



Meeting 2009 March 02

COUNCIL REPORT

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CAPITAL EXPENDITURE BYLAW REQUEST - DEER LAKE CENTRE

RECOMMENDATION:

1. THAT Council approve the proposed \$1,991,790 Capital Expenditure Bylaw (inclusive of 5% GST) required to fund the 2009 Capital Works at Deer Lake Centre as specified in this report.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2009 February 26, received and adopted the *attached* report seeking Council's funding approval of \$1,991,790 for 2009 capital upgrades at Deer Lake Centre.

The funds for this work have been included in the 2009 component of the 2009-2013 Capital Program. Approval of a Capital Expenditure Bylaw in the amount of \$1,991,790 (inclusive of 5% GST) will ensure the ongoing maintenance and modernization program for Deer Lake Centre identified in the capital plan.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor N. Volkow
Vice Chair

Councillor C. Jordan
Member

Copied to:	City Manager Director Finance City Solicitor
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TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2009 January 29

FROM: DIRECTOR FINANCE

FILE: 04500
Reference: Deer Lake Centre

SUBJECT: CAPITAL EXPENDITURE BYLAW REQUEST - DEER LAKE CENTRE

PURPOSE: To advise the Committee regarding the \$1,991,790 funding proposal for 2009 capital upgrades at Deer Lake Centre.

RECOMMENDATION:

1. **THAT** the Committee support the proposed \$1,991,790 Capital Expenditure Bylaw (inclusive of 5% GST) required to fund the 2009 Capital Works at Deer Lake Centre as specified in this report.

REPORT

Deer Lake Centre consists of two five storey commercial office buildings that are interconnected with underground parking areas. The buildings were built in the late 1970's with reinforced concrete columns and walls and flat slab unbound post-tension floors and roofs. The buildings, totaling approximately 200,000 square feet, were purchased by the city in 1993 and are managed under agreement by Colliers International. Deer Lake I is fully occupied and Deer Lake II is 97.1% occupied.

In 2008 a significant resurfacing of the plaza membrane including waterproofing and post tension remedial work was done to ensure the ongoing integrity of the plaza and parking level slabs. The main floor lobbies have also been substantially upgraded in the past several years.

To: Finance and Civic Development Committee
From: Director Finance
Re: Capital Expenditure Bylaw Request - Deer Lake Centre
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The current Five Year Capital Plan identifies a number of capital works that will replace or upgrade existing systems and fittings. In 2009 the planned work includes:

- \$352,290 Ongoing testing, repair and/or replacement of post tension cables and site drainage improvements (includes \$92,290 carried forward from 2008)
- \$639,500 Boiler replacement
- \$270,000 New Cooling Tower DL1
- \$100,000 Refurbish upper floor common halls and lobbies
- \$ 65,000 Provide a new control access system (ISL 9000) and a security camera upgrade
- \$180,000 Ceiling grid replacement (DL I and II) that will bring all ceilings in the two centre's into conformity
- \$160,000 T8 Lighting Upgrade (DL I and II)
- \$225,000 Provide an amenity Fitness Centre

A new cooling tower is being installed in DLII this spring and part of the requested funding will be used to replace the cooling tower in DLI. Funding is also requested to replace the lead boilers with energy efficient condensing boilers. The refurbishment of upper floor common halls and lobbies will modernize them and will complement the main entries. A variety of ceiling tiles (sizes, grids and materials) are currently in use in the two buildings. The ceiling grid replacement will bring conformity to the space and will also replace any stained or damaged tiles. It is anticipated that BC Hydro will be providing a rebate on the T8 lighting upgrade. T8 lighting is energy efficient and environmentally beneficial and will generate considerable cost savings on power. A fitness centre has long been requested by tenants and it will be a contributing factor in tenant retention.

The funds for this work have been included in the 2009 component of the 2009-2013 Capital Program. Approval of a Capital Expenditure Bylaw in the amount of \$1,991,790 (inclusive of 5% GST) will ensure the ongoing maintenance and modernization program for Deer Lake Centre identified in the capital plan and the Committee's support of this Bylaw is requested.



Rick Earle
DIRECTOR FINANCE

RE:sb

Copied to: City Manager

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