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ADMINISTRATIVE REPORT

Report Date: April 4, 2012
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VanRIMS No.: 08-2000-20
Meeting Date: April 17, 2012

TO: Vancouver City Council
FROM: General Manager of Business Planning and Services
SUBJECT: Mechanical Repairs at 312 Main Street Building

RECOMMENDATION

THAT Council approve funding for the replacement of the domestic water pipes at 312 Main (former VPD facility) at a cost of approximately \$1.7 million; source of funding to be from City Wide Unallocated from Capital Closeouts.

GENERAL MANAGER'S COMMENTS

In order for 312 Main Street to be repurposed specific base building mechanical systems require upgrading. Much of this work has been completed or is underway as part of the VPD relocation project or can be timed with future tenant improvement work. However, replacement of the domestic water pipes (including related asbestos abatement work) within the building remains to be done and there are distinct advantages to completing this while the building remains vacant.

The General Manager of Business Planning and Services recommends approval of the foregoing recommendation.

COUNCIL POLICY

Council approval is required for new capital projects or for reallocation of approved funding within the existing Capital Budget.

PURPOSE

This report seeks Council approval for \$1.7 million in funding for the replacement of the water pipes at the 312 Main Street complex.

BACKGROUND

On March 2, 2010, Council approved relocation of the VPD's investigative and administrative departments from 312 Main Street to City-owned buildings at Graveley and Kootenay Streets. The deteriorated physical condition of the building combined with the fact that 312 Main no longer satisfied the functional and operational needs of the VPD was the driver behind this decision.

At the time of this relocation decision, it was acknowledged that the VPD's BET Enforcement Team ("BET") along with other units that provide services to the Downtown Eastside (DTES) and the adjacent City jail should remain in the area. To accommodate these requirements, Council approved the renovation of the VPD Annex at 236 East Cordova ("Annex") and upgrades to the common mechanical and electrical base building systems located in the 312 Main building that service both buildings. (RTS09220 on October 6, 2011 refers). This work is currently underway and completion is expected in June 2012. The remaining VPD staff in 312 Main will move to the Annex in July 2012.

DISCUSSION

Discussions are currently underway for the re-purposing of the 312 Main Street complex after the VPD BET has relocated to the Annex. While the critical base building systems such as the fire alarm system, emergency generator and cooling systems are being upgraded as part of the Annex redevelopment work, there are other infrastructure issues within the building must be addressed before the facility is reoccupied.

The domestic water pipes at 312 Main St. installed during the initial construction of the building in the early 1950s have deteriorated to a degree that will significantly impact any future use of the building. Facilities Design and Management operational staff have repaired numerous water pipe leaks due to the erosion of the existing pipes and failures at the joints. The process of isolating sections of piping to affect repairs has often resulted in the occurrence of additional failures as the system was re-pressurized. These pipes have far exceeded its life expectancy and should be replaced before the facility is repurposed for other potential user. Failure to replace the water pipe before this facility is reoccupied will lead to frequent and disruptive interruptions to future occupants. During the piping replacement process, we anticipate encountering asbestos-containing materials and as such, asbestos abatement work will need to be done in support of the piping replacement work.

It is the recommendation of this report that funding for this project be approved so that this disruptive work can proceed before the building is re-occupied. This proactive approach will minimize the impacts on the future occupants and will mitigate an ongoing maintenance and repair liability. Other necessary work can be further defined and completed as part of the re-tenanting process.

FINANCIAL IMPLICATIONS

Replacement of the water piping at 312 Main is estimated to cost \$1.7 million, including a provision for remediation of likely hazardous materials. It is recommended that the source of funding for this work be from City Wide Unallocated from Capital Closeouts.

CONCLUSION

Staff have concluded that the deteriorated water piping at 312 Main is well beyond its life span, poses an obstacle to any re-use of this facility and should be replaced before the facility is reoccupied. It is recommended that Council approve \$1.7 million for life-cycle replacement of the water pipes at the 312 Main Street complex.

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