City of Burnaby

Item	08
Meeting	2007 MAY 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2007 MAY 22

FROM: MAJOR CIVIC BUILDING PROJECT COORDINATION COMMITTEE

SUBJECT: **JUSTICE BUILDING**
CHILLER REPLACEMENT / MECHANICAL UPGRADE

PURPOSE: To obtain Council approval for a Capital Reserves Expenditure Bylaw to finance the chiller replacement and mechanical upgrades to the Justice Building.

RECOMMENDATION:

1. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of $850,000 (inclusive of GST at 6%) to finance the chiller replacement and mechanical upgrades to the Burnaby Justice Building.

REPORT

1.0 INTRODUCTION:

The Burnaby Justice Building, which contains the RCMP detachment and the former Courts, was constructed in 1968 and was expanded with an addition in 1980. Over the years, the policing component has grown and the Courts have been relocated. The upper (third) floor of the facility, that originally contained the Provincial Courts, was renovated in 2005 to provide additional RCMP office space and a temporary Emergency Operation Centre for the City. Other minor renovations to the facility have occurred to improve function to better suit current requirements of the RCMP. Despite minor renovations over the years, the mechanical system has remained virtually unchanged since 1968. The system is extremely inefficient and requires the proposed chiller upgrade as a minimum to keep the facility running adequately for the immediate future. Other minor renovations and upgrades are also planned in the future and will be the subject of subsequent reports to Council.

2.0 CURRENT STATUS:

The design of the chiller replacement project began in the Fall of 2006. Prior to starting the detailed design, the consultants undertook a comprehensive review of the existing system, which included technical information made available through the City's service contractor (Honeywell) and Physical Plant Maintenance.

This additional insight into the existing condition of equipment that is approximately 40 years old revealed that other repairs were required beyond the chiller replacement to maintain adequate operational capabilities.

The upgrades proposed call for the replacement of the old and highly inefficient air cooling component of the HVAC system and conversion of limited portions of the pneumatic air system to Digital Direct Control Systems (DDC). The repairs include replacement of two (2) original fan units, machining of a main bearing shaft and replacement of ductwork and piping. The detailed design was tendered to eleven (11) pre-qualified bidders on 2007 April 12. The award of a contract will be the subject of a future report to Council.

3.0 PROJECT FUNDING:

The cost of undertaking the replacement of the chiller components, related equipment and limited upgrading to the Justice Building are as follows:

• Consulting Fees, testing and disbursements	-	$ 82,000
• Construction	-	$ 569,500
• Miscellaneous Project Costs	-	$ 50,000
• Contingency	-	$ 100,000
Total Project Costs	-	**$ 801,500**
GST @ 6%	-	$ 48,090
TOTAL PROJECT	-	**$ 849,590**

There are sufficient funds allocated in the 2007 Annual Capital Budget to finance the construction and related project costs.

4.0 CONCLUSION:

The proposed chiller replacement and upgrading of the Justice Building mechanical system is required to maintain performance of the HVAC system.

Sufficient funding is identified in the 2007 – 2012 Capital Program. In this regard, it is recommended that Council bring down a Capital Reserve Expenditure Bylaw in the amount of $850,000 (inclusive of GST @ 6%) to finance the construction of the Justice Building chiller project.

The results of the tender and recommendation to award a contract will be the subject of a future report to Council.

B. Luksun

Basil Luksun, Chair
Major Civic Building Project Coordination Committee

W. C. Sinclair, Director Engineering

JC:ap
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cc: Deputy City Manager
City Solicitor
Purchasing Manager
RCMP Superintendent
Director Finance
Chief Building Inspector
City Clerk