

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: KINGSWAY EAST COMMUNITY CENTRE - CONSTRUCTION STATUS  
REPORT**

**RECOMMENDATION:**

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

R E P O R T

The Civic Development Committee, at its Open meeting held on 2002 May 23, received and adopted the *attached* report providing a summary of construction progress on the Kingsway East Community Centre Project. The Committee advised that the work to date is of good quality and proceeding in an organized manner. The Committee further advised that the project is within the approved budget and completion is anticipated by 2002 August.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor G. Begin  
Vice Chairman

Councillor D. Evans  
Member

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

**TO:** CIVIC DEVELOPMENT COMMITTEE

2002 MAY 16

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

**SUBJECT:** KINGSWAY EAST COMMUNITY CENTRE -  
CONSTRUCTION STATUS REPORT

**PURPOSE:** To provide a status update on the construction progress.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

**1.0 BACKGROUND:**

The Kingsway East School was built in 1914 and eventually became part of the old Burnaby South High School. From its early days as a four (4) room school, the building was later used as a cafeteria, staff lounge and last as a theatre for school productions. In 1993 as part of a land exchange/purchase agreement with the Burnaby School District No. 41, the City acquired ownership of the school building and the adjacent tennis courts for incorporation into a new park named "Burnaby South Memorial Park". In recognition of the 1914 school's status as the oldest surviving school and its significant architectural merit, Council designated it as a heritage site.

In 1996, Council authorized the execution of a client/architect agreement with the Iredale Partnership to undertake a detailed analysis and subsequent preparation of suitable tender documents for the purpose of renovating this heritage building. However, without a viable user group to occupy the future Community Centre and due to being unsuccessful in obtaining an infrastructure grant to assist in the re-development, the completed documents were not issued for tender.

In May 2001 Council directed staff to pursue the redevelopment of the 1914 School Building by way of a density bonus to Appia Developments for the proposed Gemini II tower located across the street. The density bonus in the amount of \$875,359.00 makes up 70% of the \$1,250,000.00 construction value. The balance of funding is being provided through the use of Casino funds. An agreement based on the drawings prepared by Lawrence Doyle Architect Inc. was reached with the developer in 2001 December and a construction contract was signed on 2002 January 14.

## 2.0 CONSTRUCTION STATUS:

By the week of 2002 January 21, Appia Developments Ltd. began work on site with the selective demolition and hazardous waste removal. This work involved removing all interior finishes, partitions, basement slab, old mechanical and electrical equipment and all exterior stairs. Following the asbestos abatement and during selective demolition, the contractor began upgrading the existing heavy timber trusses and exterior walls in order to "clear-span" the upper floor. By the end of February the selective demolition was 90% complete, 50% of the perimeter drain tile had been replaced and the structural upgrading was well under way.

During the month of March the contractor completed the truss upgrading, below slab plumbing, basement slab and the perimeter drain tile. Work had begun on the sprinkler system and rough-in of the mechanical and electrical systems. In addition, the rough framing of the new interior partitions and other structural upgrading was 90% complete by the end of March. By mid-April the connections to storm, sanitary and water services had been completed, the attic fire separation was under construction and carpenters were removing a section of the existing floor for the new entrance, stairs and Handicap lift.

By the end of April, the new entrance framing and stairs were structurally complete. Other work completed included the insulation and boarding of the upper floor ceiling and structural plywood to the underside of the main floor. The electrical rough-in was 80% complete and mechanical was approximately 60% complete. During the first two weeks of May, the contractor completed the installation of the main electrical switch gear, handicap lift and insulation of the exterior walls complete with vapour barrier and plywood sheathing. The front entrance canopy had also been constructed at this time. Work is currently proceeding on the application of steel studs for the new ceiling bulkheads.

Work over the next month will include completing the steel studs and drywall, window replacement and preparation of exterior surfaces for painting.


Work to date is of a good quality and proceeding in an organized manner. The project is within the approved budget and completion is anticipated by 2002 August.

Staff will continue to monitor the construction progress and provide further details in future reports to the Committee.



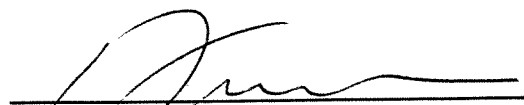
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W.C. SINCLAIR, CHAIR,  
MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



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*for* J. S. BELHOUSE, DIRECTOR PLANNING &  
BUILDING



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KATE FRIARS, DIRECTOR PARKS,  
RECREATION & CULTURAL SERVICES

JC/RP:mdw  
q:\...KswyECommCtr.Mar  
*Attach.*

cc: City Manager  
Deputy City Manager  
Director Finance  
Chief Building Inspector