

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: CITY HALL COURTYARD REFURBISHMENT PROJECT

RECOMMENDATION:

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

REPORT

The Civic Development Committee, at its Open meeting held on 2002 October 07, received and adopted the *attached* report providing a construction wrap-up and financial summary for the City Hall Courtyard Refurbishment Project. The Committee advised that the contract with Willow Spring Construction is now complete. The refurbished courtyard has been open to staff and the public since substantial performance and has been well received by both. The Committee concluded by noting that the project was completed within the approved budget.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor G. Begin
Vice Chairman

Councillor D. Evans
Member

TO: CIVIC DEVELOPMENT COMMITTEE

2002 September 19

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: City Hall Courtyard Refurbishment Project

PURPOSE: To provide a wrap-up report on the City Hall Courtyard Refurbishment Project including overall project costs.

Recommendation:

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

R E P O R T

1. Background:

Council, at its meeting of 2001 June 18 authorized the execution of a stipulated sum contract with Willow Spring Construction (BC) Ltd. for the City Hall Courtyard Refurbishment Project. The contract consisted of a redevelopment of the City Hall Courtyard and surrounding walkways (including the West Building), primarily in response to safety and maintenance issues. The project also included the construction of a covered shelter structure. Another component of the overall project included the establishment of the Citizens' Plaza Paver Project which will be ongoing until all 2001 pavers are sold.

The contractor, Willow Spring Construction (BC) Ltd. commenced work on site on 2001 July 12. The details of the construction progress have been previously summarized in monthly reports to the Civic Development Committee. The general contractor and his subtrades have now completed the project and are attending to some minor deficiencies and warranty items. The Consultants declared the project substantially complete on 2002 March 06.

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2. Financial Summary:

The following financial summary outlines the project funding in place for the project as well as the final costs for construction and other related items.

Project Funding:

• Surplus funds from Millennium Garden Project	-	\$ 120,326
• Bylaw #11223	-	<u>1,010,747</u>
Total Bylaw Funds	-	\$ 1,085,077

Project Expenditures:

a) Construction (Willow Spring Construction)		
Original Contract Value	\$ 719,889	
Change Orders (net)	<u>37,734</u>	
Revised Contract Value	\$ 757,623	
GST at 3%	<u>22,729</u>	
FINAL CONTRACT VALUE	\$ 780,352	\$ 780,352
b) Consulting Fees, Testing and Related Project Costs (Including GST at 3%)	\$ 76,082	\$ 76,082
c) Citizen Pavers (Estimated final cost) (Spent to date: \$15,200)	\$ 80,200	\$ 80,200

Estimated Total Project Costs	\$ 936,634
<u>Project Budget</u>	<u>\$ 1,085,077</u>
Estimated Project Surplus	\$ 148,443

3. Additional Work:

A further safety concern has surfaced concerning the condition of the exterior tile cladding at City Hall. The existing 30 year old ceramic tiles on the vertical walls of the mechanical shafts on both the main and the north wing towers are delaminating and pose a safety hazard. This is an issue which requires immediate attention and in this regard, staff propose to remove the existing tiles and re-clad the walls with new porcelain tile. The estimated cost of this project is approximately \$110,000. Unless directed otherwise, it is staff's intention to use a portion of the remaining surplus funds to finance this additional repair work.

4.0 Conclusion:

The contract with Willow Spring Construction is now complete. The refurbished courtyard has been open to staff and the public since substantial performance and has been well received by both. The project was completed within the approved budget.

The sale and installation of Citizen Pavers will be ongoing until the balance of the pavers are sold. An official opening and dedication ceremony for the commemorative pavers at "Citizen's Plaza" was held on 2002 September 14. The event was very well attended with representation by City Councillors, local MLA's and Citizens of Burnaby.

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



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



J.S. BELHOUSE, DIRECTOR PLANNING &
BUILDING



GEORGE HUMPHREY,
CHIEF BUILDING INSPECTOR

JC/TA:mdw

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cc: City Manager
Deputy City Manager
Director Finance