



CITY OF RICHMOND

REPORT TO COUNCIL

**TO:** Richmond City Council  
**FROM:** Mayor Greg Halsey-Brandt, Chair  
General Purposes Committee  
**RE:** **GARRY POINT FACILITY PROJECT COSTS**

**DATE:** March 8<sup>th</sup>, 2000  
**FILE:** 2325-20-006

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The General Purposes Committee, at its meeting held on Monday, March 6<sup>th</sup>, 2000, considered the attached report, and recommends as follows. It should be noted that Part (2) (recommended by staff) was defeated on a tied vote with Mayor Halsey-Brandt, and Cllrs. Greenhill, Johnston and Kumagai opposed.

COMMITTEE RECOMMENDATION

***That the allocation of \$62,000 from the Steveston Road Ends account be utilized to fund the additional expenditures required for the completion of the Garry Point washrooms.***

Mayor Greg Halsey-Brandt, Chair  
General Purposes Committee

Attach.

VARIANCE

Please note that staff recommended the following as Part (2):

- (2) That future savings for design fees attributed to Park Facilities based on the standard design, be credited back to the Steveston Road Ends account when the prototype plans are used.

## STAFF REPORT

### BACKGROUND

In January 21, 1998, Council approved the construction of the Garry Point Facility. The project had an estimated global budget of \$350,000 funded from the Steveston Road Ends account. The project was completed in July of 1999 at a cost of \$ 412,000.

### ANALYSIS

During construction several changes to building products were implemented by staff to reduce the cost of addressing future vandalism. Unfortunately, the appropriate process to obtain formal approval for these changes at the time of occurrence was not followed. The additional costs are attributed to unforeseen situations such as the disposal of debris-laden soils discovered during excavation and the additional service connection charges received at the completion of the project. Listed below are the major items that added to cost of construction:

1. Offsite Servicing: Costs were estimated at \$14,000 while actual costs were \$32,000. Actual service connections differed from locations used for budgeting purposes. Initially the hydro connection point was identified in discussions with B.C. Hydro as a drop from an existing hydro pole adjacent to the building. At time of connection, B.C. Hydro changed the connection point and power had to be brought to the building underground from the corner of Chatham and 7<sup>th</sup> Avenue.

Extra to project \$23,000

2. Contract Administration: The role of the consultants was instrumental in the successful delivery of the project. As a consequence, we used more of the consultant's time than was originally provided for in the project's estimate.

Extra to project \$17,244

3. Design Changes: Given the history of this project, and a need to ensure the City was receiving "best value", a value engineering process was used to explore the potential for additional cost savings. To this end, prior to construction, a review of wood frame construction was undertaken to identify possible cost savings.

Additionally, the design for this washroom, if used for future projects, could result in a credit to the Steveston road-end account.

Extra to project \$ 5,383

4. Site Conditions: During excavation the contractor encountered concrete and large logs not identified during the geo-technical investigation. Initial plans were to re-use the excavated material for rough landscaping; however, due to the concrete and logs, the material was not suitable for the planned use. Removal of this material required extra excavation work and additional cost for disposal of the debris-laden soil. As a result new soil had to be purchased and trucked in for site landscaping.

Extra to project \$ 8,000

5. Permits and Licences: Midway through the project the City Building Department (authority having jurisdiction) identified additional code requirements that were not included in their original approval.

Extra to project \$ 3,000

6. Vandal Proofing: At the time of construction of this facility we were experiencing significant vandalism at other park facilities. In order to mitigate similar costs in the future at Garry Point, staff initiated material changes including plate glass windows, steel hand dryers, epoxy paint and heavier gauge steel doors and frames. This is an issue that is ongoing at park facilities throughout the City and will be the subject of a future report.

Extra to project \$ 20,000

### FINANCIAL IMPACT

Staff have made provision for the additional \$62,000 required funding to accommodate the additional costs of the project during the 2000 budget process.

### CONCLUSION

The original budget was based on an estimated global budget of \$350,000 as presented to Council in January 1998. As the project evolved changes were made to address issues as outlined above. During construction staff also made a conscious decision to upgrade several components of the facility to safeguard against future vandalism. The rash of vandalism experienced at other parks facilities during the construction of Garry Point facility prompted these material changes. The sum of all changes resulted in additional costs of \$62,000. Staff have learned some important lessons which have resulted in changes to our project delivery process. These changes include improved liaison with utility companies, ensuring clearly defined scopes of work and strict adherence to change order process. A review of a third party estimate indicates the value of the building as built to be \$450,000. Therefore, staff are confident the City received superior building value and quality for cost in the Garry Point facility.

Phil Hogg  
Manager, Civic Buildings Operations

PH:cmm