
FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: DEER LAKE CENTRE CAPITAL UPGRADES

RECOMMENDATION:

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$700,000 (inclusive of HST) for capital upgrades at Deer Lake Centre, as outlined in this report.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2012 June 28, received and adopted the *attached* report seeking Council approval for funding in the amount of \$700,000 for capital upgrades at Deer Lake Centre.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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

DATE: 2012 June 18

FROM: DIRECTOR FINANCE

FILE: 4220-05

SUBJECT: DEER LAKE CENTRE CAPITAL UPGRADES

PURPOSE: To request \$700,000 in funding for capital upgrades at Deer Lake Centre.

RECOMMENDATION:

1. **THAT** the Committee recommend Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$700,000 (inclusive of HST) for capital upgrades at Deer Lake Centre as outlined 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, totalling approximately 200,000 square feet were purchased by the City in 1993 and are managed under agreement by Colliers International.

In 2006 the City embarked on a multi-year capital plan to replace aged mechanical systems in Deer Lake Centre. The works undertaken to date have given the buildings new life, increased energy efficiency and enhanced the value of the complex. This list details the work completed to date:

- Resurfaced the plaza membrane including waterproofing and post tension remedial work that ensures the structural integrity of the plaza and parking level slabs;
- Boiler replacement (both buildings);
- Cooling Tower replacement (both buildings);
- Complete heat pump replacement (247 units in total);
- Energy efficient T-8 Lighting retrofit throughout both buildings;
- Implementation of a Direct Digital Control System that provides zonal control of both heat and air conditioning;
- First phase of the elevator mechanical modernization;
- Construction of a fitness facility as a tenant amenity;

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- Refurbishment of six washrooms to date; and
- Some lobby and hallway refurbishments.

The work plan for 2012 includes the following:

- Completion of the Elevator Mechanical Modernization project \$ 250,000
- DL I main floor and second floor washroom modernizations (4) \$ 250,000
- Additional common lobby and hallway refurbishments \$ 100,000
- Expansion joint sealing – Exterior envelope \$ 60,000
- Engineering Study for Envelope Upgrade (including window mullions) \$ 40,000
and investigation and development of specifications for a wheel chair ramp from the Canada Way sidewalk.

The capital improvements will be completed under the management of Colliers International.

It is recommended that Council approve a Capital Expenditure Bylaw in the amount of \$700,000 (inclusive of 12% HST) for the maintenance and modernization program for Deer Lake Centre. The project work is included in the 2012 Facility Replacement & Capital Improvement component of the 2012-2016 Capital Programs.

Denise Jorgenson
Director Finance

SB:ml

Copied to: City Manager