



**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: CAPITAL EXPENDITURE BYLAW - DEER LAKE CENTRE**

**RECOMMENDATION:**

1. THAT Council authorize staff to prepare a Capital Expenditure Bylaw in the amount of \$1,760,000 (inclusive of 5% GST) to fund the 2010 Capital Works program at Deer Lake Centre as specified in this report.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2010 April 22, received and adopted the *attached* report seeking Council funding approval for upgrades at Deer Lake Centre.

Respectfully submitted,

Councillor Dan Johnston  
Chair

Councillor Nick Volkow  
Vice Chair

Councillor Colleen Jordan  
Member

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

**DATE:** 2010 April 14

**FROM:** DIRECTOR FINANCE

**SUBJECT:** CAPITAL EXPENDITURE BYLAW- DEER LAKE CENTRE

**PURPOSE:** To request \$1,760,000 in funding for capital upgrades at Deer Lake Centre.

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**RECOMMENDATION:**

1. **THAT** a \$1,760,000 Capital Expenditure Bylaw (inclusive of 5% GST) be brought down to fund the 2010 Capital Works program at Deer Lake Centre as specified in this report.

**REPORT**

The 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, totalling 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 90% occupied.

The current Five Year Capital Plan identifies a number of capital works that will continue to replace and upgrade existing systems and fittings. Over the past two years the cooling towers in both buildings have been replaced; one boiler has been replaced with the second scheduled for installation within the next month; a T8 lighting upgrade was completed in both buildings; an amenity Fitness Centre was constructed for the benefit of the tenants and the ongoing program of testing the post tension cables continued with no cable replacements required at this time. A new access control system and upgraded security cameras were also installed.

The work plan for 2010 includes the following:

- \$600,000 Purchase and installation of a Direct Digital Control System which will allow for the zonal control of heat, air-conditioning and lighting systems in both buildings. This will provide significant energy savings and will help to lower operating costs.

To: Finance and Civic Development Committee  
From: Director finance  
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- 750,000 Year one of a three year plan to replace all the heat pump units in both buildings, many of which are at the end of their anticipated live span.
- 100,000 Roof anchor replacement. This is a safety requirement that has been identified because the existing anchors are failing and no longer meet the WorkSafe requirements
- 200,000 Washroom fixture and partition refurbishment and replacement.
- 110,000 Doors, frames and hardware replacement.

The funds for this work have been included in the 2010 component of the 2010-2015 Capital Program. Approval of the Capital Expenditure Bylaw in the amount of \$1,760,000 (inclusive of 5% GST) will ensure the ongoing maintenance and modernization program for Deer Lake Centre that was commenced in 2007-2008 with the major resurfacing of the plaza membrane (including waterproofing and post tension remedial work done to protect the structural integrity of the plaza and parking level slabs) and the lower and ground floor lobby upgrades.



Rick Earle  
DIRECTOR FINANCE

Copied to: City Manager