

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: 1914 KINGSWAY EAST SCHOOL BUILDING

RECOMMENDATIONS:

1. **THAT** Council approve the expenditure of \$50,000.00 from the Land Assembly Reserve Funds for design and contract administration services related to the adaptive re-use of the 1914 Kingsway East School.
2. **THAT** Council authorize staff to pursue the execution of a Client/Architect Agreement for the 1914 Kingsway East School Building based on the proposal received from the Iredale Partnership.

REPORT

The Civic Development Committee, at its meeting held on 1996 October 03, adopted the attached report requesting that Council authorize execution of a client/architect agreement for the 1914 school building. The Committee advised that although the building has good structural integrity, it lacks the essential building services and life safety features required for occupancy. In keeping with Council's direction, the Committee proposed that this 8,000 sq. ft. building be adapted for use as a community hall for the South Burnaby area. This will require upgrading to meet current codes and the change of use. The Committee concluded by advising that the consultants work will include; a code analysis, detailed design, tender documents and contract administration services throughout the construction phase.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

Councillor D. Johnston
Member

: COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. REC. & CULT. SERV.
- CHIEF BUILDING INSPECTOR
- CITY SOLICITOR

TO: CIVIC DEVELOPMENT COMMITTEE

1996 SEPTEMBER 17

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: 1914 KINGSWAY EAST SCHOOL BUILDING

PURPOSE: To request that Council authorize the execution of a client/architect agreement for the 1914 school building

Recommendations:

THAT the Civic Development Committee recommend:

1. THAT Council approve the expenditure of \$50,000.00 from the Land Assembly Reserve Funds for design and contract administration services related to the adaptive re-use of the 1914 Kingsway East School.
2. THAT Council authorize staff to pursue the execution of a Client/Architect Agreement for the 1914 Kingsway East School Building based on the proposal received from The Iredale Partnership.

R E P O R T

1.0 Background

In July 1993, as part of a land exchange/purchase agreement, the City acquired ownership of the original Kingsway East School Building. This 1914 School building is located on a 1.5 acre site known as the South Burnaby Memorial Park. Although the building has good structural integrity, it lacks the essential building services and life safety features required for occupancy.

In keeping with Council's direction, it is proposed that this 8,000 sq. ft. building be adapted for use as a community hall for the South Burnaby area. This will require upgrading to meet current codes and the change of use.

In this regard staff requested proposals from ten design firms with experience in the adaptive re-use of old buildings. Of the nine proposals received by the Purchasing department and reviewed by staff the most favorable proposal and fee was received from the Iredale Partnership. This firm demonstrated that it possessed the management experience and cost effective design skills to undertake this project. The consultant's work will include; a code

analysis, detailed design, tender documents and contract administration services throughout the construction phase.

2.0 Project Summary

Renovation and upgrading of the 1914 School Building is necessary due to the change in use, the building's age and the lack of basic building services and amenities required to meet the current code standards for a public assembly facility. As part of the initial building review to determine the full extent of required upgrading an Environmental consultant will be engaged to assess and report on the hazardous material present and provide a recommendation for the safe removal of the identified materials. The building services to be upgraded include the; mechanical and electrical systems, fire protection, emergency lighting, fire alarm, and security systems. The building will also require connection to the storm, sewer, water and gas lines provided to the property line only. In addition to the upgrading proposed the building requires such basic amenities as washrooms, an internal staircase, as well as handicapped access, on site parking, landscaping and the replacement of all damaged windows.

The upgrading of this building is being assisted by Adera Development Ltd. who has offered to paint the exterior and provide some minor site improvements by clearing and seeding the area along South Oaks Crescent. All work undertaken in the adaptive re-use will respect the heritage character of the building.

The full extent of the renovations required and the estimated cost will be outlined in a future report by staff upon completion of the preliminary design.

3.0 Project Funding


Sufficient Land Assembly Reserve Funds are available and the project is included in the 1996 Land Development Component of the 1996-2000 Capital Program. The proposed budget is as follows:

Detailed Design/Tender Documents and Contract Administration	\$37,000.00
Related Project Costs	<u>\$9,500.00</u>
	\$46,500.00
Cost @ 7%	<u>\$3,255.00</u>
Total Gross Project Costs	\$49,755.00
G.S.T. Rebate (4%)	<u>\$(1,860.00)</u>
Net Project Costs	<u>\$47,895.00</u>

4.0 Conclusion

With the authorization of Council to expend Land Assembly and Development Funds and to enter into a Client/Architect Agreement with the Iredale Partnership staff will make the necessary arrangement to commence work on this project.

Upon completion of the preliminary design staff will prepare a further report detailing the extent and cost of the essential renovations and up-grading to the 1914 Kingsway East School for approval and construction funding.



D.G. STENSON, CHAIR, MAJOR CIVIC
BUILDING COORDINATION COMMITTEE



W.C. SINCLAIR, DIRECTOR ENGINEERING

RP:jk

cc: Director Finance
Director Parks & Recreation
Chief Building Inspector