

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: BURNABY HEIGHTS RESOURCE CENTRE

RECOMMENDATIONS:

1. That Council approve the improvement strategy as described in Section 4.0 in this report.
2. That the short term improvement program be included in the capital budget discussion for 2001.
3. That a copy of this report be forwarded to the Parks and Recreation Commission.

REPORT

The Civic Development Committee, at its Open meeting held on 2000 July 06, approved a building improvement strategy for the Burnaby Heights Resource Centre. The Committee recommended a short term building improvement program at a cost of \$500,000. The Committee further recommended that a review be conducted of longer term strategies for the future serviceability of the building and future use of the associated site area within Confederation Park.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

: COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. PARKS, REC. & CULT. SERV.
- CHIEF LICENCE INSP.

Councillor G. Begin
Member

Councillor D. Evans
Member

TO: CHAIRPERSON & MEMBERS
CIVIC DEVELOPMENT COMMITTEE

DATE: 2000 07 24

FROM: DIRECTOR ENGINEERING

FILE: 80-06-04

SUBJECT: BURNABY HEIGHTS RESOURCE CENTRE

PURPOSE: To recommend to the Committee and Council a building improvement strategy for the Burnaby Heights Resource Centre

RECOMMENDATION:

THAT the Committee recommend to Council:

1. That the improvement strategy as described in Section 4.0 in this report be approved;
2. That the short term improvement program be included in the capital budget discussion for 2001.
3. That a copy of this report be forwarded to the Parks and Recreation Commission.

R E P O R T

1.0 BACKGROUND

In the early 1990's, a comprehensive land exchange/purchase agreement was established between the City and the School Board for the development of the Burnaby South Secondary School. Under the agreement, the Burnaby Heights facility (a former school building) was transferred to the City.

The former school building has since been maintained by the City and operated as a resource centre for not-for-profit organizations providing services in line with the City's social goals.

As the building and its aging infrastructure are approaching the end of their life cycle, a decision is needed as to what level of capital improvements are required in order to support current and future community uses in the centre. The purpose of this report is to present the results of a building condition assessment conducted by a team of structural, mechanical and electrical engineers. The objectives of the assessment were to confirm the existing building condition to identify deficiencies and to determine improvements required.

The results of the assessment are presented in this report as a context paper for the development of a more comprehensive strategy for the future of the Resource Centre.

2.0 EXISTING BUILDING CONDITION

The Burnaby Heights Resource Centre is located at 250 Willingdon Avenue, to the south of Eileen Dailly pool. The building was originally built in 1947 and was subsequently expanded in 1952 and 1973. The 2-storey building has been converted to community uses and undergone extensive interior remodelling over the years by user groups.

Notwithstanding the ongoing building maintenance carried out by the City and the best effort of the tenants to upkeep the interior leased space, concerns have been raised by the tenants regarding the long term building electrical, heating and plumbing improvement plan.

In order to develop an effective building maintenance plan to support the continued use of the facility, a building condition survey and audit was conducted with the following specific objectives:

- Assess the building condition and identify key deficiencies
- Prepare preliminary cost estimates for building improvements required in the short (5 year) and medium (15 years+) terms.

The building audit was performed by a team of structural, electrical and mechanical engineers. The assessment is now complete and the conclusions are summarized as follows:

- The structural element of the building is in generally good condition with the exception of a few minor deficiencies in the gymnasium.
- The building stucco cladding is reaching the end of its service life. Surface cracking, separation and water penetration are observed at several locations. In order to confirm the extent of moisture build-up behind the cladding and to develop a strategy to extend the life of the stucco or replace the cladding, further investigation and core sampling are required.
- Approximately 20% of the total roof area is in poor condition and requires replacement. The remaining roof areas were replaced within the last 10 years and have a remaining service life ranging from 10 to 20 years.
- The existing life safety systems (fire protection and emergency access) need to be upgraded to meet current code requirements.

- The existing mechanical system (low temperature hot water radiation) is old and in poor condition. Presently, there is no mechanical ventilation system in the building. Although a new HVAC system is desired by many tenants in the building, the condition of the building envelope is as such that it would be inefficient to heat or cool the building with a new HVAC system without improving the building envelope.
- The existing electrical system is old and obsolete. The system capacity is marginally adequate for the current uses. A complete overhaul of the lighting system is desirable to improve energy efficiency and performance.
- The majority of the hazardous materials (asbestos) was removed under the original land exchange program with the School Board. There are asbestos containing wallboards and floor tiles that still exist in the building which are to be removed as part of the future building renovation or demolition program.

In general, the building audit confirms that the building is structurally sound however, other key elements such as exterior cladding, electrical and mechanical systems are reaching the end of their service life and need to be addressed if the building is to be kept in operation.

3.0 BUILDING IMPROVEMENT OPTIONS

It should be noted that over the past few years, staff have received numerous service requests from the user groups in the building pertaining to faulty plumbing, inadequate heating, faulty lighting and outdated flooring, etc. Since the transfer of the building to the City, the City has undertaken minor capital improvements (partial roof replacement, plumbing upgrade, light fixture replacement) as well as other ongoing maintenance works that are required to protect the integrity of the building. With the aging building components, an overall building utilization strategy should be developed for the Resource Centre.

Having completed the building audit and identified improvements required for immediate and long term needs, several options are available for Council's consideration. The adoption of any one of the options by Council would allow staff to proceed to the next phase of developing the appropriate building utilization strategy for the Resource Centre.

Alternative 1 - Maintain Building at Current Level

Continue with the current maintenance level which includes general building maintenance and provisions for limited interior/exterior painting. The 2000 general building maintenance budget for the centre is approximately \$80,000. The current budget level has no provision for major repair to the building infrastructure. Based on past maintenance experience and the present condition of the building, it is expected that a higher level of expenditure would be required within the next 2 -3 years to maintain the existing systems and to protect the building surface from further water damage.

Alternative 2 - Upgrade Building - Short Term Program

This strategy presents an improvement plan to address immediate building needs. Key components of the short term program include:

- Replace existing boilers
- Minor repair to the exterior stucco surface
- Remediate foundation wall seepage
- Ventilate interior space
- Fire safety upgrades (fire separation, corridor separation and basement fire exit system)
- Seismic upgrade to the gymnasium

The estimated cost of the short term program is approximately \$500,000 and the program can be undertaken in one year or phased over a two-year period. The short term program provides the means to address the immediate building needs and could possibly extend the building life for a further 5 to 10 year period. However, further improvements would be needed if the building is to be kept for a longer term.

Alternative 3 - Upgrade Building - Medium Term Program

To retain the building in the medium term (15+ years) would require considerable expenditure of funds over and above the short term program. This included key components such as:

- Replace stucco cladding
- Replace hot water piping
- Replace partial roof
- Upgrade disabled access
- Provide ventilation to meet code requirement
- Replace radiation and control system
- Replace lighting

The estimated cost of the medium term improvements, in addition to the short term program is approximately \$3.3M. The most cost significant item in the medium term program is the stucco replacement which accounts for approximately \$1.4M.

4.0 RECOMMENDED STRATEGY

While the general assessment of the building has identified many deficiencies that require remediation, some of the improvements that are not related to life safety and structural integrity of the building are not practical to implement due to the age of the building and the condition of the building infrastructure. In order to maintain the current function of the building and to meet the operating requirements of the user groups, it is recommended that a phased improvement approach be adopted for the building. The recommended strategy would include the following:

- Adopt the short term improvement program (\$500,000) and phase the work over a two year period.
- Conduct a review of longer term strategies for the future serviceability of the building and future use of the associated site area within Confederation Park.

The above recommendation provides a flexible approach to address the short term building improvement needs and to develop a long term site utilization plan.

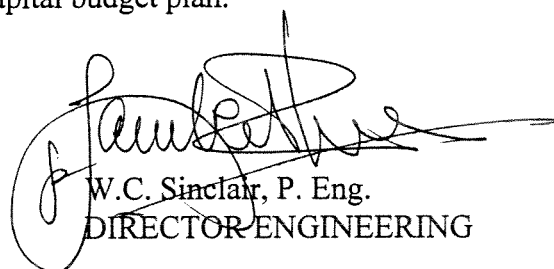
5.0 CONCLUSION

Since the transfer of the Burnaby Heights school building to the City in the early 1990's, the building has been used by many community groups as a resource centre for the delivery of a variety of social and family health services.

Although the building has been operating satisfactorily over the years, there is a need to develop a cost effective and practical strategy to address the aging building infrastructure issue. A recent building assessment conducted by a team of structural, mechanical and electrical engineers concluded that the overall condition of the building mechanical and electrical systems is antique and below current standards.

The investment of \$500,000 over a two year period to meet short term building needs would extend the existing facility service life for a further 5+ years. Prior to developing a long term strategy for the building, it is recommended that a land use review of the existing facility site be undertaken with consideration to future building, program and tenants needs as well as recreational needs within Confederation Park. The review would be pursued with respect to the Park Master Plan and the need to continue with the provision of community services.

Therefore, it is recommended that the strategy described in Section 4 in this report be adopted and commencing in 2001, the improvement program (short term) and the long term facility site review be incorporated into the City's capital budget plan.



W.C. Sinclair, P. Eng.
DIRECTOR ENGINEERING

LSC:jh

cc: City Manager
Director Planning & Building
Director Finance
Director Parks, Recreation & Cultural Services