



CITY OF RICHMOND

**REPORT TO COUNCIL**

**TO:** Richmond City Council  
**FROM:** Mayor Greg Halsey-Brandt, Chair  
General Purposes Committee  
**DATE:** July 6<sup>th</sup>, 2000  
**FILE:**  
**RE: BRITANNIA HERITAGE SHIPYARD - CONTRACT MAKAM CONSTRUCTION**

The General Purposes Committee, at its meeting held on Tuesday, July 4<sup>th</sup>, 2000, considered the attached memorandum, and recommends as follows:

**COMMITTEE RECOMMENDATION**

That a contract for the Structural upgrade and life safety renovations for the Britannia Shipyard Building #18 be awarded to Makam Construction Ltd., for the maximum sum of \$473,224.

Mayor Greg Halsey-Brandt, Chair  
General Purposes Committee

Attach.



**CITY OF RICHMOND  
COUNCILLORS' OFFICE**

**MEMORANDUM**

**TO:** Mayor and Council  
**FROM:** Councillor Bill McNulty

**DATE:** June 30, 2000  
**FILE:**

**RE: Britannia Heritage Shipyard – Contract Makam Construction**

---

Following a series of meeting this past week with the Britannia B.P.S. Committee, Staff, Consultants and the Contractor. I would like to report what Councillor Steves and myself believe to be a satisfactory resolution of our concerns voiced through Council's motion of referral of the staff report to award the life safety renovations of the Britannia Shipyard Building to Makam Construction Ltd.

In view of the importance of proceeding and completing this work in a timely manner, I would propose to Council that as Chairman of the Britannia Plan Steering, I report verbally on the referrals and subsequent resolutions at the GP Committee meeting scheduled July 4<sup>th</sup> and propose the following original staff motions be adopted. At that time in order for staff to instruct the contractor Makam to proceed with the renovations, following formal adoption of the motions by Council July 10<sup>th</sup>

1. *That a contract for the Structural upgrade and life safety renovations for the Britannia Shipyard Building #18 be awarded to Makam Construction Ltd., for the maximum sum of \$473,224; and*
2. *That Council authorises the additional sum of \$36,500 necessary to complete the proposed structural and life safety renovations to the Britannia Heritage Shipyard Building #with the additional funds being reallocated from the Minoru Park Fieldhouse project (A/C #45911 - \$24,000) and the West Richmond Community Centre Fitness Expansion project (A/C #45917 - \$12,500)*

Through discussion with Markam Construction Ltd. a credit to the contract proposed by staff of \$55,000 has been negotiated on the basis that demolition of the existing roof can be undertaken using the HRDC workforce presently available and employed at Britannia saving \$40,000. A further \$15,000 saving can be achieved using this same workforce to install the plywood roof Diaphragm. This credit will be issued by Makam following our confirmation that the HRDC resources and funding are available to meet the construction schedule.

This credit when realised, will then provide material funding to complete part of an essential Dock refit not previously included in the scope of work that will significantly improve exiting arrangements from the river side of the Shipyard and net loft buildings.

Makam Construction have agreed to this arrangement conditional that they would be responsible for site supervision and safety awareness of the HRDC work crews while employed on the Shipyard building.

The Committee is also satisfied that Staff, the Consultant Team and Contractor have worked diligently and economically in the proposed design solutions for the Shipyard Building, considering the restraints imposed through the BC Building Code and the shift from an F2 Industrial use to an A2 Public Assembly. The Committee would have considered retaining the present classification, but concedes the issue is one of City and Public Liability.

A number of other issues relating to the possible use of salvaged heavy Timber from the BC Packers site, impact of deferring the Sprinkler system until 2001 and the type and colour of the new roof are ongoing and staff have been requested to continue to investigate these options.

Finally, the Britannia Committee would like to stress to Council the condition of the Wharves and Docks of the Shipyard Building. The two docks associated with this facility are in very poor structural condition for regular and safe public access resulting in continued Liability for the City.

The dilemma in funding a capital plan to replace these Docks and others on the site could take a number of years, further complicated with the Building Code requirement to Sprinkler undersides as a fire safety measure.

We believe through continued co-operation and access of the HRDC work force funding, these renovations can be accomplished at minimal cost to the City that also translate into significant social and economic gain to the local community, while providing a long term benefit to the City through Heritage, Tourism and reduced liability.

I would therefore urge Council to consider including funding in the 2001 Capital Budget of \$300,000 that would address this major outstanding issue at the Britannia heritage site once and for all.

Councillor  
Bill McNulty

BM:dn