

# CORPORATE REPORT

NO: R082 COUNCIL DATE: May 9, 2011

#### **REGULAR COUNCIL**

TO: Mayor & Council DATE: May 9, 2011

FROM: General Manager, Planning and Development FILE: 0800-20

SUBJECT: Adaptive Reuse of Kensington Prairie School as a Community Centre -

**Additional Expenditure Authority for Construction Contract** 

#### RECOMMENDATION

The Planning and Development Department recommends that Council approve the addition of \$850,000, excluding HST, to expenditure authority for the contract related to construction works associated with the adaptive reuse of Kensington Prairie School as a Community Centre, that will increase the expenditure authority for the project from \$1,675,000 to \$2,525,000 within the \$3,000,000 allocation for the subject project that was included in the City's capital budget.

#### **BACKGROUND**

In March 2010 Council approved the award of a contract to Wales McLelland for the construction works associated with the adaptive reuse of the former Kensington Prairie School as a Community Centre. The value of the contract at that time was set at \$1,438,032.00, excluding HST, and the expenditure authority approved by Council was \$1,675,000.00.

## **DISCUSSION**

Renovations to the classrooms and gymnasium in the newer part of the former school have now been completed and are in operation. The work on the heritage school building is continuing.

When the structure of the heritage building was exposed, the opportunity for a full restoration of the heritage school was identified by staff with the assistance of heritage consultants. Staff of the Civic Facilities Division, with the support of the Heritage Advisory Commission, hired professionals to complete the design work required for the full restoration of the heritage school building. The restoration work was then assigned to Wales McLelland to construct. It was determined that the restoration work could be completed well within the \$3 million amount that was allocated within the City's capital budget for the project.

The additional restoration work includes replacement of the building cladding to heritage standards, the fitting of windows with a design that reflects the windows that were originally installed in the building and the complete restoration and reinforcement of the building's foundation. Health and safety concerns are also being addressed including the removal of materials containing asbestos and lead.

These additional works will bring the heritage school building to full heritage standards. Photographs of the project, which is still in process, are attached as Appendix I.

### **CONCLUSION**

Based on the above discussion, it is recommended that Council approve the addition of \$850,000, excluding HST, to expenditure authority for the contract related to construction works associated with the adaptive reuse of Kensington Prairie School as a Community Centre, that will increase the expenditure authority for the project from \$1,675,000 to \$2,525,000 within the \$3,000,000 allocation for the subject project that was included in the City's Capital budget.

Original signed by Jean Lamontagne General Manager, Planning and Development

SG:saw <u>Attachment</u>: Appendix I - Photographs

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April 12, 2011 – Building enclosure removed, siding installed and restored. Window openings awaiting heritage window replacement