



Item
Meeting2017 Jan 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 January 16

FROM: DIRECTOR ENGINEERING **FILE:** 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL BUILDING INFRASTRUCTURE BYLAW FUNDING REQUEST

PURPOSE: To request funding approval for 2017 City facilities capital projects.

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$3.923 Million for facilities capital projects, as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST), to finance the capital projects as outlined in this report.

REPORT

The Draft 2017 – 2021 Provisional Financial Plan identifies funding for various multi-year capital projects to replace building components that have reached the end of their service life. The City Building Program focuses on the protection of our building assets including the replacement of aging mechanical and heating ventilation equipment, electrical components, and roof replacements. 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. In order to proceed in a timely manner with the contracts for design and construction, funding approval is requested for the below listed projects. Sufficient Capital Reserves are available to complete these works.

Early funding approval is requested for the areas of facility re-roofing and mechanical system replacements that have reached the end of their service life. The projects chosen are based on site reviews and inspections along with direct reporting from our preventative maintenance programs. This approval will allow for the advancement of the designs to facilitate early tendering of the re-roofing program to take advantage of early pricing and the summer construction window, and to allow for the long lead time delivery requirements of the mechanical equipment.

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
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1.0 CITY BUILDING PROGRAM

1.1 2017 Mechanical System Replacement Program \$1,873,000

The mechanical equipment replacements include: air handling and air conditioning units, control systems, heating ventilation air conditioning units, make up air equipment and roof top units. The projects are located at various locations (see Attachment #1) including: City Hall (ENX.0073); Justice RCMP (ENX.0074) and West building (ENX.0075); Bonsor and Cameron Recreation Centres, and various golf facilities and minor Parks buildings (ENX.0077); Fire Hall#1 (ENX.0079); and at the Hart House Restaurant (ENX.0081)

1.2 2017 Re-Roofing Program \$2,050,000

The roof replacements are typically flat gravel roofs that have exceeded their service life and will be replaced with more conventional 2 ply SBS roofing. For 2017, the projects are located at: Justice RCMP building (ENX.0074); Mather House deck (ENX.0076); Parks sites including Burnaby Mountain Golf Course Restaurant, Kensington Arena, Shadbolt Centre for the Arts (ENX.0077); Metrotown Library (ENX.0078); and Taylor Park Children Centre (ENX.0080).

The full details on the cost breakdown of the projects are included in the Draft 2017 – 2021 Provisional Financial Plan.

2.0 Recommendation:

It is recommended that Council approve the capital expenditure of \$3.923 Million for facilities capital projects as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST), to finance the capital programs as outlined in this report.



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

FV/ac

Attachment

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

Mechanical:	Project Mask	Brief	Plan Amount
City Hall - AHU EQU-019 Retrofit	ENX.0073	B01 // FMPR-17-01	125,000
City Hall - AHU EQU-017 Retrofit	ENX.0073	B02 // FMPR-17-02	125,000
City Hall - HVAC Control Replacement	ENX.0073	B03 // FMPR-17-03	20,000
Justice RCMP - Admin HVAC Replacement	ENX.0074	B05 // FMPR-17-05	200,000
Justice RCMP - AC-4 Replacement	ENX.0074	B04 // FMPR-17-04	150,000
West Bldg - AHU-1 retrofit	ENX.0075	B07 // FMPR-17-07	240,000
West Bldg - HVAC Rehab & Cooling Tower Replacement	ENX.0075	B08 // FMPR-17-08	30,000
BLSCE Rugby Clubhouse-MAU-2 Replacement	ENX.0077	B42 // FMPR-17-42	75,000
BMGC Proshop-HVAC Replacement	ENX.0077	B43 // FMPR-17-43	30,000
Bonsor Rec Complex-AHU-HV-1 Replacement	ENX.0077	B19 // FMPR-17-19	280,000
Bonsor Rec Complex-AHU-HV-3 Replacement	ENX.0077	B20 // FMPR-17-20	280,000
Cameron Rec Ctr-RTU 10 Replacement	ENX.0077	B23 // FMPR-17-23	35,000
Cameron Rec Ctr-RTU 11 Replacement	ENX.0077	B24 // FMPR-17-24	30,000
RGC Cafe-RTU-AC1 Replacement	ENX.0077	B57 // FMPR-17-57	25,000
Fire Hall #1 - AHU-1 Replacement	ENX.0079	B68 // FMPR-17-68	160,000
Hart House Restaurant-MAU-1 Replacement	ENX.0081	B78 // FMPR-17-78	60,000
Hart House Restaurant-AC-CU-1 Replacement	ENX.0081	B77 // FMPR-17-77	8,000

Roofing

Justice RCMP - Reroofing (Area D)	ENX.0074	B06 // FMPR-17-06	250,000
Mather House - Deck & Turret Design	ENX.0076	B09 // FMPR-17-09	50,000
BMGC Restaurant-Reroofing	ENX.0077	B44 // FMPR-17-44	400,000
Kensington Arena-Reroofing Area H	ENX.0077	B28 // FMPR-17-28	100,000
Shadbolt-Reroofing Areas A,A1,E1,E3 & I	ENX.0077	B34 // FMPR-17-34	250,000
Metrotown Library-Reroofing Areas A, B, F, G	ENX.0078	B64 // FMPR-17-64	825,000
Metrotown Library-Roof Anchors	ENX.0078	B63 // FMPR-17-63	100,000
Taylor Park Childrens Ctr-Reroofing Areas A,B,C	ENX.0080	B75 // FMPR-17-75	75,000

AHU = Air handling unit

AC = Air conditioning

AC-CU= Air conditioning condensing unit

MAU = Makeup Air unit

HVAC = Heating ventilation and air conditioning

RTU = Roof Top unit

BLSCE = Burnaby Lake Sports Complex East

BMGC = Burnaby Mountain Golf Course

RGC = Riverway Golf Course