



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 12, 2006
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VanRIMS No.: 05-1400-21
Meeting Date: October 31, 2006

TO: Vancouver City Council
FROM: Director, Facilities Design and Management
SUBJECT: Carnegie Centre Water Piping - Additional Funding

RECOMMENDATION

THAT Council approve re-allocation of \$115,000 from the existing Physical Plant Upgrade Capital to provide additional funding for the urgent repairs to Carnegie Centre domestic water piping as follows:

- \$45,000 from Carnegie Centre Boiler Replacement project
- \$30,000 from Unallocated Capital for Building Maintenance/Restoration
- \$40,000 from 2006 Emergency Repair funding

GENERAL MANAGER'S COMMENTS

The General Manager of Corporate Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Capital funding transfers over \$50,000 requires Council approval.

PURPOSE

This report seeks approval for re-allocation of \$115,000 from existing capital for Physical Plant Upgrades program to provide additional funding required for the urgent repairs to Carnegie Centre domestic water piping replacement.

BACKGROUND

The 2006-2008 Capital Plan provides \$4.6 million for Capital Asset Physical Plant Upgrade program which covers: elevator modernization, boiler replacement, ventilation and lighting upgrades, plumbing and drainage, and fire and life safety improvement. Included in the 2006 Capital Budget is \$100,000 allocated for domestic water piping replacement at Carnegie Centre.

DISCUSSION

Given the age of the existing piping, progressively frequent and serious leaks in domestic hot and cold water piping, it is urgent for complete replacement to take place as soon as possible. There is an existing project to replace the flooring over all existing pipe runs and this is expected to be complete before fall/winter weather keeps clients inside. The existing piping runs through crawl spaces in the floor, so it is important to re-route the piping first so that the flooring will not have to be removed in case of a leak.

Total piping replacement is a specialized skill not all plumbing companies can provide. The Carnegie Centre piping replacement project was tendered with a budget of \$100,000. Four prequalified specialists in this field were invited to submit tenders, but given the current construction market only one submitted a bid for \$170,000. Total project cost including consultant fee and civil work will be \$215,000.

Given the urgency of the repair, during Council recess in August, City Manager's interim approval was obtained for additional funding of \$115,000, subject to a report back to Council for approval of the re-allocation of existing capital from the Physical Plant Upgrade program as follows:

- \$45,000 from Carnegie Centre Boiler Replacement project;
- \$30,000 from Unallocated Capital for Building Maintenance/Restoration; and
- \$40,000 from 2006 Emergency Repair funding.

FINANCIAL IMPLICATIONS

The Carnegie Centre Boiler Replacement project is complete and the contingency fund previously included in the project cost is not required and staff are recommending re-allocating \$45,000 from this project to fund the piping replacement. The remaining funds will be provided partly from the Building Services unallocated fund from previous closeout (\$30,000) and partly from the 2006 Emergency Repair contingency fund (\$40,000).

CONCLUSION

Staff recommend re-allocation of \$115,000 from the Physical Plant Upgrade Capital to provide additional funding for the Carnegie Centre domestic piping replacement so that this project can proceed without further delay and create an impact on the operation of the centre.

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