

REPORT  
1996 October 07

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR  
AND COUNCILLORS

SUBJECT: 5255 Sperling Avenue  
W.S. Walker House

Recommendation:

1. THAT Council authorize the expenditure of an additional \$23,000 from the 1996 Land Assembly portion of the Capital Budget for the upgrading and major repair of the Walker House at 5255 Sperling Avenue.

REPORT

The Community Heritage Commission, at its meeting held on 1996 September 25 received and adopted the attached report providing an update of the current estimated costs for the upgrade of the Walker House at 5255 Sperling Avenue.

Your Committee therefore recommends Council's approval for additional funding to allow for the upgrading of the Walker House.

Funds have been budgeted in the 1996 Land Assembly Capital Budget for upgrading of heritage buildings.

Respectfully submitted,

Councillor Doreen Lawson  
Chair

Councillor Doug Drummond  
Vice Chair

: COPY - CITY MANAGER  
- DIR. PLNG. & BLDG.  
- DIRECTOR FINANCE

**CITY OF BURNABY  
INTER-OFFICE COMMUNICATION**

TO: COMMUNITY HERITAGE COMMISSION 1996 September 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 5255 SPERLING AVENUE (W. J. WALKER HOUSE)

PURPOSE: To provide an update of the current estimated costs for the upgrade of the Walker House for rental purposes.

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**RECOMMENDATION:**

1. THAT Council be requested to authorize the expenditure of an additional \$23,000 from the 1996 Land Assembly portion of the Capital Budget for the upgrading and major repair of the Walker House at 5255 Sperling Avenue.

**R E P O R T**

**1.0 Background:**

On 1996 May 22 the Community Heritage Commission received and approved a report from staff which requested approval for the expenditure of up to \$72,000 for the repair and upgrading of the W. J. Walker House. This request was forwarded to Council and was subsequently approved following review by Council on 1996 May 27.

Work on the site was started in June and the foundation was exposed by removing the boards covering the space between the post foundation and the main floor. The Engineering Department stopped work on the project as major foundation repairs are beyond the scope of the work done by the maintenance staff.

The problem was presented to the Civic Project Management staff who have wider experience in major repairs. They in turn looked at the entire building and recommended that the contractor who has just completed the work on the Edgar House be brought in to advise on the cost of raising the house and putting in a new foundation and doing all the other required work. The contractor provided a budget of \$22,600 for a new foundation or \$12,500 to repair the existing footings. The contractor suggested a budget for a new foundation plus all the work required to repair the whole building to a standard similar to the Edgar House would be \$82,850 plus GST.

**2.0 Proposed Course of Action:**

The current estimated cost of the repairs has increased from \$72,000 to approximately \$82,850. With GST and a contingency allowance the total would increase to approximately \$95,000. This represents an increase of \$23,000 over the original cost estimate which did not include a new foundation.

In addition the scope of work has been increased slightly to include \$4,350 worth of work to demolish all the additions to the house which will much improve the appearance of the building.

It is recommended that Council be requested to approve an additional \$23,000 from the existing 1996 Land Assembly portion of the Capital Budget to allow the repair for the occupancy of the building for interim rental purposes until such time in the future that the building can be put to public use.

The Finance Department advises that the payback time is on the order of nine to ten years from the rental income stream assuming a total project cost of \$95,000 and an estimated annual rental income of \$10,800 per year. (\$900./month)

It is recommended that the project be supervised by the Civic Project Management staff in the same way as the Edgar House which came in well within estimated costs.



D. G. Stenson  
Director Planning and Building

BR:hr

cc: Director Engineering  
Chief Building Inspector  
Director Parks and Recreation Department  
Director Finance

