

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 September 16

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 08

*Reference: Edmonds Comm. Centre
Bonsor Rec. Complex*

SUBJECT: FULL EMERGENCY POWER AT CIVIC FACILITIES

PURPOSE: To request a Capital Reserve Fund Bylaw to finance detailed design and construction of full emergency backup power at Edmonds Community Centre and Bonsor Recreation Complex.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$5,150,000 to finance the detailed design and construction of the full emergency power at the Edmonds Community Centre and Bonsor Recreation Complex, as outlined in this report.

R E P O R T

1.0 INTRODUCTION

In response to a major wind storm event in 2015 August, Council, at its meeting on 2015 October 26, directed staff to explore the advisability and feasibility of expanding the provision of emergency power at select key City facilities. Subsequently, at its meeting on 2016 October 3, Council approved a framework for the provision of emergency back-up power at select key City facilities to provide public access, service provision and centres for respite during extended power outages.

At its 2017 March 27 meeting, Council approved funding in the amount of \$238,095 to finance a study to assess the feasibility of installing emergency power infrastructure at the Edmonds Community Centre, Bonsor Recreation Complex, and Shadbolt Centre for the Arts.

Subsequent to this approval, the City retained Roy Campbell Ltd. to undertake the feasibility studies for these civic facilities. This work was completed in December 2018, and the findings of the feasibility studies were presented to the Major Civic Building Project Coordination Committee (MCBPCC) on 2019 February 14. Based on the findings presented, it was determined that installation of emergency generators would be recommended at both Edmonds Community Centre and Bonsor Recreation Complex. The Shadbolt Centre for the Arts was also considered but is not being recommended as it does not provide the range of amenities that are available at the recreation centres. Further site investigation and costing analysis was required to determine the optimal locations at both Edmonds Community Centres and Bonsor Recreation Complex. This work has now been completed, and the project is ready to advance into detailed design for the selected locations.

2.0 POLICY SECTION

The advancement of this project aligns with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
 - Emergency preparedness – Enhance plans, procedures and services so that we are better prepared to respond to emergencies and are able to maintain City services.
- **A Dynamic Community**
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community

3.0 EMERGENCY GENERATORS AT CIVIC FACILITIES – BAX.0014

Based on the feasibility assessments completed by Roy Campbell Ltd., two community facilities have been selected by the MCBPCC as locations for community respite during extended power outages; Edmonds Community Centre and Bonsor Recreation Complex. Full emergency power provision at Edmonds Community Centre and Bonsor Recreation Complex would allow for continued public access and service provisions during a power outage, including:

- operation of building life safety systems including lighting and ventilation systems to provide residents with temporary relief should a power outage occur due to an extreme heat or cold weather event or other significant situations;
- continued operation of water systems to ensure hot water is maintained in washrooms and showers; and
- uninterrupted power to provide the ability for residents to stay connected to the community, including the ability to plugin and recharge electronic communication devices, etc.

In determining the recommended sites and locations, the consultant (Roy Campbell Ltd.) reviewed a range of factors impacting the feasibility of providing full emergency power at the three study sites, including factors such as impacts on adjacent properties, maintaining safe and efficient access, overall cost, and technical requirements such as proximity to existing electrical rooms.

Selection of the preferred site locations for the emergency generators and supporting equipment was ultimately determined considering the best functional and economic solutions. Each of the recommended sites will require the addition of an emergency generator room to house the generator and fuel storage. The generator selected is to be enclosed in a room to house the equipment and provide sound attenuation given that both proposed locations at Edmonds Community Centre and Bonsor Recreation Complex are located adjacent to high density residential neighbourhoods. The location of the emergency generator room at Edmonds Community Centre is proposed to be constructed on the west side of the building (see *attached Sketch 1*). The location of the emergency

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generator room at Bonsor Recreation Complex is proposed to be constructed on the south side of the building (see *attached Sketch 2*).

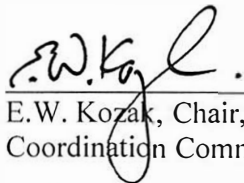
Based on the feasibility study report, a Class D estimate was prepared for each site. The anticipated project cost for Edmonds Community Centre is \$2,450,000 and Bonsor Recreation Complex is \$2,700,000. This cost includes design fees, construction, a project contingency, permits and all other project related costs.

Subject to receiving funding approval, staff will prepare a Request for Proposals for the detailed design. At the completion of the design, a detailed cost estimate will be provided to Committee prior to the tendering and construction of these two projects.

These expenditures are included in the 2019 – 2023 Financial Plan and sufficient Capital Reserve Funds are available to finance the capital project outlined in this report.

4.0 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 \$5,150,000 to finance the detailed design and construction of full emergency power at the Edmonds Community Centre and Bonsor Recreation Complex, as outlined in this report.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

PS:sa

Attachments

cc: City Manager
Director Corporate Services
Director Finance
Purchasing Manager
Director Public Safety & Community Services

Chief Information Officer
City Solicitor
Chief Building Inspector
City Clerk



Sketch 1 - Edmonds Community Centre



Location of proposed generator

Sketch 2 - Bonsor Recreation Complex



Location of proposed generator