
Thursday, November 9, 1995

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Time: 6:00 p.m.

Present: Mayor Bose; Councillor Robinson, Councillor McCallum, Councillor Lewin, Councillor Higginbotham, Councillor Huot, Councillor McKinnon and Councillor Villeneuve. Councillor Watkins joined the meeting as noted in the minutes.

Also

Present: City Manager, City Clerk, Deputy Clerk and W. Hyndman, Administrative Assistant.

Mayor Bose briefly commented that the Hanscomb Report was received by Council and made public without staff having had an opportunity to review it. Consequently staff have provided Corporate Report C257 to respond to areas which require correction.

Councillor Robinson pointed out that the Consultants from Hanscomb have not had an opportunity to review Corporate Report C257 and questioned which report should be treated as being correct.

It was agreed that Corporate Report C257 would be set aside.

A. DELEGATION

1. Stetson Bowl Post Construction Audit

Presentation by Mr. Andrew Collins from Hanscomb Consultants Inc.

Mr. Collins commented on the Definition of the Audit and Scope of the Audit, confirming the list of issues central to the audit and the procedure used in the preparation of the audit. Mr. Collins stated that some information was difficult to get hold of, particularly invoices supporting Progress Draw claims.

Councillor Higginbotham left the meeting at 6:15 p.m. and returned at 6:20 p.m.

Mr. Collins addressed the Summary of City Commitments. The Hanscomb estimate summary was noted to be \$2.7 million to complete work on the facility and includes \$265,000 of work which is not part of the lease agreement. It was noted that the Contractor estimates the final cost of work will be \$3 million, which is \$300,000 more than the Consultant's estimate.

Councillor Higginbotham left the meeting at 6:25 p.m. and returned at 6:27 p.m.

Councillor Huot and Councillor Higginbotham referenced the heavy rainfalls during late winter and early spring, as well as snowfall and ground frost. They questioned whether this was taken into account.

Councillor McCallum sought confirmation that Surrey's commitment was roughly \$100,000 less than that estimated by Hanscomb to do the same work. Mr. Collins reminded Council that these figures are estimates. He suggested that some latitude should be allowed for variances in the figures provided in the report and those previously presented to Council. Mr. Collins stated that from an estimating point of view \$100,000 is close and would not be considered an issue.

Councillor Villeneuve commented that it would appear that the contractors have over-billed by \$140,000 and from the estimates it is not necessarily unjustified.

In response to questions from Council, Mr. Collins stated that they have not yet seen the as-built drawings.

Mr. Collins expressed the opinion that the work was completed on schedule, given that the facility opened in time for the baseball season. He added that it is not uncommon to complete a project and have it functioning with a few items still remaining to be completed.

Councillor Higginbotham questioned what a reasonable contingency fund would be for a project of this magnitude. Mr. Collins explained that 10% is a reasonable amount to factor in as a Contingency fund. He added that the 13% is a variance and is not a contingency. Mr. Collins further added that when the Hanscomb estimate is compared to the final claims of the contractors, the variance is 13% but given the many changes, which have occurred, that this is not an unjustifiable amount.

Councillor Robinson left the meeting at 6:53 p.m. and returned at 6:57 p.m.

In response to questions from Councillor McKinnon, Mr. Collins stated that they estimate \$152,468 is required to complete works included in the original scope of work; while additional works outside of the lease agreement in an estimated amount of \$265,000 is required. Mr. Collins declined to offer an opinion as to whether the facility was constructed to a safe standard for use by the Public.

While discussing the cost of works to be completed under the original scope of work, Councillor McCallum sought clarification of the Compact Gravel Road. Mr. Collins stated that the work is required to complete the compact gravel road to the facility.

Councillor Villeneuve left the meeting at 7:28 p.m. and returned at 7:30 p.m.

Mr. Collins further commented that progress claims were not submitted against a contractor's budget for work, and stated that this is part of the problem.

With respect to questions from Councillor Villeneuve, Mr. Collins stated that Commonwealth International Consultants Ltd. (CIC), the design engineers, were supplying drawings to the contractors to work from.

Mr. Collins commented that the roles of Mr. Gomm and Mr. Geyer were diverted during the Civic strike, as they were assigned additional duties and did not have the necessary time required to keep on

top of such a fast track project.

Councillor Huot left the meeting at 7:40 p.m.

Councillor Robinson left the meeting at 7:41 p.m.

Responding to additional questions from Council, Mr. Collins offered the opinion that it is a decision of the project management team and the consulting engineers to establish the soils conditions, it is not usually the responsibility of the Excavator.

Councillor Lewin sought confirmation for the \$80,000 estimate for the treatment of the southeast bank. Mr. Collins responded that this figure was based on a report dated October 20, 1995 following a normal procedure project and one that is not fast tracked in any way.

Councillor McKinnon questioned how severely eroded the southeast bank was. Mr. Collins commented that the Levelton Consultants will be reviewing this in their report.

The City Manager commented that due to the concern expressed on the condition of the slope the construction cost for correcting this has been estimated by Levelton at \$21,000; however, the work is being put out to tender with a view to resolving the matter immediately.

Mr. Collins stated that when they last talked with Levelton they confirmed a figure of \$80,000 was required to resolve the matter. The City Manager pointed out that Hanscombs have not had an opportunity to review the solution proposed which perhaps explains why there is such a variance in the figures presented by Levelton and Hanscomb.

Mayor Bose commented that the City Manager has stated that there is no danger to the slope. The City Manager confirmed that this is the advice he has received from the Consultant Engineers. He added that Mr. Geyer had also received the same information. The City Manager agreed that while there is erosion to the slope and a potential for heavy rainfall, the fence at the top may lose some stability but there is no indication that the slope will fall.

Mr. Collins suggested that it may be beneficial to meet with Levelton to discuss the slope stability and arrive at a solution.

Councillor Higginbotham left the meeting at 7:50 p.m.

Regarding drainage, Mr. Collins commented that there is some ponding on the field. He advised that a gully system will resolve the matter. The cost of installing a gully system is estimated by Hanscomb to be \$35,000. Councillor Watkins questioned if this is an item that should have been taken care of in the original scope of work.

Councillor Higginbotham returned to the meeting at 7:58 p.m.

Councillor McKinnon commented that it became necessary to unplug the scoreboard due to water pooling on the field and questioned if this was due to safety concerns.

The City Manager confirmed that the drainage issue is with respect to drainage around the light

standards. He added that there is not a drainage problem with the field itself.

Councillor McKinnon left the meeting at 8:00 p.m.

Members of Council expressed the opinion that there are problems with drainage on the field, commenting that they have witnessed ponding on the outfield.

Councillor Robinson returned the meeting at 8:03 p.m.

The City Manager advised that the field was reviewed by Parks & Recreation staff who indicate that the drainage is adequate on the field.

Councillor McKinnon returned to the meeting at 8:04 p.m.

Councillor Watkins commented that a game was cancelled with the reason given as inadequate drainage.

Councillor Lewin questioned how Council could get an answer as to the adequacy of the drainage.

The City Manager commented that Parks & Recreation staff could provide a detailed review of the field with respect to drainage, alternatively Council have the option to seek a study from a Consultant.

Councillor McKinnon questioned if the roof was of cladding material or was it the membrane that was used at Expo 86. Mayor Bose further explained that concerns have been expressed with respect to the ability of the roof to take a heavy snowfall. Mr. Collins stated that he was of the opinion that steps had been taken to correct the roof.

Councillor Watkins left the meeting at 8:08 p.m.

The City Manager commented that the fabric on the roof has been replaced; however, the steel metal sheeting is the same as it has always been. With respect to the structural strength and ability to bear the weight of snow, the City Manager advised that a plan is in place to close the facility should it become necessary. Additionally, this is being reviewed by Facilities Management who will be reporting back to Council with alternative suggestions on how this should be handled.

Councillor Huot returned to the meeting at 8:10 p.m.

Councillor Lewin referenced the rearrangement of seats in the grandstand and questioned whether the structures were considered okay after the work was completed.

Mr. Collins responded that work has been carried out to accommodate those concerns but the paperwork has not been submitted to indicate that everything is safe.

With respect to the electrical work, Councillor Lewin questioned the tie downs on the lights. She noted that the lighting standards were designed to the Building Code and questioned if they were actually built to Code. Councillor Lewin requested that staff review this.

Councillor Villeneuve questioned the need for building permits, and pointed out that the belief in some peoples minds is that they are not required. The City Manager advised that Mr. Geyer was led to believe Building Permits were not required by CIC.

Mr. Collins added that the issue of permits took a back seat during the strike in light of the extra duties put on staff. He commented that from a staff point of view this was a problem that started to grow along with a number of other problems that staff were faced with at the same time. Mr. Collins added that it was still the responsibility of the Western Baseball League to apply for permits.

The Value For Money Assessment provided by Hanscomb included a number of supporting documents appended to the report as Appendix 10.2. Mr. Collins added that they have a problem with the \$200,000 which takes the value down to \$2.5M. He commented that he is not sure what that \$200,000 represents, unless it is work in kind.

Councillor Watkins returned to the meeting at 8:20 p.m.

Councillor Watkins questioned if there was any evidence that work in kind had been done. Mr. Collins added that a telephone call with Western Baseball League said that while there was some small evidence of work in kind there was nothing that would account for the \$200,000 figure.

Mr. Collins responded to questions regarding variances in estimates of work and stated that when one gets tenders for projects they tend to vary and added that 13% is not an unreasonable amount. Mr. Collins commented that there is more chance of finding a variance in fast tracked projects than with a normal project.

The Evaluation of Work to complete was discussed. In response to questions from Councillor Lewin regarding replacement of temporary handrails and increasing the height of handrails, Mr. Collins stated that the first figure is to address the Code issue. He added that the opinion of City staff is that the height also has to be raised to address a safety issue.

With respect to the Evaluation of Work to Complete, Section 5.4, Mr. Collins stated that the first figure for roadworks was provided by City staff. He added that in order to complete the permit process a certain piece of road should be in place.

The City Manager added that at one time works and services may have been required; he was subsequently advised by Mr. Magnusson that they are no longer required so the Road Works are no longer a requirement. The City Manager confirmed this decision was made a few weeks prior to the completion of the Hanscomb report.

Councillor Villeneuve questioned why the clean up was not included in the original scope of work. The City Manager added that the site was in a reasonable condition; however, he will be able to report back when he has a better understanding of the work required.

Councillor Robinson commented on the need to change the back stop fence, noting that it is difficult to watch a ball game through it. He then questioned on the two costs for Road Works that have been included in the Evaluation of Work to Complete.

The City Manager commented that there is uncertainty as to the requirement for the road work and that it is being reviewed by staff.

With respect to the 270 existing boxes, the City Manager advised that at some point the team had hoped to build executive box seats for sale at a later date.

Councillor McCallum questioned if there was any additional work required, other than the hand rail and slope study, which would prevent the issuance of a Building Permit and Occupancy Permit.

Councillor Huot referenced the remedial action to the drainage problem, commenting that the gully work is outside the scope of the contractor and even if it needs remedial work it could be rectified for a lot less than \$35,000 with swales. Mr. Collins responded that while he would not dispute the use of swales to address the problem; however, the gully solution is a permanent one.

Councillor Robinson read from Page 16 of the report and questioned if photographs had been taken showing the progress of the work. Mr. Collins added that while the work for the rodeo should have started on March 1st, the photos show that the work had not sufficiently progressed by that date. Mr. Collins added that work was already 6-8 weeks behind schedule when it started, so they had a problem just meeting the start of the baseball season.

Councillor Watkins commented that the Board responsible for putting on the rodeo considered whether or not they should proceed or cancel the rodeo. He added that the Board was informed that the facility was ready to hold the rodeo but the decision to cancel was based on whether or not people would cross picket lines.

Mr. Collins added that certain assumptions were made regarding work to date, one being that the work, apart from the electrical work, was completed at cost plus, due to the absence of documents to confirm otherwise.

Members of Council thanked Mr. Collins for his presentation, adding that it has been most beneficial to them.

Members of Council sought confirmation from the City Manager regarding the number of contacts and conversations he has had with Mr. Kehoe and particularly if he was aware of Mr. Kehoe's location when it appeared he had gone missing.

The City Manager suggested it would be beneficial to invite Mr. Kehoe to a meeting with Council and staff involved in order to permit him to clarify statements he has made regarding the construction and funding process.

The City Manager agreed to seek a legal opinion as to whether or not Council should meet with Mr. Kehoe while the RCMP investigation is ongoing.

B. CORPORATE REPORTS

[Item No. C257 Staff Review of Hanscomb Audit Report](#)
[File: 0550-003](#)

The City Manager submitted a report providing additional information to the Hanscomb Audit Report.

No action was taken with respect to Corporate Report C257.

C. ADJOURNMENT

It was Moved by Councillor Robinson

Seconded by Councillor McCallum

That the Council-in-Committee meeting do now adjourn.

Carried

The Council in Committee meeting adjourned at 9:00 p.m.

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