



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Date: May 11, 2005
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TO: Vancouver City Council

FROM: Director, Facilities Design and Management, in consultation with Directors of Real Estate Services and Housing Centre

SUBJECT: Urgent Repairs to Abbeyfield House, 8264 Hudson Street

RECOMMENDATION

- A. THAT Council authorize the Director of Facilities Design and Management to tender urgent repairs work of Abbeyfield House, 8264 Hudson Street and report back on the final project budget and source of funding prior to award of contract.
- B. THAT Council approve funding of \$100,000 for design and testing services and authorize the Director, Facilities Design and Management to award a contract to McGinn Engineering & Preservation Ltd. for building envelope and structural consulting services for 8264 Hudson Street in the amount of \$56,000 plus disbursements; source of funding to be Neighbourhood Housing Demonstration Project Reserve.

GENERAL MANAGER'S COMMENTS

The General Manager of Corporate Services RECOMMENDS approval of A and B.

COUNCIL POLICY

- Work may not be tendered without a source of funding in place.
- Consulting contracts over \$30,000 require the approval of Council.

PURPOSE

This report seeks authorization to award consulting contracts to complete design work and tender urgent repairs to the building envelope and copper piping of the City-owned Abbeyfield House, 8264 Hudson Street, with the initial source of funding to be the Neighbourhood Housing Demonstration Project Reserve, further to report back to Council on the final project repair budget and source of funding, prior to award of construction contracts.

BACKGROUND

The Abbeyfield house at 8264 Hudson Street was constructed in 1912 as a private residence, served at one time as the first children's hospital in Vancouver. By the early 1990s, the building was slated for demolition to make way for an apartment. Council approved purchasing of the site in February 1990, and later approved the development of an 18-unit senior's congregate housing project to be operated by the Abbeyfield Houses of Vancouver Society. Construction of the nine units in a renovated Heritage House and an additional nine units in a new coach house built at the rear of the property began in the fall of 1992 and was completed in the summer of 1993. The project opened its doors to the first seven residents on September 1, 1993.

In July 1995, Council approved adjustments to the lease with the Society, extending the term of the lease from 25 to 60 years. At the time, seven smaller units were proving to be difficult to market, and the revised lease provided flexibility in setting resident fees for these smaller, less attractive units.

DISCUSSION

The City owns or leases 66 buildings which are occupied by non-profit social service, childcare and cultural facilities. The buildings are leased, at a nominal rate, to the operating societies who are responsible for programs and day-to-day operations. The City is responsible for major structural repairs. The scope of repair work required in this building was not envisioned by the operator or the City in preparing its annual maintenance budgets.

Building Envelope Problems: As early as 1995, progressively more serious problems developed with the nine-unit coach house, resulting in the replacement of sundecks and structural elements. A recent building envelope assessment undertaken by the Iredale Group, the original architectural firm for the project, identified significant problems, such as those described on the Coach House:

- Staining and deterioration of siding boards;
- Structural deterioration of cross beams on balconies and roof decks;
- Inadequate waterproofing where cross beams tie into wall, interface detail permits water penetration;
- Balcony guardrail components, including balusters, top and bottom rails, and corner posts in an advanced state of deterioration on all four balcony/roof decks; and
- Advanced structural deterioration of the carport entrance beam at the Coach House.

Staff are recommending that McGinn Engineering & Preservation Ltd. be retained to complete design details for tender of urgent repair work at a cost of \$56,000 plus disbursements.

In addition, Abbeyfield and the City have been repairing on-going leaks in copper piping which supplies domestic water. Yoneda & Associates, mechanical engineers for the original project, have assessed the situation as arising, in part, from the City of Vancouver's soft water supply. A replacement project is being recommended with an estimated budget of \$90,000 which would include consulting fees. Staff are recommending that this work be tendered and reported back to Council in the context of the overall repairs required.

FINANCIAL IMPLICATIONS

Replacement Reserve: In a letter to the Society, dated May 31, 1995, attached to the Council report of July 4, 1995, staff outlined both the City and the Society's responsibilities regarding the building:

- "6. Abbeyfield will be responsible for all operating costs, including routine maintenance, insurance and taxes. Routine maintenance does not include Replacement Reserve items defined in Clause 7 below which shall be the responsibility of the City.
7. The City will be responsible for maintaining the Replacement Reserve. The Reserve will be used to cover the cost of: (1) building deficiencies arising from inadequate original materials or workmanship; (2) maintaining the exterior of the building, such as roofing and outside painting; and, (3) ensuring the structural soundness of the building, such as the foundation and main structural members. All other maintenance items will be the responsibility of Abbeyfield, with the understanding that, any major capital costs which pose an unreasonable financial burden on Abbeyfield, such as replacement of the boiler and/or elevator, may be considered for cost-sharing with the City."

An initial project budget of \$100,000 is requested for further investigation, testing and soft costs including consulting fees, permits and disbursements. Staff will report back on the project budget required for urgent repair work, replacement of copper piping and maintenance. Preliminary estimates of the repair work which may be required have been in the range of \$500,000.

CONCLUSION

Staff are recommending that urgent repairs to the building envelope and copper piping be detailed, designed and tendered for an initial project budget of \$100,000 which will include costs for additional testing, consulting fees for preparation of tender documents, disbursements and permits, source of funding to be the Neighbourhood Housing Demonstration Project Reserve. Staff are recommending award of a contract for consulting fees in the amount of \$56,000 plus disbursements to McGinn Engineering and Preservation Ltd. Further, Staff will report back on the final project budget and the funding source prior to award of construction contracts for building envelope repairs and copper piping.

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