

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: CITY HALL - WEST COURTYARD REPLACEMENT PROJECT**

RECOMMENDATION:

1. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,050,000 (inclusive of GST @ 7%) for the design and replacement of the West Courtyard at City Hall.

REPORT

The Civic Development Committee, at a Joint meeting with Council held on 2001 March 12, received and adopted the *attached* report requesting Council approval to bring down a Capital Reserves Expenditure Bylaw for the design and replacement of the West Courtyard at City Hall. The Committee advised that the proposed design retains the current general layout providing parking and loading at the southern edge, a plaza capable of seating up to 700 people and a raised podium adjacent to the west face of the building. The Committee further advised that the design is enhanced by a partially covered structure which provides power, water and gas hook-up for public events and a "Citizen Plaza" comprised of 2,001 individual inscribed pavers.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor G. Begin  
Member

Councillor D. Evans  
Member

**TO:** CIVIC DEVELOPMENT COMMITTEE

2001 March 07

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

**SUBJECT:** City Hall - West Courtyard Replacement Project

**PURPOSE:** To obtain Council approval to bring down a Capital Reserves Expenditure Bylaw for the design and replacement of the West Courtyard at City Hall.

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**Recommendation:**

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,050,000 (inclusive of GST @ 7%) for the design and replacement of the West Courtyard at City Hall.

**R E P O R T**

**Background:**

Over recent years the City's Occupational Health and Safety Committee has identified a number of safety concerns with the grounds and walkways around the City Hall Complex. The existing brick tile paving was installed in the mid-1970's and proved to be a durable surface. However, due to its age a significant portion of the pavement surface poses a safety hazard. A combination of settlement, cracking, frost damage and lifting by tree roots has contributed to its deterioration. These elements combined with very slippery surface conditions during the wet and cold seasons have resulted in a number of accidents and injuries in recent years.

Based on the issues and concerns identified by the Safety Committee, a report with several recommendations was forwarded to Council in 2000 January. The report illustrated the need to

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*Purpose: To obtain Council approval to bring down a Capital Reserves Expenditure Bylaw for this project*

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undertake some major corrective maintenance work in the public walkways and courtyard areas. The review examined a number of replacement options that took into consideration safety, durability, costs, lighting, building access improvements, and design enhancements. At the conclusion of the design exercise it was determined that replacing the brick tiles with a patterned durable concrete pavement was the most cost effective surface material and best addressed the safety issues.

The undertaking of the pavement replacement generated by safety concerns and major maintenance repairs provided the City with an opportunity to enhance the grounds both aesthetically and functionally. The enhancement options were incorporated at a reasonable cost given the scope of the maintenance related work being performed by the Contractor. The enhancement scope provides for a "Millennium Garden" on the north side of the grounds, the costs of which were significantly offset by a "British Columbia Community Spirit" grant and a "Citizen Plaza" being designed for the West courtyard that would encourage visits and use by Burnaby citizens. The details of the Citizen Plaza Commemorative Paver Project are contained in a separate report on the Committee's agenda.

The project is being undertaken in two stages to facilitate full public access to City Hall. The work currently underway includes the reconstructed north and east walkways and the Millennium Garden which is situated on the north grounds. Design work is also well advanced on the West Courtyard and Citizen Plaza which involves the replacement of the brick tile surfaces and stairs due to safety concerns. During this stage of construction the public and staff will be directed to use the new enhanced north building entrance until the balance of the replacement work is completed.

With respect to the current contract, Bynett Construction Services has now completed approximately 80% of their contract with the City. The execution of the concrete finishing work is of a very high quality on both the flatwork and the vertical elements. With the completion of the hard surfaces and the shelter structure the Contractor's focus will be on the installation of the topsoil and soft landscaping. The full planting subject to suitable weather is expected to take approximately three weeks. The contractor's schedule indicates a substantial completion date of late 2001 March. The project is on budget and on schedule.

#### West Courtyard Replacement:

Based on previous approvals by the Civic Development Committee and Council on the design concept and cost estimates provided, the consulting team has now advanced the courtyard design for further review and comment. In general terms the Courtyard pavement design replicates and becomes an extension of the newly constructed surfaces on the north and east sides of the building. The design also proposes to remove existing stairs and barriers by lowering the existing courtyard grade to the same surface elevation under the covered walkway. This will provide greater safety and accessibility to the space for public events and general use.

As previously indicated, the bulk of the Courtyard reconstruction has been generated by the need to replace the deteriorating surfaces. The proposed design retains the current general layout providing parking and loading at the southern edge, a plaza capable of seating up to 700 and a raised podium adjacent to the west face of the building. The design is enhanced by a partially covered structure which provides power, water and gas hook-up for public events and a "Citizen Plaza" comprised of 2001 individual inscribed pavers for purchase by Burnaby residents, businesses or groups with a connection to the City. A component of this project is the opportunity for celebrating citizen involvement and fund raising by Burnaby charitable or non-profit organizations.

Project Costs/Schedule:

Cost estimates have been generated on the reconstructive work and the enhancement elements and compare favourably with the previous estimates provided to the Committee and Council.

Based on the work completed to date the following is a summary of West courtyard estimated replacement costs:

Construction (including structures) .....	\$ 820,000.
Consulting Fees (balance to complete) .....	\$ 70,000.
* Millennium Pavers .....	\$ 100,000.
Project contingency .....	<u>\$ 60,000.</u>
<b>TOTAL .....</b>	<b>\$1,050,000.</b>

\* Note:

Potentially up to 50% of the Millennium pavers cost may be recoverable depending on sales.

Sufficient Capital Reserve funds are available to finance the project and are included in the 2001-2005 Annual Capital Program.

Conclusion:

It is highly desirable to undertake the Courtyard replacement work during the 2001 summer period. Subject to receiving the necessary approvals from the Civic Development Committee and Council, staff will work with the consulting team to finalize the working drawings and prepare for tendering in 2001 May. In this regard it is recommended that the Civic Development Committee advance a report to Council requesting that a Capital Reserves Expenditure Bylaw be brought down in the

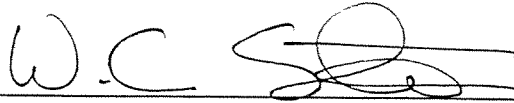
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amount of \$1,050,000 (inclusive of GST @ 7%) to finance the West Courtyard Replacement Project. This will complete the removal of the existing brick tile paving around the main complex and entrance to the West Building.



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



D.G. STENSON, DIRECTOR PLANNING & BUILDING



GEORGE HUMPHREY,  
CHIEF BUILDING INSPECTOR

JC:mdw

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cc: City Manager  
Deputy City Manager-Corporate Labour Relations  
Deputy City Manager-Corporate Services  
Director Finance

