

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: EDMONDS TOWN CENTRE LIBRARY**

**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2009 February 26, received and adopted the attached report providing a status update on the construction progress.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor C. Jordan  
Member

Copied to:	City Manager Deputy City Manager Director Finance Chief Building Inspector Director Engineering Director Planning & Building Chief Librarian
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2009 February 19

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

**SUBJECT:** EDMONDS TOWN CENTRE LIBRARY

**PURPOSE:** To provide a status update on the construction progress for the Edmonds Town Centre Library.

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**RECOMMENDATION:**

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

**REPORT**

**1.0 BACKGROUND:**

A tender call for the construction of the newest branch for Burnaby Public Library at Edmonds was released to pre-qualified general contractors on 2008 January 10 and closed 2008 February 14. The low tender was submitted by Dominion Fairmile Construction Ltd. in the amount of \$8,700,000 (exclusive of GST). The construction contract was awarded by Council on 2008 April 7 to Dominion Fairmile Construction Ltd.

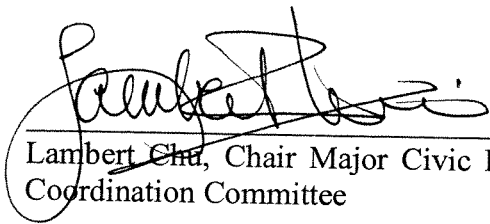
**2.0 CONSTRUCTION STATUS:**

During the month of January, the contractor (Dominion Fairmile Ltd.) made limited progress due to poor weather conditions. The accumulation of snow and ice on the building deck caused difficulties for the structural steel erection during the first half of the month, however, the work has progressed well since that time with the installation of the main roof trusses. The roofing structure and metal deck is expected to be completed by the end of February, with the roofing membrane installation to follow. Completion of the roof assembly will allow the contractor to commence interior work that is weather sensitive.

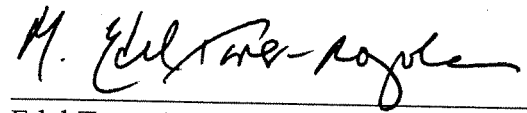
To: Finance and Civic Development Committee  
From: Major Civic Building Project Coordination Committee  
Re: Edmonds Town Centre Library  
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With the majority of the concrete structure now complete, the mechanical and electrical trades are continuing to rough-in service lines in the parkade; as well as working on the installation of the major mechanical and electrical equipment. The installation of piping and drainage for the main water feature is also in progress. Other work, scheduled over the next month, includes the installation of the spray-on insulation in the underground parkade, the final sections of foundation waterproofing and perimeter drainage and backfill.

Based on the construction progress to-date, the project is on budget. The extreme weather conditions in December and January, and the slow cure for the building concrete, has added approximately 2-3 weeks to the contractor's schedule. The contractor, however, feels that they will be able to make up some time in other areas. Overall, the construction is being well managed by Dominion Fairmile as the project moves forward on the interior and exterior elements of the building. Staff will continue to monitor the progress and will provide further updates on the progress of Edmonds Town Centre Library in future reports to the Finance and Civic Development Committee.

  
Lambert Chu, Chair Major Civic Building Project  
Coordination Committee

  
B. Luksun, Director Planning & Building

  
Edel Toner-Rogala, Chief Librarian

KK:dc  
Attachment  
Q:\Project Management\Edmonds Town Center Library\Report\Status Updated-Feb.doc

Copied to: City Manager  
Deputy City Manager  
Director Finance  
Chief Building Inspector

**APPENDIX "A"**

**EDMONDS TOWN CENTRE LIBRARY**

EXPENDITURES UP TO 2009 JAN 31	AMOUNT
Original Contract Value	\$8,700,000.00
Change Orders – (Additions to Contract)	\$27,790.98
Change Orders – (Deductions to Contract)	\$12,898.83
Adjusted Contract Value	\$8,714,892.15
<b>Total Payments (up to 2009 January 31)</b>	\$3,242,458.04
<b><i>Balance</i></b>	<b><i>\$5,472,434.11</i></b>

**Note:** The above amounts are exclusive of GST.  
Expenditures