. THAT this report be received for information purposes.

REPORT

Background

The preliminary design and development of the Burnaby Lake Sports Complex - West began in 1997 April with the consulting firm of RF Binnie and Associates undertaking the preliminary design and environmental studies required to assess the project's viability and overall cost. With the completion of the preliminary design and cost estimates, tender documents were prepared for the site clearing and preparation. Matcon Excavating was awarded the contract for the site preparation in 1998 May and completed the required work by the fall of that year. During the preliminary design process it was decided to split the construction into smaller, separate contracts due to the size and complexity of the project. Through the fall and winter of 1998, tender documents were prepared for the off-site works, synthetic sports surface, field house and maintenance building and general site development. Subsequently, contracts were entered into for the various components as follows.

<u>Construction Contract</u>	<u>Contractor</u>
• Site preparation	Matcon Excavating
• Site development	Matcon Excavating
• Artificial Sports Surface	Field Turf Inc.
• Laurel Street	Columbia Bitulithic
• Ardingley Street	Gemco Construction
• Field House and Maintenance Building	Key Engineering

In addition to the above major contracts, a number of smaller contracts were let for various components of the project.

Since staff's last report, the above contracts have been completed with the exception of a few minor deficiencies which will be corrected in the near future by the respective contractors.

With this phase of this project now complete, staff are working with consultants to undertake a detailed geotechnical investigation of future fields 4 and 5. The purpose of the geotechnical investigation is to determine the feasibility of developing artificial turf fields in place of the proposed sand and grass based fields. In addition to the geotechnical investigation undertaken by Golder Associates, staff are working with DGBK Architects to develop and construct an observation tower between fields 1 and 3. The tower was originally to be part of the 1999 construction program but due to construction activity and time constraints, it was not undertaken. The preliminary design is complete and tender documents will be ready this fall to allow for an early spring construction.

Financial Summary

An overall financial summary of the project expenditures to date is as follows. A more detailed analysis of the costs are provided in Appendix 'A'.

<u>Completed Projects</u>	<u>Total Costs</u>
• Site Preparation	\$2,800,288
• Site Development	\$4,663,200
• Artificial Sports Surface	\$1,838,495
• Field House & Maintenance Building	\$2,137,752
• Off-Site Services/roads	<u>\$1,424,693</u>
Subtotal	\$12,864,428
<u>Future Projects</u>	<u>Estimated Costs</u>
• Development Fields 4 & 5 (grass/sand base)	\$1,160,335
• Observation Tower	<u>\$242,719</u>
Subtotal	\$1,403,054
<u>Projected Total Project Cost</u>	\$14,267,482
Project Budget approved by Council	\$15,969,292
<u>Projected Project Surplus</u>	\$1,701,810

Summary

Since the opening of this facility nearly one year ago, staff have received many favourable comments from the public groups attending the site. The popularity and use of this complex continues to grow as it becomes more familiar and known to the public. All attributes of this facility continue to function as designed and should provide many years of service to the City with minor maintenance costs.

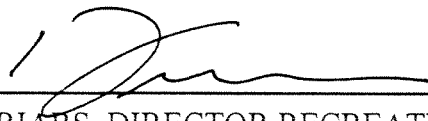
Staff will, in a future report, provide the details of the geotechnical investigation and update the committee on the construction of the observation tower. Based on the total expenditures to date and the estimated future costs, the project will be completed within the approved budget.



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



D.G. STENSON, DIRECTOR PLANNING
& BUILDING



K. FRIARS, DIRECTOR RECREATION AND
CULTURAL SERVICES

JCARP:lb

d:\...rod\reports\BLSFCWSTwrap.cdc

attach.

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

APPENDIX 'A'
BURNABY LAKE SPORTS COMPLEX - WEST

SITE PREPARATION PHASE

SITE PREPARATION CONTRACT/MATCON EXCAVATING LTD.

Original Contract Value	\$2,046,500.00
Additions to Contract	\$203,813.00
Deductions to Contract	<u>\$370,300.00</u>
Adjusted Contract Value	\$1,880,013.00
Related Project Costs	<u>\$920,275.00</u>
Total Project Costs	\$2,800,288.00

CONSTRUCTION PHASE

A) SITE DEVELOPMENT CONTRACT/MATCON EXCAVATING LTD.

Original Contract Value	\$3,714,018.00
Adjustment to Original Contract for Laurel Street prep	\$122,715.00
Additions to Contract	\$97,405.00
Deductions to Contract	<u>\$1,500.00</u>
Adjusted Contract Value	\$3,932,638.00
Related Project Costs	<u>\$730,562.00</u>
Total Project Costs	\$4,663,200.00

B) ARTIFICIAL SPORTS SURFACE CONTRACT/FIELD TURF INC.

Original Contract Value	\$1,703,500.00
Additions to Contract	\$0
Deductions to Contract	<u>\$0</u>
Adjusted Contract Value	\$1,703,500.00
Related Project Costs	<u>\$134,995.00</u>
Total Project Costs	\$1,838,495.00

C) FIELD HOUSE & MAINTENANCE BUILDING / KEY ENGINEERING LTD.

Original Contract Value	\$1,625,000.00
Additions to Contract	\$42,894.00
Deductions to Contract	<u>\$22,478.00</u>
Adjusted Contract Value	\$1,645,416.00
Related Project Costs	<u>\$492,336.00</u>
Total Project Costs	\$2,137,752.00

D) OFF SITE SERVICING/ROADS

A) Laurel Street Contract/Columbia Bitulithic Ltd.

Original Contract Value	\$509,083.00
Additions to Contract	\$0
Deductions to Contract	<u>\$34,941.00</u>
Adjusted Contract Value	\$474,142.00

B) Laurel Street & Ardingley Avenue Contract/Gemco Construction Ltd.

Original Contract Value	\$629,445.00
Additions to Contract	\$24,418.00
Deductions to Contract	<u>\$7,739.00</u>
Adjusted Contract Value	\$646,124.00

Related Project Costs for A) & B). \$304,427.00

Total Project Costs **\$1,424,693.00**

E) DEVELOPMENT FIELDS 4 & 5

Budgeted Construction Cost (sand/grass fields)	\$1,121,500.00
Related Project Costs (Geotechnical investigation)	\$38,835.00

F) OBSERVATION TOWER

Estimated Construction Costs \$194,175.00

Related Project Costs \$48,544.00

Note:

- 1. This project is GST exempt and is not included in the above totals.*
- 2. Related project costs include furnishings & equipment, testing, consulting fees, utilities, etc.*

