

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

Re: Ceperley Mansion - Exterior Stabilization and Fire Code Upgrade  
Wrap-Up Report

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

The Civic Development Committee, at its meeting held on 2000 January 27, received and adopted the *attached* report providing a construction wrap-up and financial summary for the renovation project at Ceperley Mansion. The Committee advised that the project was completed on schedule and within the approved budget.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor G. Begin  
Member

Councillor D. Evans  
Member

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

**TO:** CHAIR AND MEMBERS OF THE  
CIVIC DEVELOPMENT COMMITTEE

2000 January 20

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** CEPERLEY MANSION-  
EXTERIOR STABILIZATION AND FIRE CODE UPGRADE  
Wrap-Up Report

**PURPOSE:** To provide the Committee with a progress update/wrap-up report on the renovation project at the Ceperley Mansion

---

---

**Recommendation:**

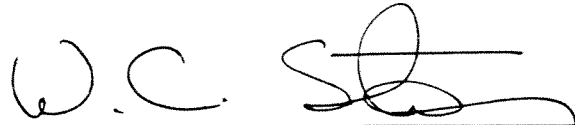
1. THAT this report be received for information purposes.

**REPORT**

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 "Fairacres". 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.

The project was undertaken in three phases and involved two general contractors, Morse Construction Ltd. (Phase 1 and 2) and RJR Construction Ltd. (Phase 3). Phase 1 included demolition of the verandah (east side) enclosure and major structural upgrading of the verandah floor and roof structure. Phase 2 involved the 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. The final phase of this restoration included the installation of a fire alarm system, sprinkler system, interior exit stairwell and other building code and electrical/mechanical upgrades which were deemed to be necessary at this time. The stabilization work and upgrading not only substantially benefits the facility in terms of use, but also materially extends the life of the building. This has been executed in a manner that respects the heritage value of the building and enhances the attractiveness of the facility as a venue for a wide variety of public and rental functions.

The project was completed within the time frame allotted and within budget. Except for minor deficiencies being addressed by the Contractor the work is substantially complete. A financial summary of the expenditures is attached in Appendix "A".



W.C. Sinclair, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



D.G. Stenson, DIRECTOR PLANNING  
AND BUILDING

TA:mdw  
c:/.../tony/reports/cdc/ceperleystabilization

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

# APPENDIX "A"

## Financial Summary

Expenditures .....	\$ 447,800
(Phase I, II, III)	
* Future expenditure-August 2000 .....	\$ <u>25,000</u>
<u>TOTAL EXPENDITURES</u> .....	\$ 472,800
PROJECT BUDGET .....	\$ 481,000
PROJECT SURPLUS .....	\$ 8,200

\*Note\*:

*Due to the Art Gallery's schedule for shows and events, it is not possible at this time to complete the work associated with hardwood floors on the second level. The floors will be completed in August of 2000 (the next available date between art shows). This expenditure is reflected above (\$25,000).*