

REPORT
Regular Council Meeting
1992 JANUARY 20

THE CORPORATION OF THE DISTRICT OF BURNABY
CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND ALDERMEN:

RE: EDMONDS SCHOOL: UPGRADING OF THE NORTH WING

PURPOSE: To initiate the process for upgrading Edmonds School to provide
a community resource space.

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

R E P O R T

1.0 BACKGROUND

In 1990 January 16, the Municipality entered into a land exchange/purchase agreement with the School Board to effect the implementation of the Burnaby South 2000 School concept. Properties at Burnaby South, McPherson, Edmonds and Burnaby Heights school sites were involved.

As part of the land exchange, the Municipality has acquired park space within the Edmonds School site and will be acquiring the North Wing of the school (Attachment A). The timing of the transfer of this building to the Municipality is linked to the completion of the new Sussex/Maywood School. Originally, the School District anticipated they would require the Edmonds North Wing, which is accommodating the Maywood School program, until 1993 January. It is now expected that the building could be made available to the Municipality as early as 1992 September.

At the time of the proposed comprehensive land exchange/purchase agreement, it was indicated that the Burnaby Heights and Edmonds North Wing facilities were intended to be used by the Municipality as community resource centres. Guidelines and criteria for their use as community resource centres were adopted by Council at its meeting of 1990 July 9.

2.0 ACQUISITION OF THE NORTH WING: PREPARATORY WORK

Preparatory to the Municipality taking title to the Edmonds North Wing and making space available as a community resource centre, there are a number of investigative tasks that must be undertaken. This work needs to be done with the recognition that the use proposed is an interim one that could occupy the building for a period of up to ten years. Any works needed to be done in relation to a time beyond this ten year horizon is not intended to be part of this initial review.

INTERNAL DISTRIBUTION:

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Director Engineering
Director Finance
Director Administrative and Community Services
Director Planning & Building
Director Recreation and Cultural Services
Chief Building Inspector
Municipal Solicitor
Project Manager

It needs to be further recognized that the centre would not be operating as a freestanding facility, but rather as an immediate and attached neighbour to the Edmonds Elementary School which occupies the larger, south wing facility. In many instances, there will be an advantage in profiting from this linkage (e.g. shared heating from a central facility), while in others it will be necessary to sever the linkage (e.g. access and security systems).

The assessment work required to determine the magnitude and nature of the basic improvements needed for the uses intended include the following:

- . a survey of the building, including structural components, building systems, roof condition, and other safety and security components of the building to determine essential upgrading work required for life/safety/subdivision issues in relation to the ten year use assumption;
- . a hazardous materials survey to determine whether or not the School Board has fulfilled its obligations under the Agreement for the removal of asbestos and other hazardous materials;
- . an assessment of existing services and utilities in the North Wing and adjacent municipal lands including recommendations for necessary upgrades, modifications or separations in recognition of the intended change of use and ownership;
- . an identification of respective maintenance and operational responsibilities involving shared facilities between the School Board and the Municipality and areas for possible operating agreements;
- . the preparation of a recommended building/grounds improvement program based on the above assessments together with projected cost estimates for each improvement phase.

Given that the transfer of the North Wing may take place during the summer/fall of 1992 and that electrical, mechanical and other servicing systems are currently being shared between the North Wing and the other school building, it is important that the studies described above and any upgrading work for different components of the building be coordinated and undertaken efficiently. Many of existing and proposed relationships between the Edmonds Elementary School South Wing (existing) and the Edmonds North Wing Community Resource Centre (proposed) are complex and will require expertise in building systems to develop the required upgrading/operational plan for the building. It is therefore recommended that a consultant be retained to initiate, coordinate and supervise the above-noted studies and prepare a coordinated report outlining the necessary remedial and upgrading works to be done. In addition, the report would provide a recommended framework leading to the preparation of a joint operating agreement between the Municipality and the School District for the operation and maintenance of the Edmonds Elementary School (South Wing) and the Edmonds Community Resource Centre (North Wing).

The purpose of this initiative is not to develop an overall upgrading or modernization program for the Edmonds North Wing facility. Rather, it is to identify and cost those essential improvements required in relation to life/safety/subdivision matters on the assumption that the building will accommodate the Community Resource Centre use for a period of up to ten years.

The main items identified by the consultant would be costed and presented to the Civic Development Committee in a report prior to the preparation and submission of a recommended program to Council.

Issues such as seismic upgrading or modernization programs are beyond the scope of this project and would be addressed as part of a future municipal-wide approach in relation to civic buildings.

The successful completion of this project by the consultant will provide an estimate of the costs associated with the improvement of the Edmonds North Wing as a Community Resource Facility. Your Committee is submitting this report in anticipation of the availability of the building possibly as early as 1992 September and to ensure that the necessary improvements, and their associated costs, can be evaluated in the 1992-1996 Capital Budget preparation process. Some of the upgrading work may be deferred to 1993, depending on the magnitude of the needed improvements and the availability of funds in 1992. The consultant's report should identify what aspects could be phased over a two year period.

3.0 CONCLUSION

Given the relatively modest nature of this task, it is the intention of staff to prepare terms of reference for a proposal from a few qualified consultants who specialize in renovation work, rather than inviting proposals on an industry-wide basis. The proposals received would enable staff to select a consultant and provide an estimate of the consulting fees required so that an appropriate funding bylaw can be prepared for Council's approval.

The estimated cost for the retention of a consultant is \$15,000 to \$25,000. Staff will be submitting a further report to the Civic Development Committee following the review of the consultants' proposals to request that a funding bylaw be brought forward.

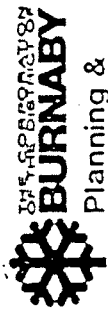
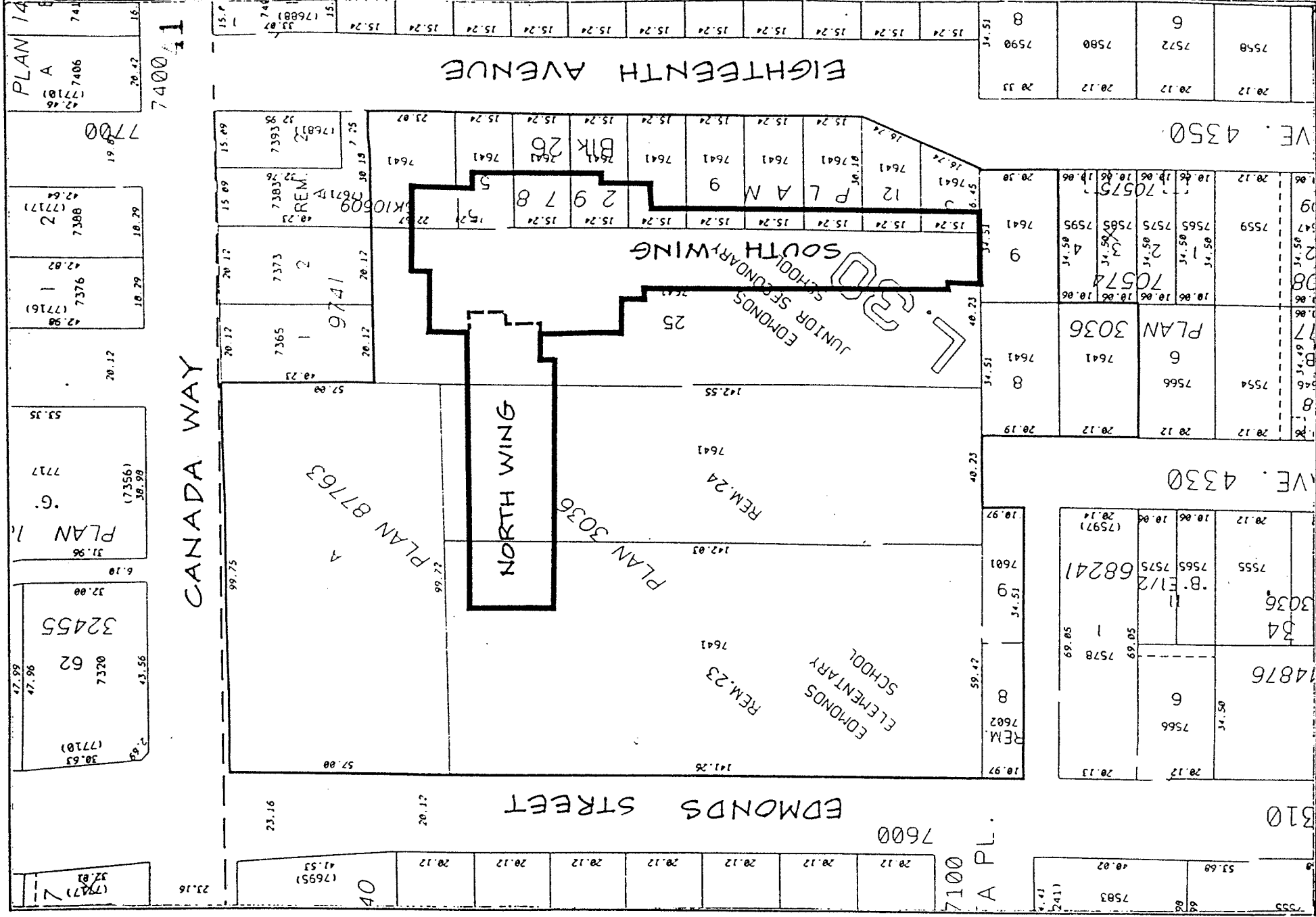
If the project is approved by Council, the consulting fees and the upgrading work will be brought forward for consideration in the 1992-1996 Capital Budget process.

Respectfully submitted,

Alderman D.R. Corrigan
Chairperson

Alderman D.G. Evans
Member

Alderman E. Nikolai
Member



EDMONDS SCHOOL SITE

Planning & Building Inspection Department

Date: 1992 JAN.

Scale: 1:1500 m.

Drawn By: RENJ

NORTH WING: PROPOSED COMMUNITY RESOURCE CENTRE

SOUTH WING: EDMONDS ELEMENTARY SCHOOL



NORTH