

TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2016 APRIL 18

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230 09
COORDINATION COMMITTEE

**SUBJECT: STILL CREEK RECYCLING / GREEN WASTE DEPOT
AND WORKS YARD**

PURPOSE: To provide a financial wrap-up report on the development of the Still Creek Recycling/Green Waste Depot and Works Yard.

RECOMMENDATION:

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

REPORT

1.0 BACKGROUND

In 2009 October, the consulting firm of Francel Architecture was retained to undertake the detailed design and contract administration for the new Still Creek Recycling/Green Waste Depot and Works Yard located in the 4800 block of Still Creek Drive. The project consists of two (2) sites totalling 12 acres which are separated by Still Creek Drive. The Recycling/Green Waste Depot, now named "Burnaby Eco Centre" is located on the North site and has been open to the public since 2013 September. The Still Creek Works Yard is located directly across the street from the Eco Centre on the South site and provides space for staff and equipment for the Parks and Engineering Departments. The groups from each Department include Sanitation, Signs and Road Markings, Parking Bylaw, Parking Meters, Parks Maintenance, Development and Grass Cutting crews.

The Operations building was constructed with LEED attributes to deliver an energy efficient and low maintenance facility by including various sustainable features that reduce the overall environmental impact of the building.

These features include a green roof, durable exterior materials and a polished concrete floor that only requires general cleaning. Energy efficient lighting and an automated building control system also complement the building's sustainable features. Within the Operations and Storage buildings, reclaimed wood has been incorporated into the structure and built-in millwork details. The Storage building and truck wash include rainwater harvesting which provide 100% of the wash water except during long, dry periods.

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On-site features include bio swales, bio filtration ponds, native and other drought resistant plants to minimize irrigations requirements. Also included on the site are ten (10) electric vehicle charging stations.

Funding to construct the new Eco Centre and Works Yard was approved by Council on 2012 April and the project was issued for tender on 2012 May 25. This was followed with the award of a construction contract to DGS Construction Ltd. who submitted the lowest qualified tender in the amount of \$23,300,000 (*exclusive of GST and PST*). The contractor commenced construction in 2012 September on the Eco Centre and substantially completed the contract on 2014 October 01 after receiving an occupancy permit for the Still Creek Works Yard.

The workmanship on the project is of good quality and the subtrades were well organized under the direction of the General Contractor. The Still Creek Works Yard has been in operation since 2014 October 10 and the official opening for this facility by Council was held on 2015 May 23.

2.0 FINANCIAL SUMMARY

The budget approved by Council for the project totals \$32,665,845 (*exclusive of PST and GST*). The final expenditures include design, construction and all other related project costs.

The following is a summary of the final project costs.

CONSTRUCTION COSTS:

Construction Contract

Original contract value (DGS Construction Ltd.)	-	\$ 23,300,000
Change Order additions	- \$836,073	
Change Order deductions	- <u>\$251,216</u>	
Sub Total Change Order (2% of original contract value)	- \$584,857	\$ 584,857
Tax Change (HST to PST/GST)	-	\$ 604,157
Final Construction Contract Value	-	<u>\$ 24,489,014</u>

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OTHER PROJECT COSTS:

Permits	-	\$ 336,838	
Depot Relocation	-	\$ 1,237,506	
Furniture, Fixtures & Equipment, Signage, Utilities, etc.	-	<u>\$ 1,622,318</u>	
Total – Other Project Costs	-	\$ 3,196,662	- <u>\$ 3,196,662</u>

CONSULTING SERVICES:

Design/Contract Admin.	-	\$ 1,585,331	
Geotechnical, Environ. & Materials, Testing, etc.	-	<u>\$ 487,622</u>	
Total Consulting Services	-	\$ 2,072,953	- <u>\$ 2,072,953</u>

TOTAL PROJECT EXPENDITURES - **\$29,758,629**

APPROVED PROJECT BUDGET - **\$32,665,845**

PROJECT SURPLUS - **\$ 2,907,216**

(Note: The above amounts do not include GST)

3.0 CONCLUSION

The contractor, DGS Construction Ltd., completed the Eco Centre in 2013 September and achieved Substantial Performance of the contract on 2014 October 01 with the completion of the Still Creek Works Yard.

Since their respective openings, both the Eco Centre and the Still Creek Works Yard have been functioning well and have received favourable comments from staff and the general public using the facilities.

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The workmanship on the sites and buildings is of a good standard and the project has been completed within the budget approved by Council.



Leon A. Gous, Chair, Major Civic Building Project
Coordination Committee



Lou Pelletier, Director Planning and Building



Dave Ellenwood, Director Parks, Recreation and
Cultural Services

JC/RP:ap

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cc: Acting City Manager
Deputy City Manager
Director Finance
Chief Building Inspector
Purchasing Manager