



To: Richmond City Council **Date:** October 24th, 2002
From: Councillor Lyn Greenhill **File:** 2050-01
Chair, Public Works & Transportation
Committee
Re: **PHOENIX GILLNET LOFT BUILDING CONDITION ANALYSIS**

The Public Works & Transportation Committee, at its meeting held on October 23rd, 2002, considered the attached report, and recommends as follows:

Committee Recommendation

That a budget of \$138,000 to make the Phoenix Gillnet Loft safe and secure (as outlined in Option 1 of the Phoenix Gillnet Loft Building Conditions Analysis report dated October 10, 2002 from the Director, Engineering), be forwarded for consideration in the 2003 Capital Program.

Councillor Lyn Greenhill, Chair
Public Works & Transportation Committee

Attach.

VARJANCE

Please note that staff recommended the following:

That a budget of \$138,000 to make the Phoenix Gillnet Loft safe and secure (as outlined in Option 1 of the Phoenix Gillnet Loft Building Conditions Analysis report dated October 10, 2002 from the Director, Engineering), be included in the proposed 2003 Capital Program for Council's consideration.

Staff Report

Origin

On August 27, 2001 Council directed staff to prepare a report on the status of the Phoenix Gillnet Loft, which would include an analysis of the building structure, for review by Council.

Analysis

Analysis of the Phoenix Gillnet Loft (Net Loft) structure indicates the building is generally in a serviceable condition, although there is evidence of significant fungal and mechanical damage to the substructure. Front access to the site is now temporarily fenced off. The building is, however, unsecured and poses potential safety risks and liability to the City if left in its present condition.

The Substructure

- There is evidence of overloading, mechanical damage, extensive fungal decay and insect infestation to the substructure.
- The substructure has unknown pile length and does not meet building code requirements for seismic stability.
- Preliminary inspection has identified that:
 - 26 piles and 15 pile caps require replacing
 - 12 piles require heading/bracing
 - 2 brace members need replacing
 - 160 linear metres of pile cap need replacement
 - 50 linear metres of stringer need replacement
 - access decking collapsed and should be demolished and removed.
- Significant amounts of tidal debris under the building require removal.

The Building

The Net Loft is a waterfront wood structure in reasonable condition, however a number of building deficiencies were identified including:

- The main roof is leaking badly and requires replacement
- 5% of the upper flooring is water damaged
- 230 square metres of roofing timbers require replacement
- electrical power and lighting is inadequate, (power has been disconnected from the building)
- the building has a fire protection sprinkler system, which is inoperable. No under deck sprinklers are installed
- the building is not rated seismically
- building cladding and siding requires repair and painting.

Options

The following options for the Phoenix Net Loft have been considered by staff and are available to Council:

1. Make Safe and Secure - From a risk management perspective and assuming that the City wishes to retain the Phoenix Net Loft for its historical importance a number of important actions need to be implemented as soon as possible. Making the building safe and watertight will reduce further deterioration and vandalism until a long-term use and funding strategy is developed. This option would cost \$138,000.
2. Repair and Restore – For the City to undertake complete repair and restoration of this building, an estimated \$1,145,000 is required. Funding opportunities through Federal and Provincial infrastructure grants may be available in the future to offset these repair costs. However, to be successfully considered for such grants it is normally a requirement that the City would provide between one third and one half of the total costs (\$382,000 - \$582,000). Competing capital funding needs particularly for such facilities as Britannia Heritage Shipyard and the Seine Net Loft would require Council to consider the priority of this project within the context of the Capital Plan.
3. Demolish – Rather than invest, either for short term or long-term preservation, the building could be demolished. The cost of demolition would be partially offset by salvaging material for future restoration of the adjacent Seine Net Loft at Britannia Heritage Shipyard.

Before any final decision is made regarding repair or restoration of the Net Loft (option 2), staff feel it is critically important to fully explore development of a partnership strategy. Various ideas have been proposed, but no detailed research or business case has been undertaken to determine a long-term use for the Phoenix Net Loft or to identify if any government, private sector, or revenue opportunities exist that would fund restoration. Staff will continue to pursue this avenue.

In order to preserve Council's options for the Net Loft, in the interim, staff will include \$138,000 in the proposed 2003 Capital Program to make the Net Loft safe (option 1) for Council's consideration relative to other proposed capital projects.

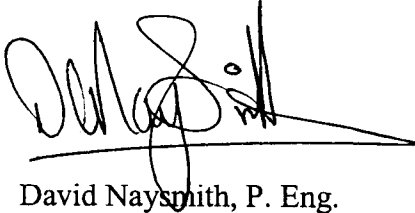
Financial Impact

Should Council approve Option 1, make the Net Loft safe and secure, as part of the proposed 2003 Capital Program, \$138,000 would be required for this work. This would likely result in another proposed 2003 Capital Project being deferred.

Conclusion

Located next to the Britannia Seine Net loft, the Phoenix Net Loft was constructed in 1943 and is considered to have some historical waterfront importance. Since the City is the legal owner, steps to adopt a risk management strategy and protect the building from unauthorized public access and continued deterioration should be taken as soon as possible.

Similarly, prior to any informed repair, restoration or demolition decisions being approved it is essential that defined uses and partnership opportunities be explored and considered by Council.

A handwritten signature in black ink, appearing to read 'David Naysmith', with a long horizontal line extending to the right from the end of the signature.

David Naysmith, P. Eng.
Manager, Facilities Planning & Construction

DN:cmm