
TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 March 06

FROM: DIRECTOR ENGINEERING

FILE: 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL BUILDING INFRASTRUCTURE
BYLAW FUNDING REQUEST

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

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$3.270 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 \$3.423 Million (inclusive of GST), to finance the capital projects as outlined in this report.

REPORT

The 2017 – 2021 Provisional Financial Plan provides 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.

1.0 CITY BUILDING PROGRAM

1.1 2017 Parks & Recreation (ENX.0077) \$2,355,000

Parks and Recreation buildings are chosen based on site condition reports, inspection reviews performed through the preventative maintenance programs and derived from repair frequencies of equipment. For 2017, the projects include replacement of skylights, exterior doors, pool deck tiles, sewer pipes, exhaust fans, pumps, electrical and fire alarm panels in various facilities ranging from Bonsor Recreation Centre to the Confederation Field Houses. The overall system improvements are expected to enhance system control, increase reliability, and improve energy efficiency.

1.2 2016 Library Buildings (ENX.0078) \$87,000

The Library buildings are chosen based on site condition reports, inspection reviews performed through the preventative maintenance programs and derived from repair frequencies of equipment. In 2017, the projects include domestic water pipe and pump replacements, and the renewal of the parkade CO2 monitoring system at the Bob Prittie Metrotown Library.

1.3 2017 Fire Halls (ENX.0079) \$125,000

Identified and scheduled for replacement are concrete apron and exhaust fan replacement at Firehall #1, hot water tank replacement at Firehall #2, apparatus bay concrete floor replacement at Firehall #3 and sump pump replacement at Firehall #5

1.4 2017 Resource and Daycare Centres (ENX.0080) \$90,000

2017 Resource and Daycare Centres projects include the Edmonds Resource Centre-Transformer Replacement and the Hanna Court Children's Centre – Exterior Envelope review.

1.5 2017 Commercial Properties (ENX.0081) \$16,000

The furnaces at the SPCA Animal Shelter have reached the end of their service life cycle. New higher efficiency furnaces will be considered as part of the replacement plan for energy conservation.

1.6 2017 Other Buildings (ENX.0082) \$347,500

This item will be used to support renewals at various building locations. For 2017, funding will be targeted to rehabilitate the many washrooms and fieldhouses located at the various parks sites. The works would include structural repairs as well as the replacement of sinks and counters. Also, included under this category is the facilities Water Conservation Program that involves the installation of water wise fixtures to reduce water consumption.

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In addition, while the preventative maintenance and service life replacement programs are both in place to proactively minimize unexpected failures, equipment and component failures do occur and require urgent response to re-establish service for patrons. This funding allows for immediate response to handle these issues.

2.0 ENERGY PERFORMANCE PROGRAM

2.1 Energy Performance Program (ENX.0083) \$250,000

The Energy Performance Program involves the implementation of capital energy conversation 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 grant contributions.

3.0 RECOMMENDATION

It is recommended that Council approve the capital expenditure of \$3.270 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 \$3.423 Million (inclusive of GST), to finance the capital projects as outlined in this report.



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DIRECTOR ENGINEERING

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