

REPORT  
1994 November 14

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR  
AND COUNCILLORS

Re: Maintenance Program for City-Owned Heritage Buildings

RECOMMENDATION:

1. THAT Council authorize the expenditure of funds provided for in the General Development section of the Capital Budget to begin repairs to the City-owned heritage buildings identified in this report.

REPORT

The Civic Development Committee, at its meeting held on 1994 November 08, adopted the attached staff report outlining a building maintenance program for repairs to Ceperley House gardeners' cottage, the Kingsway East School 1914 and the Edgar House.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor D. Evans  
Member

Councillor D. Johnston  
Member

:COPY CITY MANAGER DIRECTOR ENGINEERING CHIEF BUILDING INSPECTOR DIRECTOR FINANCE DIRECTOR PLANNING AND BUILDING
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**TO:** CIVIC DEVELOPMENT COMMITTEE

1994 OCTOBER 04

**FROM:** DIRECTOR PLANNING & BUILDING

**SUBJECT:** MAINTENANCE PROGRAM FOR CITY-OWNED  
HERITAGE BUILDINGS

**PURPOSE:** To review the estimated cost of repairs to Edgar House (6450 Deer Lake Drive)  
and Kingsway East School 1914

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**RECOMMENDATION:**

- 1) **THAT** Council be requested to authorize the expenditure of funds provided for in the General Development section of the Capital Budget to begin repairs to the City-owned heritage buildings identified in this report.

**R E P O R T**

**1.0 BACKGROUND**

A report was submitted to Council at its meeting of 1994 September identifying essential repair works required to protect the integrity of heritage buildings from deterioration. Four buildings were identified in the report as requiring immediate repair work:

- a) Walker House - \$33,000.00
- b) Ceperley House Gardener's Cottage -\$1,000.00
- c) Kingsway East School - \$22,000.00
- d) Edgar House - \$45,000

The Walker House was considered appropriate to defer to 1995 as the existing roof was adequate to protect the structure in the short term. Repairs to the Ceperley House were considered to be minor in nature not requiring further review. The proposed repairs to Kingsway East School and Edgar House were referred to the Civic Development Committee for review of the cost estimates presented in the report.

**2.0 PROPOSED REPAIR PROGRAM**

**Kingsway East School 1914**

The estimate contained in the report was \$22,000.00.

The total roof area is approximately 613 sq.m.(6,600 sq.ft.). Based on an inspection of the roof by staff of the Engineering and Building Departments, it was concluded that the existing roof sheathing had deteriorated due to age and moisture penetration and may require replacing. While the cost estimate includes for total replacement of the sheathing, the extent of replacement may be less dependent upon results of an inspection conducted at the time of removal of the existing duroid shingles.

• Remove, dispose of existing roofing materials and damaged sheathing (assume 100%)	\$ 2,600.00
• Installation of new 1/2" plywood roof sheathing	6,200.00
• Installation of new roof including material and site clean up @ \$155 per square (100 sq.ft)	<u>10,230.00</u>
<b>Sub Total</b>	19,030.00
• Contingency @ 10%	<u>1,903.00</u>
<b>TOTAL</b>	<b><u>\$ 20,933.00</u></b>

The \$22,000.00 indicated in the 1994 September 26 report to Council appears to be a reasonable estimate providing the roof sheathing must be replaced and should therefore be considered an upset cost. The actual cost is dependent upon the extent of required removable installation of new sheathing.

#### **Edgar House**

The Edgar House has a total roof area of approximately 432 sq.m. (4,650 sq.ft.). A report submitted by Brian G. Hart Associates, Architects, and CWMM Structural Engineers Limited dated 1993 October, and an earlier report by Trow Consulting Engineers Limited in 1991 December, outlined the results of their investigation of the existing structure. This report indicated that due to the unique roof design containing various interconnecting roofforms, an allowance for additional material wastage should be taken into consideration. In addition to the roof replacement, other repairs to the roof structure were also identified and recommended to be included as part of the roof replacement work. Specific structural works would include: bridging the roof joist members, installing additional vertical supports to correct the sagging spans and replacing rotten structural members.

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• Removal of existing roofing, install new treated cedar shingles @ \$345 per square (100 sq.ft.) x 46.5 squares	\$ 16,042.00
• Repairs and replacement of deteriorated strapping	4,000.00
• Structural repairs	21,000.00
• Additional bracing of basement support system	4,000.00
• Engineering design and inspection	3,000.00
• Landscape maintenance (Parks estimate)	<u>2,000.00</u>
<b>Sub Total</b>	50,042.00
• Contingency @ 10%	<u>5,000.00</u>
<b>TOTAL</b>	<b><u>\$ 55,042.00</u></b>

The report to Council indicated an estimated cost of \$49,500.00 including contingency based on a preliminary quote received by Planning staff from a contractor experienced in heritage restoration. This estimate may be adequate depending upon the extent of structural upgrading required, however the upset cost will not exceed \$55,042.00.

### 3.0 SUMMARY

Staff have reviewed the work identified in the maintenance program for the Edgar House and the East School Building 1914. The cost estimate for the Kingsway East School, as identified in the report to Council dated 1994 September 21, is considered reasonable based on current market conditions. A detailed cost breakdown of the Edgar House however, indicated that the preliminary quotation as contained in the report may not have included the extent of upgrading identified by the Structural Engineer. It is therefore recommended that the estimated upset cost of \$55,042.00 be used for the repairs to the Edgar House. The cost estimates recommended in this report are to be considered as upset costs; actual costs may be reduced should the extent of required structural repairs identified at the time of removal of the existing roofing membranes be less than anticipated.



D. G. Stenson, DIRECTOR  
PLANNING & BUILDING

GRH:ap

cc: Chief Building Inspector  
Director Engineering  
Project Manager