

ITEM	13
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1983 02 21

RE: EDMONDS HOUSE FIRE RECONSTRUCTION

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Chairman, Project Coordination Committee be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER

1983 FEBRUARY 16

FROM: CHAIRMAN, PROJECT  
COORDINATION COMMITTEE

RE: EDMONDS HOUSE FIRE RECONSTRUCTION

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT:

The Project Coordination Committee has met on three occasions, 1982 Dec. 21, 1983 February 02 and 14, to follow progress in the preparation of documents for the repair of Edmonds House, and to give direction to the insurance adjuster on modifications to be incorporated for the Corporation of Burnaby at the time of repair.

The Committee submits the following information report of progress to date:

1. Investigation of the merits of installing a sprinkler system versus a monitored alarm system in the building has been completed.

A building sprinkler system to obtain recognition in fire insurance coverage, must meet the sprinkler specification of the Canadian Underwriters' Association, Publication No. 13. Edmonds House contains a number of concealed truss spaces which would have to be sprinklered in addition to the occupied spaces of the building to meet C.U.A. No. 13 specification. Access for sprinkler installation in the concealed spaces would require dismantling of some undamaged ceiling areas and restoration of the ceilings afterwards. All told, the cost of an approvable sprinkler installation approaches \$60,000 as estimated and reported by the insurance adjuster. There is no mandatory requirement in the Building Code for the installation of a sprinkler system in the Edmonds House building as it is now constructed and used.

The building is presently equipped with a fire alarm/detection system which can be repaired, and expanded to include a full perimeter intrusion alarm system connected to the building annunciator panel at a cost estimated between \$9,000 and \$10,000. The system could

1. cont'd

then give independent indication of a fire or intrusion condition and could be monitored through a dedicated phone line and private alarm company to call out the Fire or Police Department. The Fire Department response time to Edmonds House is under two minutes.

147

In considering the relative merits of the two systems, the Committee has noted that the Corporation does not have a firm policy of retrofitting its existing buildings with sprinklers. (An extensive review of the inventory of Corporation buildings, ranging from unprotected wood frame structures to fire-resistant buildings such as those in the municipal administrative centre, would be necessary along with a list of priorities based upon building type and occupancy.)

Also noted by the Committee in this consideration is the fact that the Corporation of Burnaby insures all its buildings and their contents under a single blanket policy. The rate for the policy is obviously based upon a valuation listing of the various buildings/contents which rounds out to coverage for approximately \$50 million worth of Corporation property. Under this insurance approach, which provides very favourable coverage to the Corporation, recognition would not be given in the rate structure to additional sprinkler installation in an individual building such as Edmonds House.

In conclusion, the Committee has determined that a monitored fire and intrusion alarm system will provide a suitable level of safety in Edmonds House for an extra cost of approximately \$10,000. The installation of such a system has been agreed to by the Parks & Recreation Commission at its regular meeting of 1983 February 16.

2. The insurance adjuster has used the services of a glazing contractor to verify that the existing window frames in the Lounge portion of the building can be restored, and fitted with double glazing in place of the former single glazing. At the same time, the opening sash which are located just above the floor/sill line, can be reinstalled under the window head, and the former lower openings fixed-glazed. This change will improve security of the building against the type of entry which preceded the present fire, and will continue to provide opening sash to supplement the ventilation system of the building.

The Committee has endorsed the adjuster's proposal for window repair and upgrading.

3. For the preparation of the repair and modification documents (plans, specifications, form of contract, tender, etc.), the insurance adjuster has retained the firm of Matec Consultants Ltd., #116 - 2544 Douglas Road, Burnaby, B.C. V5C 5B4. At the last meeting, the consultant delivered to the Committee completed documents (specifications and plans) for review and approval by the Corporation. A review of those documents by staff is now proceeding and should be completed at the beginning of next week, following which tenders for repair and construction will be called by the insurance adjuster.

In accordance with the initial discussions with the insurance adjuster, the documentation by Matec Consultants Ltd. has been set up to clearly separate the cost of the modification work being incorporated by Burnaby from the restorative repair work. The drawings have been prepared in two parts, the first part showing the fire repair and restoration to the existing condition of the building. This work would form a base stipulated bid price. The second part of the drawings shows the modification work previously proposed to be undertaken in 1983. This work will be separately priced as additions or subtractions from the stipulated bid price.

The Committee has asked the insurance adjuster and consultant to review and modify the tender form and drawings to ensure that the cost of repairing/replacing fire-damaged brick in the building will be obtained from bidding contractors rather than from an estimate prepared by the consultant. This change, and others which may arise from the staff review, will be undertaken by the insurance adjuster before tenders are called.

3. cont'd

In accordance with insurance company fire repair practice, the Committee has agreed with the adjuster that bids be requested from the selected general contractors normally used in the special field of building fire repair work. To the adjuster's list of contractors, the Corporation may submit names of other contractors whom the adjuster will contact to determine if they are interested in bidding. The adjuster has indicated to the Committee that the tender period would be open for at least two weeks and including three weekends. Following receipt of tenders and examination thereof by the insurance adjuster, recommendation for award of contract will be made by the adjuster to the Corporation in order that a contract, based on CCDC NO. 12, can be let by the Corporation.

The Committee would be pleased to receive any direction from Council on the above matters, or on any other matters pertaining to the repair of Edmonds House which need to be attended to at this time.



---

A.L. PARR, DIRECTOR PLANNING & BLDG. INSPECTION  
CHAIRMAN, PROJECT COORDINATION COMMITTEE

D.G. GAUNT, DIRECTOR RECREATION & CULTURAL SERVICES  
MEMBER COMMITTEE

E.E. OLSON, DIRECTOR ENGINEERING  
MEMBER COMMITTEE

MJJ:lm

c.c. M.J. Jones  
PROJECT CO-ORDINATOR

W.L. Stirling  
MUNICIPAL SOLICITOR

H. Sienema, Fisher-Holfeld  
& Associates Adjusters Ltd.

G.W. Airton  
Matec Consultants Ltd.

