
TO: CITY MANAGER **DATE:** 2009 NOVEMBER 17

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: DECONSTRUCTION OF BURNABY HEIGHTS RESOURCE CENTRE

PURPOSE: To obtain Council approval for a Capital reserves Expenditure Bylaw to finance deconstruction of the Burnaby Heights Resource Centre.

RECOMMENDATIONS:

1. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$750,750 (*inclusive of GST @ 5%*) to finance the deconstruction of Burnaby Heights Resource Centre and site restoration work.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission.

REPORT**1.0 INTRODUCTION**

Council, on 2007 November 26, adopted a recommendation that the Burnaby Heights Resource Centre at 250 Willingdon Avenue be closed and demolished. This recommendation was further supported on 2009 November 02 when Council received an information report describing the current status of this project and planned deconstruction of the Resource Centre in early 2010. Closure of the facility is necessary as the building has come to the end of its practical life.

In preparation for the deconstruction phase, tender documents have been prepared which include civil engineering drawings and specifications to address site grading after demolition, planting of the area, repairs to surrounding parking areas and the construction of approximately 20 new parking stalls, complete with lighting and drainage.

The tender documents will be structured to encourage the pre-qualified bidders to recycle a significant component of the existing structure and will require the contractor to identify the percentage of recycled content.

Based on a comprehensive review of the existing structure, it is estimated that approximately 30% to 40% of the materials can be recycled. A considerable amount of the materials cannot be recycled as it is considered hazardous material because of its asbestos content. In this regard, a 15% contingency is being carried for unforeseen environmental conditions that may be present.

The total estimated project cost for the deconstruction including removal of hazardous materials, removal of the underground oil tank, parking improvements, capping services and final grading of the site is as follows:

• Specifications, Civil, Design, Tender Documents	-	\$ 50,000
• Deconstruction, Demolition & Hazardous Materials removal	-	\$510,000
• City Forces (<i>Parks</i>)	-	\$ 60,000
• Project Contingency	-	<u>\$ 95,000</u>
Sub Total	-	<u>\$715,000</u>
GST @ 5%	-	<u>\$ 35,750</u>
• Total Project Cost - (estimated)	-	<u>\$750,750</u>

A sufficient allocation is identified in the Provisional 2010 – 2014 Capital Program submission for the deconstruction of Burnaby Heights Resource Centre and associated restoration work.

2.0 CONCLUSION

The Burnaby Heights Resource Centre building, at 250 Willingdon Avenue has come to the end of its useful life and will be demolished upon receiving vacant possession of the building in early 2010.

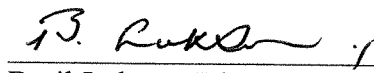
In this regard, it is recommended that Council bring down a Capital Reserve Expenditure Bylaw in the amount of \$750,750 (*including GST @ 5%*) to finance the deconstruction of the Burnaby Heights Resource Centre and associated site works.


A sufficient allocation is identified in the Provisional 2010 – 2014 Capital Program submission and it is anticipated the project will be tendered in 2009 December.

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The results of the tender and a recommendation for award of a contract will be the subject of a future report to Council.


Lambert Chu, Chair, Major Civic Building
Project Coordination Committee


Basil Luksun, Director Planning & Building


Dave Ellenwood, Director Parks, Recreation
& Cultural Services

JC/RP:ap

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cc: Deputy City Manager
Director Finance
Purchasing Manager
Chief Building Inspector
Chief Licence Inspector
Fire Chief
Officer-In-Charge - RCMP
Assistant Director Parks, Recreation & Cultural Services