



Item
Meeting2019 Feb 19

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2019 Feb 08

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

SUBJECT: 2019 FEBRUARY ENGINEERING CAPITAL FACILITIES MANAGEMENT BYLAW FUNDING REQUEST

PURPOSE: To request approval and funding for 2019 Engineering capital Facilities Management improvement projects.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Fund Bylaw in the amount of \$6,830,000, to finance Engineering capital Facilities Management improvement projects.

REPORT

INTRODUCTION

The 2019 – 2023 Provisional Financial Plan will provide funding for various multi-year capital improvement projects. Upon approval of this funding request by Council, these expenditures will be included in the 2019 – 2023 Financial Plan (Engineering Section). In order to proceed with the award of contracts for design, contract administration and construction, funding approval is requested for the projects listed below. This report is to seek Council approval of fund allocation for 2019 Engineering projects in advance of council adoption of the 2019 financial plan.

POLICY SECTION

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

Goal

- A Safe Community
 - Maintain a high level of safety in City buildings and facilities for the public and City staff.

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- A Dynamic Community
 - City Facilities and infrastructure –
Build and maintain infrastructure that meets the needs of our growing community.
- A Thriving Organization
 - Reliable services, technology and information –
Protect the integrity and security of City information, services and assets.

1.0 Component Life Cycle Renewal ENX.0096 estimated \$510,000
City Hall

The 2019 Capital projects at City Hall are a continuation of the Air Handling Unit retrofits and the replacement of the AC Chiller unit that services the north block. The designs were prepared in 2018 with the intention of tendering and constructing the units in 2019. The equipment has been identified as end of service life cycle through the maintenance program.

The scope of work will include the replacement of the air-conditioning chiller and air handling units on the 2nd and 3rd floors.

2.0 Component Life Cycle Renewal ENX.0102 estimated \$255,000
Fire Hall

The projects considered are brought forward from equipment and building component end of service life replacements. The uneven pavement and potential trip hazard concerns are being addressed through the Capital projects along with the standard building equipment replacements.

The 2019 projects included here are: the concrete slab replacements and back-up generator design at Fire Hall #1, apparatus floor replacement design at Fire Hall #2, and an apparatus apron and slab rehabilitation at Fire Hall #4. These projects are anticipated to be completed in 2019.

3.0 Component Life Cycle Renewal ENX.0099 estimated \$50,000
Heritage & Cultural

Ongoing preventative maintenance programs and building surveys are conducted to identify the building conditions. Previous assessments have identified the Burnaby Arts Council building deck with significant deficiencies and have area of wood rot which could pose safety concerns. The 2019 funding will be targeted to replace the exterior deck.

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The project will involve the replacement of the rear deck surface and the reconstruction of the railings at the Burnaby Arts Council building. This project is anticipated to be completed in 2019.

4.0 Component Life Cycle Renewal ENX.0101 estimated \$480,000
Library

Capital Projects are identified through the building site assessments and the preventative maintenance program. The projects are brought forward for equipment and building component end of service life replacements. Mechanical and Electrical components are scheduled for replacement in 2019.

With the design completed in 2018, the construction phase of the Bob Prittie Metrotown Library heating, ventilation and air conditioner chiller replacement complete with minor re-roofing is scheduled for 2019. In addition, the fire panel at the McGill library is scheduled for replacement. These projects are anticipated to be completed in 2019.

5.0 Electric Vehicle Charging ENX.0109 estimated \$140,000
Civic Facilities Pilot

The electric vehicle (EV) market is continuing to grow rapidly and as previously reported, there is a desire to introduce public Level 2 EV charging stations into the community. With this pilot project, the City will gain more insight on the benefits and costs with introducing EV charging locations to the public.

This pilot project would include a review of potential sites and the installation of 3 to 4 Level 2 charging stations in either City owned public parking lots or at existing City facilities.

6.0 Hanna Court Children's Centre ENX.0108 estimated \$1,300,000
Exterior Envelope Restoration

Project Mask	2019	2020	Total
ENX.0108	340,000	960,000	1,300,000

Observation indicated that the existing stucco system was showing signs of distressed and the potential for water ingress. In 2017/18 a Building Envelope Specialist was retained to review and investigate the condition of the exterior of the building. The findings showed that the exterior envelope was compromised in many locations due to weather and the poor construction details at the time of design. In 2019/2020, funding is proposed for the re-construct of the building exterior.

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Design drawings are being assembled for the envelope reconstruction in 2019/ 2020. The exterior windows, door systems, and exterior stucco of the building will be removed and reconstructed complete with a code compliant rain screen system.

7.0 Component Life Cycle Renewal ENX.0105 estimated \$350,000
Other Buildings

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.

For 2019, the minor structures which will be up for rehabilitation are Robert Burnaby Park washroom, Central Park North Washroom, Burnaby Heights Park Fieldhouse, and Deer Lake Park Fieldhouse.

8.0 Component Life Cycle Renewal ENX.0100 estimated \$2,715,000
Parks & Recreation

For 2019, Capital Projects are identified through the building site assessments and the preventative maintenance program. The projects brought forward are from equipment and building component end of service life replacements. Many of the projects are mechanical and roofing replacements. Establishing reliable operation through building component renewal will avoid costly service calls and disruption to the facility users.

For 2019, the Capital projects identified through the building condition audits and Preventative Maintenance program in the Parks and Recreation facilities are:

Mechanical & Electrical System Replacements and Retrofits at: Bill Copeland, Bonsor Recreation Complex & Pool, Central Park Outdoor Pool, CW Parker Carousel, Eileen Dailly Pool, Kensington Arena, P&P Fieldhouse, and Outdoor Pool, Robert Burnaby Outdoor Pool, Swangard Stadium, Rugby Club, Riverway Driving Range;

Exterior Envelope, Skylights and Structural Replacements at: Eileen Dailly Pool, Central Park Outdoor Pool, James Cowan Theatre, Confederation – Senior Centre;

Interior Fit-out Replacements at: Riverway Sports Complex North, Robert Burnaby Outdoor Pool, Swangard Stadium.

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9.0 Component Life Cycle Renewal ENX.0097 estimated \$540,000
RCMP

The 2019 Capital Projects at the RCMP Building include the rehabilitation of the major HVAC systems. Space heating and cooling has been an issue due to the changes in office occupancy and in space usage within the building and due to the aging infrastructure. In 2018, a mechanical review was conducted to determine the upgrade and replacement requirements for the system. The projects would address the major HVAC component replacements to meet building requirements and to renew the end of service life equipment.

The projects include the replacement of the Air Handling Units which services the office area and include the rehabilitation of Air Handling Units which service the cell block and 3rd floor areas respectively.

10.0 Component Life Cycle Renewal ENX.0103 estimated \$90,000
Resource & Daycare Centres

The Capital projects identified through the building condition audits and Preventative Maintenance program include two roof top units that have reached the end of their service life cycle and a significant renovation to two resource centre washrooms. Proactive equipment replacement at the end of its service life will avoid costly service calls and reduce disruption to the facility users.

The Capital projects planned for 2019 include two HVAC – Roof Top Units (RTUs) at Taylor Park Children's Centre and the re-design for the Edmonds Community Resource Centre washroom with major renovation construction planned for 2020.

11.0 Component Life Cycle Renewal ENX.0098 estimated \$150,000
West Building

At the West Building, the Capital project for 2019 involves the continuation of the domestic water line replacement. The existing domestic copper water pipes are thinning and pin holing due to wear and scouring. This proactive approach to replacing aging waterline will avoid unplanned service call repairs and potential water damage to the building.

The project will involve the replacement of the domestic water piping in the office ceiling spaces and in the mechanical room.

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12.0 Component Life Cycle Renewal ENX.0104 estimated \$250,000
Works Yard

Capital projects are identified through Preventative Maintenance programs and periodic site condition assessments. This is performed with a focus to proactively manage end of service life issues and safety concerns in order to avoid unexpected costly service calls and potential claims. The existing Still Creek Works Yard was constructed in soft soil conditions. As expected, the site is experiencing long term ground settlement. Site remediation and re-construction is required to address water ponding in the pavement and pipe utility continuity.

The Capital project planned at the Still Creek Works Yard is the repaving and the drainage piping replacements in selected areas of the parking lot.

These expenditures will be included in the 2019-2023 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 \$6,830,000 to finance Engineering capital Facilities Management improvement projects, as outlined in this report.



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

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Copied to: City Manager
Director Finance
City Solicitor
Director Public Safety and Community Services
Director Planning and Building
Director Parks, Recreation & Cultural Services
Fire Chief
Chief Librarian
Assistant Director, Facilities Management