
TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2015 January 13

FROM: DIRECTOR ENGINEERING

FILE: 32000-05

SUBJECT: 2015 CITY BUILDINGS BYLAW FUNDING REQUEST

PURPOSE: To request project approval and funding bylaw for the 2015 City Building Capital Projects and Energy Performance Program.

RECOMMENDATIONS:

1. **THAT** Finance and Civic Development Committee recommend Council approve the capital expenditure for the 2015 City Building Projects and Energy Performance Program as outlined in this report.
2. **THAT** Finance and Civic Development Committee recommend Council to authorize staff to bring down a bylaw in the amount of \$4,072,900 (inclusive of GST) from Capital Reserves to finance the 2015 City Building Projects and Energy Performance Program.

REPORT

Contained with the 2015 – 2019 Provisional Financial Plan are both the annual City Building Projects for the replacement of aging building components that have reached the end of their service life and the Building Energy Performance Program.

1.0 CITY BUILDING PROGRAM \$3,641,000

The City Building Program focuses on the protection of our building assets including the replacement of aging mechanical and heating ventilation equipment, electrical components, building envelope renewals and roof replacements. The projects are chosen based on site condition reports, inspection reviews performed through the preventive maintenance programs, and derived from repair frequencies of equipment. By replacing the end of service life components in a timely manner, the City can minimize service disruptions due to system breakdowns and avoid costly emergency repairs.

The 2015 projects include improvements at City Hall precinct buildings, resource centres, heritage buildings, recreation centres, pools, ice rinks, fire halls, and libraries.

To: Chair and Members Finance and Civic Development Committee
From: Director Engineering
Re: 2015 City Buildings Bylaw Funding Request
2015 January 13 Page 2

The final project priorities are reviewed by the inter-department staff working group represented by the building User Departments. Typical building projects include the replacements of aging mechanical and air conditioning equipment, the restoration of building envelopes, and the replacements of fire alarm panel, worn carpet, pumps, and roofs. As part of the renewal program, staff review opportunities to incorporate more energy efficient equipment and water conservation solutions as an ongoing effort to support the City's environmental sustainability objectives and to reduce operating costs.

2.0 ENERGY PERFORMANCE PROGRAM \$250,000

The Energy Performance Program involves the implementation of capital energy conservation improvements through the replacement of older electrical equipment with higher efficiency components. The projects would reduce energy consumption, operating costs, and greenhouse gas emissions. The types of improvements include LED lighting, incorporation of high efficiency florescent light tubes, and compact florescent upgrades. The City funding for this program is typically partnered with BC Hydro or Fortis BC grants contributions.

It is recommended that the Finance and Civic Development Committee recommend Council to approve the capital expenditure for both programs and recommend Council to authorize staff to bring down a bylaw in the amount of \$4,072,900 (inclusive of GST) from Capital Reserves to finance the 2015 City Building Projects and Energy Performance Program. Sufficient Capital Reserves are available and these expenditures are included in the 2015 – 2019 Provisional Financial Plan.


Leon A. Gous, P. Eng. MBA
DIRECTOR ENGINEERING

TN/ac

Copied to: City Manager
Director Finance
Director Parks, Recreation & Cultural Services
City Solicitor