

**TO:** CITY MANAGER 2002 October 24

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

**SUBJECT:** ALAN EMMOTT CENTRE  
(Kingsway East 1914 School Building)

**PURPOSE:** To provide Council a wrap-up report on the complete construction and overall project costs.

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**Recommendation:**

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

**REPORT**

1.01 **Background:**

The Kingsway East School was designed by architect Joseph Bowman in the Arts and Crafts style. This well proportioned building incorporated a large entrance portico on the south side, facing the Interurban Line. It also featured generous window openings, large decorative eaves brackets and panelled gable ends. The building was the first on the Burnaby South School site. It served initially as an elementary school but was intended for and was utilized as a high school which opened in 1922. It has served as the industrial arts building and later as the drama/theatre facility. In 1992 when the site was obtained by the City as a neighbourhood park, this building and the associated memorial tennis courts and Cenotaph on the site were given a heritage designation.

Due to the years of use, modifications and lack of any recent upgrading the existing building could not be used in its present state. In this regard staff was authorized to pursue an agreement with a local developer for funding to assist in the redevelopment of the 1914 School building. An agreement was reached with Appia Developments through the granting of a density bonus for an increase in height of a previously proposed tower across the street from the school building.

In late January 2002 Appia Developments commenced the restoration of the 1914 school house at 6650 Southoaks Crescent. The details of the construction progress were previously summarized in past reports to the Civic Development Committee. Since staff's last report in September, the Contractor and its subtrades have completed the outstanding work and are currently attending to the last remaining details. An occupancy permit was issued on 2002 October 18. The financial summary in this report outlines the final project costs for the refurbishment of the 1914 School Building.

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## 2.0 Use of the Building:

The Kingsway East 1914 School Building, now renamed the Alan Emmott Centre, presents a unique opportunity for the community to use and enjoy a building which has been part of the history of the neighbourhood. It is envisioned that the Centre will become a social hub of the neighbourhood playing the role of a community hall rather than providing the full range of services found in community or recreation centres.

The upper floor of the Alan Emmott Centre will be programmed and operated by the Parks, Recreation and Cultural Services Department. Probable uses include allotments to a small number of year-round community groups who would use the space two or three times per week, as well as offerings of departmental fitness/wellness programs. The upper floor will also be made available for private events such as weddings and banquets. It is anticipated that activities in the upper floor will commence in late 2002 or early 2003.

The lower floor has been leased to the Community-Centred College for the Retired (CCCR) for a five year period, as approved by Council at its meeting of 2002 October 21. The CCCR provides seniors with educational opportunities and, at present, offers thirty (30) courses, including such diverse topics as creative writing, bridge, piano and computer skills. The organization is agreeable to sharing one of the classrooms with other community groups on evenings, weekends and during the summer when it will not be using the space, and to sharing the office space with the Parks, Recreation and Cultural Services Department. The CCCR is preparing to start operations from the Alan Emmott Centre in early January 2003, at the beginning of its winter/spring semester.

## 3.0 Financial Summary:

The construction costs to refurbish the Alan Emmott Centre were primarily financed through a density bonus agreement with Appia Developments with the balance of funding being contributed through the use of Casino funds.

### 3.1 APPROVED FUNDING:

• Density bonus (Appia Developments)	\$ 875,539.00
• Casino Funds	<u>\$ 500,000.00</u>
Total Approved Funding (inclusive of GST @ 3%)	\$ 1,375,539.00

### 3.2 PROJECT EXPENDITURES:

• Original Contract Value (Appia Developments)	\$ 1,250,000.00
• Additions to Contract	\$ 35,725.00
• Deductions to Contract	<u>\$ 0.00</u>
REVISED CONTRACT VALUE	\$ 1,285,725.00
• Related Miscellaneous Project Costs	\$ 26,393.00
• GST @ 3%	<u>\$ 39,364.00</u>
TOTAL PROJECT EXPENDITURES	\$ 1,351,482.00
PROJECT SURPLUS	\$ 24,057.00

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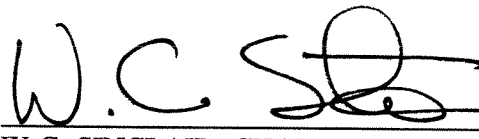
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In addition to the project surplus, it has been determined by the Finance Department that based on the proposed uses and operation of the Alan Emmott Centre, the full GST paid on the project (i.e.: \$39,364.00) will be fully recoverable to the City.

4.0 Conclusion:

An Occupancy Permit for the renovated building was issued on 2002 October 18. Except for some minor deficiencies the contract with Appia Developments is now complete. The project was completed within the approved budget and schedule.

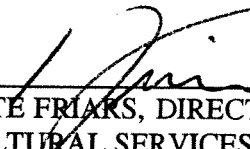
Over the next few weeks project staff will be working with and assisting the new lower floor tenants (Community-Centred College for the Retired) with their move and any minor improvements they wish to undertake in their new facility.



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



J.S. BELHOUSE, DIRECTOR PLANNING & BUILDING



KATE FRIARS, DIRECTOR PARKS, RECREATION &  
CULTURAL SERVICES

JC/RP:mdw

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cc: Deputy City Manager  
Director Finance  
Chief Building Inspector

