



Item .....	06
Meeting .....	2010 Sep 20

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2010 Sept 13  
**FROM:** DIRECTOR FINANCE  
**SUBJECT:** CAPITAL EXPENDITURE BYLAW – HORIZONS RESTAURANT  
**PURPOSE:** To request \$286,000 in funding for capital upgrades at Horizons Restaurant

**RECOMMENDATION:**

1. **THAT** a \$286,000 (inclusive of 12% HST) Capital Expenditure Bylaw be brought down to fund improvements at Horizons Restaurant as specified in this report.

**REPORT**

On April 15, 2010, Horizons Restaurant was extensively damaged by a fire which started on a deck attached to the outside of the building. The tenant and its insurers have committed to repair the building to its pre-loss condition including all upgrades required by building codes and bylaws applicable to this use and occupancy. The restaurant remains closed while the tenant and its insurers continue the restoration work but is scheduled to re-open for business on November 24, 2010.

In addition to repairing all damage caused by the fire the restoration includes replacement of the front entry canopy, installation of double-glazed windows into enlarged window openings, an additional two inches of insulation on the roof deck, removal and replacement of the handicap access ramp, maintenance and structural upgrades to the outside deck, complete exterior painting, and repairs to the building envelope adjacent to the rear exit stairs.

The enlarged window openings and new canopy will result in a building profile that is more modern and more appealing. Replacing single pane glass with double-glazing and adding two inches of roof-top insulation will result in a more energy efficient building with a reduced carbon foot-print.

This extended closure for the fire reconstruction provides a unique opportunity for the City to make non fire related improvements and repairs. This facility does not receive potable water off the municipal grid and has an in-house treatment plant that has not always met demand. This plant needs to be upgraded to provide more capacity. A portion of the basement houses the only public washrooms in the Park. These are not part of the leasehold and were not damaged in any way by the fire. The public washrooms are in need of upgrading and should be refurbished during the shut down. The handicap access ramp and exterior deck were scheduled for replacement and maintenance work respectively this year.

To: City Manager  
From: Director Finance  
Re: CAPITAL EXPENDITURE BYLAW  
HORIZONS RESTAURANT

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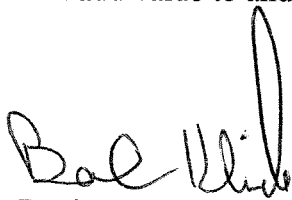
While Toseki Entertainment and its insurers are fully funding all fire related repairs and code upgrades the cost of enlarging the west and north facing window openings, using double-glazed window panes, and the additional roof-top insulation are not required as part of that repair.

The current Five Year Capital Plan identified a number of capital works initiatives for Horizons Restaurant including the roof and building envelope, deck, stairs and wheel-chair ramp. The repairs made necessary by the fire will allow the City to set aside some of the planned initiatives.

The work plan for 2010 includes the following:

- \$65,000 Design and construct larger window openings on the west and north facing walls and install new double-glazed windows.
- \$4,000 Supply and install an additional two inches of roof-top insulation.
- \$44,000 Repair building envelope failure at the rear exit stairwell.
- \$10,000 This reflects the City's share of the cost to repaint the exterior of the entire building.
- \$28,000 Replace the water treatment plant.
- \$90,000 Remove and replace the handicap access ramp and perform necessary maintenance on the outside deck.
- \$45,000 Replace fixtures and partitions, make security improvements, and refurbish the Public Washrooms.

This work has been included in the 2010 component of the 2010-2014 Capital Program. Approval of the Capital Expenditure Bylaw in the amount of \$286,000 (inclusive of 12% HST) will add value to and extend the life of this City asset.



Denise Jorgenson  
DIRECTOR FINANCE

for

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