



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** June 29, 2006
From: Robert Gonzalez, P.Eng.
 Director, Engineering **File:** 06-2052-25-FHHA!/Vol 01
Re: **Hamilton and Sea Island Fire hall Replacements - Increased Scope of Work**

Staff Recommendation

That funding of \$100,000 be authorized from the 2006 Public Works Minor Capital and \$50,000 from the 2006 Building Improvements Minor Capital for the BC Hydro and Telus pre-ducting site work at the Hamilton and Sea Island Fire Hall projects.

Robert Gonzalez, P.Eng.
 Director, Engineering
 (4150)

Att.

| FOR ORIGINATING DEPARTMENT USE ONLY | | | | | |
|-------------------------------------|---|-----------------------------|---------------------------------------|---|-----------------------------|
| ROUTED TO: | CONCURRENCE | | CONCURRENCE OF GENERAL MANAGER | | |
| Budgets | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | | | |
| REVIEWED BY TAG | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | REVIEWED BY CAO | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

Staff Report

Origin

The Sea Island and Hamilton fire halls are currently under construction and occupancy is expected in late August. Business practice changes by BC Hydro and Telus now require that the City and, in general, all developers be responsible for constructing future Hydro and Telus needs across the entire property frontage of both fire halls prior to providing electrical and telephone service.

The purpose of this report is to address the funding requirements for the additional requirements to construct all future pre-ducting across the site frontage prior to providing service to the fire halls.

Analysis

Site servicing requirements for the two new fire hall located at 3911 Russ Baker Way, Sea Island and 22451 Westminster Highway, Hamilton was anticipated to be provided by Utility companies, whom have traditionally been responsible for the necessary Civil engineering work to bring electrical and communications systems to the property line.

BC Hydro and Telus have now introduced the practice that this service work be paid by the developer which in this case is the "City" and that the pre-ducting service be further extended to facilitate future expansion. Without constructing the pre-ducting BC Hydro and Telus advised that they will not provide service.

The increased scope of work which was not included in the fire hall project scopes includes excavating, backfilling and repaving over 300 metres of trench, installing four Hydro and six Telus ducts for the full length, together with service vaults and other appurtenances.

The current budget for the Sea Island and Hamilton fire halls can not accommodate the cost for this additional scope given that much of the contingency had been allocated early in the project to deal with unforeseen poor soil conditions.

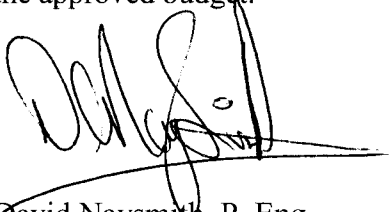
Financial Impact

The increased scope of work requested by BC Hydro and Telus is expected to cost \$150,000. The utility companies have indicated that a portion of this sum could be recovered from future third party development should it occur at either of the above sites within a 3 –5 year timeframe.

Staff are recommending that \$100,000 be authorized from the 2006 Public Works Minor Capital and \$50,000 from the 2006 Building Improvement Minor Capital for the total pre-ducting site work.

Conclusion

In order to provide electrical and communication services to the new fire halls now nearing completion, BC Hydro and Telus have directed that the pre-ducting site work be undertaken. This additional scope of work was not part of the original project scope and was therefore not included in the approved budget.

A handwritten signature in black ink, appearing to read 'David Naysmith', with a long horizontal line extending from the end of the signature.

David Naysmith, P. Eng.
Manager, Facilities Planning & Construction
(3312)

DN:dn