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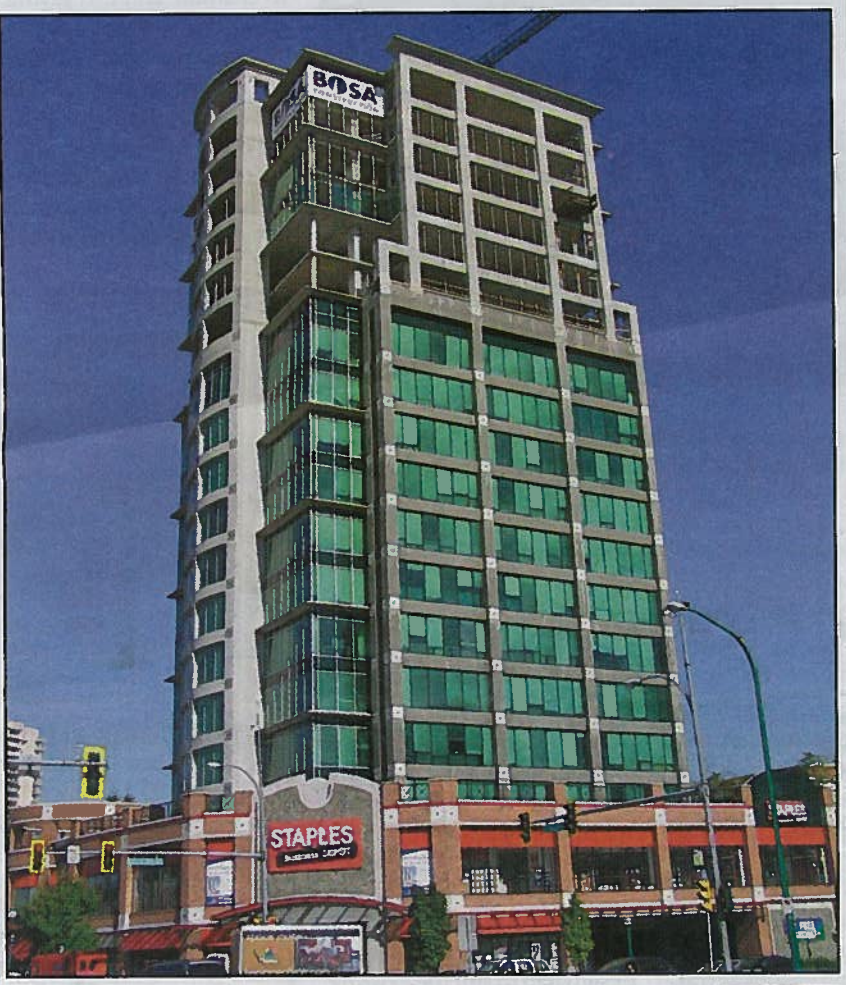
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Vertical Phase



JEAN SORENSEN

Central Park Place became the second building in the Lower Mainland to complete a vertical phase addition. The six storey addition, started 10 months ago, and will host mainly government offices.

Office space shortage spurs Bosa/Fox vertical expansion

JEAN SORENSEN
 CORRESPONDENT

BURNABY

The B.C. Lower Mainland's acute shortage of office space spurred Bosa Properties Inc. and The Fox Group to finish Central

Park Place with a vertical six-storey addition Sept. 12, making it only one of two structures that have attempted an addition onto an existing high-rise in the Greater Vancouver area and one of a few in North America.

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Vertical phase project complete

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Central Park Place was originally constructed in 1999 and at the time, the economic climate in B.C. was not conducive to increasing commercial space in the Lower Mainland so it was only taken to 12 floors. The intent was to finish it when the economic climate rebounded.

The addition was started 10 months ago bringing the Burnaby commercial tower to a total of 18 floors. "This is something that we had always planned to do," said Dale Bosa, vice-president of development. Bosa said that in today's recharged B.C. economy and with many of the office towers in the

Vancouver downtown area being converted to residential living units, the growing shortage of available office space caused the company to revisit its plans to take the building up the extra storeys. Already, the 60,000 square feet of additional office space has been optioned or leased to B.C. government and crown corporations.

Bosa said that vertical phases are not common as they require pre-planning to ensure that the building is able to support the extra weight and that infrastructure (electrical and mechanical) is able to accommodate increased occupancy numbers.

The construction also

poses a logistics challenge. "You have existing tenants," he says, "And, we were monitoring noise at all times and much of the work was carried on after hours."

Lifts had to ensure they did not interfere with the traffic flow going in and out of the building as well as traffic around the structure on the busy Kingsway arterial.

A platform was built around the existing structure to capture anything dropped from the work site and prevent injury to pedestrians. The building is located in the busy Metrotown area.

The extra planning that goes into vertical phase development delays the start up of construction, said Bosa. But, he said, once it is started, it is "a little bit faster" as the builder does not have to worry about foundations or excavation. Since construction started, Bosa Properties - which acted as the contractor on the project - hefted up 12-storeys and poured 8,500 tons of concrete. A total of 60,000 man-hours were injected into the economy and building.

Nathan Fox, president of the Fox Group, said: "It was really a construction challenge to construct six office floors to accommodate 400-500 people while at the same time you have to keep the rest of the building working."

The tenants are expected to make their own improve-

ments to the area they will occupy beginning in October or November and move in to the new commercial space by spring 2008.

Loghman Azar, architect on the design handled by Wensley Architecture Ltd. of Vancouver, said the building design had to suit the existing structure. But, just as critical to ensuring that the addition blended with the old structure was keeping all the "life support systems" such as fire exits and safety issues intact.

When it was possible, the 1999 technology of the original building was also upgraded. "But, everything had to be pre-planned," he said so that existing tenants were not disrupted.

Bosa Properties has been busy keeping up with the booming economy as of late. "Three years ago we completed HighGate Village here in South Burnaby - a new urban village that has truly changed an entire neighborhood.

Two years ago we completed Paramount Place on the corner of Burrard and Smithe in downtown Vancouver. Last year we began construction on our Miramar Village - urban village and shopping centre in White Rock. And this year, we complete the vertical phasing of Central Park Place" said Daryl Simpson, vice-president of sales and marketing and sales.



JEAN SORENSEN

Left to right - Dale Bosa vice-president development for Bosa Properties Inc. and Nathan Fox, president of The Fox Group, partners in the development of the Central Park Place