

**TO:** CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2018 February 07

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

**SUBJECT:** 2018 FEBRUARY ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST – FACILITIES MANAGEMENT

**PURPOSE:** To request a Capital Reserve Fund Bylaw to finance the 2018 Engineering Facility Management capital infrastructure projects as outlined in this report.

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**RECOMMENDATIONS:**

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,739,600 to finance Engineering Facilities Management capital infrastructure projects as outlined in this report.

**REPORT****INTRODUCTION**

In order to proceed with the award of contracts for design, administration and construction, funding approval is requested for the projects listed below.

**1.0 FACILITIES MANAGEMENT****POLICY SECTION**

The following Facility Management projects are aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

- A Safe Community – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- A Dynamic Community – Build and maintain infrastructure that meeting the needs of our growing community.
- A Thriving Organization – Protect the integrity and security of City Services and Assets.

### 1.1 City Buildings - City Hall

*estimated \$400,000*

The 2018 Capital projects at City Hall include the refit of Air Handling Units (AHU) serving the lower floors of the north block, Phase II of HVAC system conversion to Direct Digital Control (ENX.0073), design phase of Chiller renewal and replacement of (4) sets of exterior doors in the main block, and Engineering Department interior fit out. These systems have been identified as nearing the end of their life cycle. Planned expenditures are as follows:

<b>Project Mask</b>	<b>2018</b>
ENX.0084	370,000
ENX.0073	30,000
<b>Total</b>	<b>\$400,000</b>

### 1.2 City Buildings - RCMP Building

**ENX.0085**

*estimated \$280,000*

The 2018 Capital Projects at the RCMP Building include the construction phase of the administration area HVAC replacement and preliminary design work for 2019 replacement of HVAC system AHU's and boilers that have reached the end of their service life. These HVAC components have been identified for replacement through building condition audits and preventative maintenance program. Planned expenditures are anticipated to be in 2018.

### 1.3 City Buildings - West Building

**ENX.0086**

*estimated \$235,000*

The 2018 Capital projects at the West Building include completion of HVAC controls & Cooling Tower replacement, Phase 1 of the domestic water line replacement and exterior door renewals. The existing domestic copper water pipe walls are thinning and pin holing due to wear and scouring. Exterior service doors have been identified as nearing the end of their useful life due to wear. This proactive approach to replacing aging building components will reduce costly service repair calls. Planned expenditures are anticipated to be in 2018.

### 1.4 City Buildings - Works Yards

**ENX.3098**

*estimated \$60,000*

This project will increase the safety and functionality of the Still Creek Eco Center through upgrade of water service to fire suppression standards. Planned expenditures are anticipated to be in 2018.

### 1.5 City Buildings - Parks & Recreation

**ENX.0088**

*estimated \$1,533,000*

For 2018, the capital projects identified through the building condition audits and preventative maintenance program in the Parks and Recreation facilities are:

#### **Exterior Envelope Component Replacements at:**

Bonsor Pool, Eileen Dailly Pool, Kensington Arena, Outdoor Pools (Kensington-McPherson-Robert Burnaby), Shadbolt Centre, Swangard Stadium, Burnaby Lake Rowing Pavilion, Confederation Park Senior Centre and Riverway Golf Club Pro Shop.

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### **Interior Fit-out Replacements at:**

Bonsor Pool, Bonsor Recreation Centre, Central Park Outdoor Pool, Swangard Stadium and Wesburn Recreation Centre.

Establishing reliable operation through building component renewal will avoid costly service calls and disruption to the facility users. Planned expenditures are anticipated to be in 2018.

### **1.6 City Buildings - Library estimated \$130,000**

2018 Projects are limited to Bob Prittie Metrotown Library:

The storm water sump and domestic water booster pumps have reached the end of their life cycle and have been identified for replacement by facility condition audits. HVAC Chiller replacement design (ENX.0089) will be commissioned in 2018 for 2019 installation.

Installation of new replacement storm pumps (ENX.0078) will avoid potential flooding and new water booster pumps will provide consistent water pressure to domestic water system. Planned expenditures are as follows:

<b>Project Mask</b>	<b>2018</b>
ENX.0089	100,000
ENX.0078	30,000
<b>Total</b>	<b>\$130,000</b>

### **1.7 City Buildings - Firehalls ENX.0090 estimated \$70,000**

The following have been identified as 2018 Fire Hall building component renewal projects based on building and roofing condition audits and preventative maintenance program feedback:

- Concrete Apron Replacement at FH # 1
- Reroofing and Sump Pump Replacement at FH # 3

Planned expenditures are anticipated to be in 2018.

### **1.8 City Buildings - Resource & Daycare Centres ENX.0091 estimated \$50,000**

For 2018, the capital project identified through the building condition audits and preventative maintenance program is the replacement of two HVAC – Roof Top Units (RTUs) at Taylor Park Children's Centre. These RTUs have reached the end of their service life cycle. Reliable operation will avoid costly service calls and disruption to the facility users. Planned expenditures are anticipated to be in 2018.

### **1.9 City Buildings - Commercial Properties ENX.0092 estimated \$25,000**

For 2018, the capital project identified through the building condition audits and preventative maintenance program in the Commercial Properties area is for the replacement of an HVAC – Roof Top Unit (RTU) at the City owned warehouse facility located at 7320 Buller. The RTU has reached the end of its service life cycle.

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The replacement will provide reliable operation, avoid costly service calls, and minimize disruption to the facility users. Planned expenditures are anticipated to be in 2018.

**1.10 City Buildings - General Buildings** **ENX.0094** **estimated \$372,500**

2018 General Building Projects include:

**Water Conservation Measures** - Water consumption and utility costs will be reduced through the installation of new low flow technology fixtures.

**Minor Structure Rehabilitation** – Components within many of the existing washrooms and fieldhouses are nearing or have reached the end of their service life. This project will rehabilitate the exterior and interior elements of the building and improve the aesthetics and functionality of the facilities.

**Component Replacement for Unexpected Failure** - While the preventative maintenance and service life replacement programs are both in place to proactively minimize equipment failures, equipment and component failures do occur unexpectedly and require urgent response to re-establish service for patrons. This funding allows for immediate response to handle these issues. Planned expenditures are anticipated to be in 2018.

**1.11 Energy Performance Programs** **ENX.0095** **estimated \$200,000**

Many of the existing lighting systems in the City can be retrofitted and/or replaced with energy conservation components, controls, and fixtures that can reduce annual energy costs. Energy efficiency is a City and regional sustainability initiative, the installation of these new electrical conservation measures will allow us to demonstrate Burnaby's leadership in this area and reduce operating costs. The City typically receives BC Hydro Power Smart grants to compliment the City's funding. Planned expenditures are anticipated to be in 2018.

**1.12 City Buildings – Service Centre** **ENY.3090** **estimated \$384,100**

The scope of this project is to develop a temporary fuel facility (including security) to service all City fleet vehicles and equipment from a new location at the Still Creek Works Yard. Planned expenditures are anticipated to be in 2018.

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These expenditures will be included in the 2018 – 2022 Provisional Financial Plan and sufficient Capital Reserve Funds are available to finance the capital projects outlined in this report.

## **RECOMMENDATION**

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,739,600 to finance the Engineering Facilities Management capital infrastructure projects as outlined in this report.



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

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Copied to: City Manager  
Director Finance  
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