

CITY OF BURNABY

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: CITY HALL MECHANICAL TOWERS - RE-CLADDING PROJECT**

**RECOMMENDATION:**

1. **THAT** Council authorize the expenditure of \$105,000 from the surplus funds remaining on the Courtyard Refurbishment Project to cover the re-cladding costs on the City Hall mechanical towers.

REPORT

The Finance and Civic Development Committee at its Open meeting held on 2003 January 23, received and adopted the *attached* report providing information on the City Hall Mechanical Towers Re-Cladding Project.

Respectfully submitted,

Mayor Derek R. Corrigan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor N. Volkow  
Member

COPY - CITY MANAGER  
- CHIEF BUILDING INSPECTOR  
- DIRECTOR FINANCE  
- ASSISTANT CHF. BLDG. INSP. PROJECT MGT ADMIN.

**TO:** CIVIC DEVELOPMENT COMMITTEE

2003 January 16

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

**SUBJECT:** City Hall Mechanical Towers - Re-Cladding Project

**PURPOSE:** To provide the Committee with information on the City Hall Mechanical Towers Re-Cladding Project.

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**R E P O R T**

Appearing on the 2002 October 21 Council agenda was a wrap-up report from the Civic Development Committee on the completion of the Courtyard Refurbishment project.

The work consisted of a redevelopment of the City Hall Courtyard primarily in response to safety and maintenance issues. The report noted a project surplus of \$148,443.

During the course of the construction it was discovered that a number of ceramic tiles on the building's mechanical towers were delaminating from the wall surface posing a significant safety hazard. Upon a detailed inspection of the tile surfaces it was noted that there were several areas that had delaminated or were poorly bonded to the concrete sub-surface. The existing ceramic tiles were installed in 1974 and are no longer manufactured.

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In light of the potential safety hazard, various remedial solutions were explored by the City's consultant which all included the replacement of the existing tiles. The systems considered included:

- metal panels
- EIFS (Exterior Insulation and Finishing System) i.e.: Stucco
- porcelain tiles.

The three (3) options were evaluated on durability, low maintenance, appearance and cost. Based on the evaluation criteria it was determined that re-cladding the towers with porcelain tiles was the preferred option. The estimated cost to undertake the refurbishment work is estimated at \$105,000 which includes a 10% contingency.

In this regard, it is recommended that a portion of the surplus funds remaining from the Courtyard project be allocated to undertake the necessary replacement work.

Subject to receiving the necessary approval staff will proceed with the tendering process and undertake the work as soon as the weather permits.

  
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J.S. BELHOUSE, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE

  
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W.C. SINCLAIR, DIRECTOR ENGINEERING

  
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GEORGE HUMPHREY,  
CHIEF BUILDING INSPECTOR

TA:mdw

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cc: City Manager  
Director Finance  
Assistant Chief Building Inspector-  
Project Management / Administration

