

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: REPLACEMENT OF FIRE STATION NO. 5 AND CONSTRUCTION OF PUBLIC  
PARKING LOT

RECOMMENDATION:

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

REPORT

The Civic Development Committee, at its Open meeting held on 2001 April 26, received and adopted the *attached* report providing a construction wrap-up and financial summary for replacement of Fire Station No. 5 and construction of a public parking lot. The Committee noted that except for some minor deficiencies the contract is basically complete. The Committee also noted that a significant project surplus was achieved.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor G. Begin  
Member

Councillor D. Evans  
Member

: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - CHIEF BUILDING INSPECTOR - FIRE CHIEF
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**TO:** CIVIC DEVELOPMENT COMMITTEE 2001 April 05

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

**SUBJECT:** REPLACEMENT OF FIRE STATION NO. 5  
AND CONSTRUCTION OF PUBLIC PARKING LOT

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

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**RECOMMENDATION:**

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

**REPORT**

1. **BACKGROUND:**

On 1999 November 22, Pax Construction Ltd., commenced the construction of Fire Station No. 5 and the Public Parking Lot at 4211 Hastings Street. The details of the construction progress were previously summarized in monthly reports to the Civic Development Committee up to 2001 January 11. Since staff's last report, the general contractor and the subtrades have completed the outstanding work and are currently attending to the last few deficiencies. The Fire Department took occupancy of the new station on 2001 February 15 and have been in full operation since 2001 March. The old Fire Station is fully vacated and is undergoing a decommissioning process for future demolition. The following financial summary outlines the final project costs for the new Fire Station, public parking lot, lane relocation and related off-site works.

2. **FINANCIAL SUMMARY:**

**Project Expenditures:**  
**Fire Station No. 5 & Public Parking Lot**

Original Contract Value	\$ 2,607,607.00
Adjustment to Original Contract (Basement addition approved by Council 2000 January 17)	57,000.00
Revised Contract Value	<u>2,664,607.00</u>
	=====
Change Order Additions	83,139.00
Change Order Deductions	8,582.00
Final Contract Value	<u>\$ 2,739,164.00</u>
Consulting Fees/Testing Furniture/Equipment and Miscellaneous Costs	\$ 529,420.00
Sub-Total	<u>\$ 3,268,584.00</u>
GST @ 3%	\$ 98,057.00
<b>Total Project Costs</b>	<b><u>\$ 3,366,641.00</u></b>
	=====
<b>Project Budget</b>	<b>\$ 3,644,133.00</b>
<b>Project Surplus</b>	<b>\$ 277,492.00</b>

**Lane Relocation and Off-Site Works**

Construction Costs	\$ 298,632.00
Related Project Costs (i.e.) Consulting Fees/Testing and Miscellaneous	\$ 18,140.00
Sub-Total Project Costs	<u>\$ 316,772.00</u>
GST @ 3%	\$ 9,503.00
<b>Total Project Costs</b>	<b><u>\$ 326,275.00</u></b>
	=====
<b>Project Budget</b>	<b>\$ 500,000.00</b>
<b>Project Surplus</b>	<b>\$ 173,725.00</b>

**Project Funding:**

Includes Fire Station No. 5, lane relocation, public parking lot and off-site improvements.

Bylaw 10346	\$ 107,733.00
Bylaw 10763	\$ 274,400.00
Bylaw 10984	\$ 3,762,000.00
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Total Project Funding (inclusive of GST @ 3%)	\$ 4,144,133.00

A significant surplus was achieved on the various projects due to a number of factors. The City received very competitive bids on the construction of the new station due to the market conditions at the time. In addition approximately \$180,000 was recaptured as a result of not having to replace the existing main sewer line and the Telus fibre optic cable. At the time of tender it was unclear whether the fibre cable could be relocated without total replacement. The above totals include a small contingency for some minor equipment and work yet to be completed.

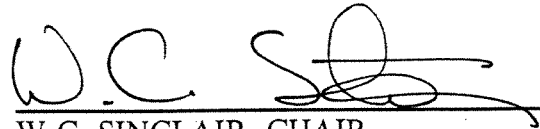
3. **CONCLUSION:**

Except for some minor deficiencies the contract is basically complete. The Fire Department took occupancy of the new station on 2001 February 15. The new facility has been well received by the Fire staff and has been in fully operational since early 2001 March.

Fire Station No. 5 along with the Public Parking Lot on Carlton Avenue and the relocation of the lane were all completed within the approved project budget.

Over the following year project staff will continue to monitor the facility and deal with the Contractor on any warranty issues that may arise.

With respect to the status of the old Fire Station No. 5 located at 4475 Hastings Street, the Committee is advised that a report will be submitted to Council recommending the use of the project surplus funds to undertake the demolition and removal of the old Fire Station.



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



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D.G. STENSON, DIRECTOR PLANNING &  
BUILDING



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JOHN STEWART, FIRE CHIEF

JC/RP:mdw

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

