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**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2013 DEER LAKE CENTRE CAPITAL UPGRADES**

**RECOMMENDATION:**

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$300,000 (inclusive of GST) for 2013 capital upgrades at Deer Lake Centre, as outlined in this report.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2013 June 27, received and adopted the *attached* report seeking Council approval for \$300,000 in funding for capital upgrades at Deer Lake Centre, which include additional t-bar and ceiling upgrades; washroom/hallway/stairwell refurbishments; handicapped openers for the glass entry doors; and exhaust fan replacement.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Councillor P. McDonell  
Member

Copied to:	City Manager Director Finance Director Planning & Building Director Engineering Chief Building Inspector City Solicitor
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2013 June 18

**FROM:** DIRECTOR FINANCE

**SUBJECT:** 2013 DEER LAKE CENTRE CAPITAL UPGRADES

**PURPOSE:** To request \$300,000 in funding for capital upgrades at Deer Lake Centre.

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**RECOMMENDATION:**

1. **THAT** the Committee recommend Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$300,000 (inclusive of GST) for 2013 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.

Over the past six years, the City has upgraded aged mechanical systems in Deer Lake Centre. The boilers, cooling towers, and heat pumps have all been replaced. All four elevators have undergone a complete mechanical modernization. The lighting has been retrofitted to energy efficient T-8's and with that there has also been a replacement of some of the T-Bar ceilings and tiles. A Direct Digital Control System was purchased and installed that provides zonal control of heat, air conditioning and lighting. All of this work has significantly reduced energy consumption and has reduced annual energy costs by approximately 27%.

In addition to the mechanical system replacement, the capital plan addressed tenant health and fitness by building a fitness centre - pilates/yoga studio on the second floor Deer Lake II. The fitness centre is well used by the tenant members. A plaza with picnic tables and umbrellas is also available for the tenant's enjoyment.

On the operations side of the building, a comprehensive program of recycling which includes office and mixed paper; cardboard; glass, plastic and cans; electronics and organic material is in

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From: Director Finance  
Re: 2013 DEER LAKE CENTRE CAPITAL UPGRADES  
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place which has resulted in a diversion rate of 88%. The goal is to move this to 90% before the end of 2013.

Having replaced most of the mechanical systems, the refurbishment program to modernize the washrooms (including low flow toilets) and common area hallways, stairwells and lobbies is continuing with a

2013 Capital work program which includes the following:

• Additional T-Bar & Ceiling Upgrades	\$100,000
• Ongoing washroom/hallway/stairwell refurbishments	\$100,000
• Handicapped openers for the Glass Entry Doors	\$ 40,000
• Exhaust Fan replacement	<u>\$ 60,000</u>
Total	\$300,000

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 \$300,000 (inclusive of 5% GST) for the maintenance and modernization program for Deer Lake Centre. The project work is included in the 2013 Facility Replacement & Capital Improvement component of the 2013-2017 Capital Programs.

Denise Jorgenson  
DIRECTOR FINANCE

SB:ml

Copied to: City Manager