

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: CEPERLEY MANSION EXTERIOR STABILIZATION AND FIRE CODE
UPGRADE

RECOMMENDATION:

1. **THAT** Council approve the expenditure of \$124,000 included in the 1999 Land Assembly and development component of the 1999 to 2003 Capital Program to finance the balance of construction for the Ceperley Mansion.

REPORT

The Civic Development Committee, at its meeting held on 1999 May 27, received and adopted the *attached* report summarizing construction progress on the Ceperley Mansion renovation project and requesting approval for the expenditure of 1999 Capital Funds to finance the balance of life safety and code upgrade work.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

Councillor D. Johnston
Member

:COPY - CITY MANAGER
- DIRECTOR FINANCE
- CHIEF BUILDING INSPECTOR
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES
- DIRECTOR PLANNING & BUILDING
- CITY SOLICITOR

TO: CHAIR AND MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1999 May 27

FROM: DIRECTOR OF PLANNING AND BUILDING

SUBJECT: CEPERLEY MANSION EXTERIOR STABILIZATION AND
FIRE CODE UPGRADE

PURPOSE: To provide a progress report on Phase I construction and to request Council approval for the expenditure of 1999 Capital Funds to finance the balance of life safety and code upgrade works to the Ceperley Mansion.

RECOMMENDATION:

1. THAT Council be requested to approve the expenditure of \$124,000 included in the 1999 Land Assembly and development component of the 1999 to 2003 Capital Program to finance the balance of construction for the Ceperley Mansion

R E P O R T

BACKGROUND:

On 1998 July 16 the Civic Development Committee received and adopted a report which recommended to Council the Stabilization and Code Upgrade of the Ceperley Mansion "Fairâeres". The project's aim was to stabilize and improve the historic exterior of this landmark civic building and allow for life/safety renovations and improvements to the interior to establish modern code compliance.

Construction Progress Update

Phase I of the Ceperley Mansion upgrade project is now complete. This first phase included demolition of the verandah enclosure and major structural upgrading of the verandah. The work was completed on time and on budget. Phase II will commence by the first week of 1999 June. This phase involves demolition of the dilapidated three storey 'turret' and reconstruction of the original tower room on the south side, removal of the exit stair from the second level of the east deck and the installation of a disabled lift to the front door of the gallery.

Building Code Compliance Studies

The Ceperley Mansion renovation has been pursued under the auspices of the Building Department Project Management group. Further, more detailed studies were initiated regarding the building's existing code deficiencies. Several required improvements have been identified for consideration at this time. The completion of this work, during scheduled renovations over the summer while the building is closed to the public, will achieve cost efficiencies and an improved, more versatile public assembly space.

CIVIC DEVELOPMENT COMMITTEE
Cepertley Mansion Exterior Stabilization and Fire Code Upgrade
1999 May 27

The main concern highlighted by this code review is the inadequate existing electrical system which incorporated the original residential system and 1966 Centennial Art Gallery renovation. In the course of detailed inspection by an electrical engineer, several required improvements are found to be necessary to rectify unsafe/non-complying conditions. In addition, the provision for improved access for disabled persons through the installation of a mechanical lift and the construction of a main floor restroom was also deemed an essential code compliance issue. These additions will also improve the utility of the building for rental receptions and public events. The provision of a disabled lift has been made a priority for civic accessibility funds and has been approved for the current project tender.

The consultant is now in the process of preparing drawings and specifications suitable for tender, for the final phase of this project. This phase will include the installation of a fire alarm system, sprinkler system, interior exit stairwell and other building code upgrades. In addition to this work, the consultant's report indicates that further code upgrading, additional electrical and mechanical work as well as handicapped upgrading, are required in order to bring the building into compliance with current Fire and Building Codes. In this regard, additional funding is required to complete these items of work.

FUNDING SUMMARY

Spent to date	Phase I	-	\$149,000
Estimated cost	Phase II	-	\$ 65,000
Estimated cost	Phase III	-	<u>\$245,000</u>
	Total:	-	\$459,000
	Less Current Funding in place	-	<u>\$335,000</u>
	Additional funding required	-	\$124,000

Therefore, if the Civic Development Committee concurs with the recommendations contained in this report, staff recommend that the Committee request Council to approve an expenditure of \$124,000 to finance these works. Sufficient Capital reserves are available for this project in the city heritage building funding allocation in the 1999 Land Assembly and development component of the 1999 to 2003 Capital Program.



D. G. Stenson, Chair, Major Civic Building
Project Coordination Committee


W. C. Sinclair, Director Engineering

JW/TA/ds
cc: Director Finance
City Solicitor
Chief Building Inspector
Director Parks, Recreation and Cultural Services

