
TO: CITY MANAGER **DATE:** 2016 November 02

FROM: DIRECTOR FINANCE **FILE:** 4500-20

SUBJECT: DEER LAKE CENTRE

PURPOSE: To obtain Council approval to proceed with an emergency envelope repair at Deer Lake Centre II.

RECOMMENDATION:

1. **THAT** Council authorize staff to use Capital Reserves Bylaw No.13636 funding in the amount of \$105,000 (inclusive of GST) to fund an emergency repair at Deer Lake Centre II as outlined in this report.

REPORT

In early August Colliers onsite technician noted a shift in one of the vertical precast panels on the roof between the 4th and 5th floors at the City owned building at Deer Lake Centre II, 4940 Canada Way. Consulting Engineers Read Jones Christoffersen Ltd. (RJC) investigated the reason for this shift. Exploratory openings were created from inside the 4th floor washroom to expose the rear side of the precast panel connections. Visual inspection indicated corrosion and rust at the steel plate connections between the two concrete panels.

On the Engineers recommendation a contractor, WCBCI was engaged to install bracing of the panel to prevent further slippage. Additional exploratory openings were made in the wall of the 5th floor washroom. The upper panel connection to the base structure consists of steel plates and angles embedded in the precast panel, welded to embedded plates in the structural slab. Some rust was noted on the connections.

RJC advises that the lower panels are designed to sit on the 4th floor curb and the panel above is connected to the 5th floor slab. This flashed concrete curbing, which holds some of the weight of the lower panel, has deteriorated causing the panel to shift. Although affixed to the 5th floor slab, the upper panel does rest on the lower panel. The shift of the lower panel has put some additional stress on the connections for the upper panel. Attachment 1 shows the panels, the curbing deterioration and the temporary bracing.

RJC is recommending that the lower panel be replaced and that new connections and bracing be installed between the upper panel and the base structure. The Engineers are currently preparing the engineered drawings required for the building permits and they have recommended that since

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WCBCI has the necessary expertise and has done the temporary repairs that they be contracted to undertake the restorative work. The 4th floor washrooms will remain unavailable for tenant use during this restoration, but the 3rd and 5th floor washrooms remain available for tenant use.

Funding Reallocation

On 2016 July 25, Council authorized staff to bring down a Capital Reserve Expenditure Bylaw in the amount of \$300,000 (inclusive of GST) for the washroom and lobby renovations on the 3rd and 4th floors of Deer Lake I. This project is currently underway however only \$200,000 will be required in 2016 to fund expenditures. As a result, \$100,000 of funding is available to be reallocated to the emergency envelope repairs at Deer Lake Centre and there is sufficient room within the Capital Plan to accommodate this expenditure.

Sufficient Capital Reserves are available to fund this repair however due to the urgency it is recommended that bylaw funding drawn for Deer Lake washrooms be used in the interim. In 2017 Finance will request replacement funding from Capital Reserves for the completion of the washroom and lobby renovations on the 3rd and 4th floors of Deer Lake I.

It is recommended that Council authorize staff to reallocate funding from the Fraser Health Authority Washroom Renovation Project, Capital Reserves Funding Bylaw No.13636 in the amount of \$105,000 (inclusive of GST in the amount of \$5,000) to fund an emergency repair to two architectural precast concrete panels between the 4th and 5th floors on the east elevation of Deer Lake II (4940 Canada Way) as outlined in this report.



Denise Jorgenson
DIRECTOR FINANCE

DJ:RR/ew

Attachment: 1 – Pictures of the shift in the vertical precast panels

Pictures of the shift in the vertical precast panels

Observed lower panel shift:



Upper and lower panels:



Close-up view of deteriorated curbing:



Temporary bracing – interim repair:

