
TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 OCTOBER 16

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230-08
COORDINATION COMMITTEE

SUBJECT: SOUTH BURNABY ICE ARENA PROJECT

PURPOSE: To obtain funding approval to undertake the detailed design of the South Burnaby Ice Arena at 10th Avenue and 18th Street.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the use of Density Bonus funds in the amount of \$5,347,125 (*inclusive of GST @ 5%*) to undertake the detailed design for the South Burnaby Ice Arena project at 10th Avenue and 18th Street.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information purposes.

REPORT**1.0 BACKGROUND**

In 2017 February, the City retained the consulting firm of HCMA Architecture + Design (HCMA) to undertake a feasibility study and schematic design for the proposed South Burnaby Ice Arena on the site at 10th Avenue and 18th Street, Burnaby (see *attached* Sketch).

Information previously prepared by the Parks and Planning and Building Departments on the programming of the proposed facility was provided to the Consultant for discussion and further development. As part of the overall scope of work, the Consultant evaluated the four-acre site, its constraints and opportunities and also took into consideration the facility's relationship to the surrounding future residential development in the area.

The information obtained led to the preparation of a schematic design that was able to accommodate the desired building program.

Based on the concept plans and preliminary specifications for the proposed building, including mechanical and electrical systems, a Class "C" cost estimate was prepared by a Quantity Surveyor (QS) for the proposed development.

The schematic design information was summarized and presented to members of Council and the Financial Management Committee on 2017 June 20 and subsequently displayed to the public on 2017 September 14 at an Open House meeting conducted at the Edmonds Community Centre. Feedback from the Open House was positive and is currently being summarized by staff and will be taken into consideration to complete the feasibility study process.

With the feasibility study and schematic design phase nearing completion, staff propose to advance the project to the detailed design phase which includes the preparation of a Request for Proposal (RFP) for the selection of the consulting team that will lead the detailed design phase.

2.0 PROJECT DESCRIPTION AND BUILDING PROGRAM

The South Burnaby Ice Arena building program proposed for the site is comprised of two (2) NHL size ice surfaces, complete with the requested change rooms seating and viewing areas, concession, skate rentals, and meeting rooms in addition to the staff and service areas on the second level.

The proposed facility is approximately 90,600 sq. ft. (8,400 m²) and will also include approximately 150 at-grade parking spaces, pick-up and drop-off, loading zone, exterior plaza, urban trail, landscaping and a new bike path connected to the City network. The proposed facility would be capable of providing year-round ice but would also be able to accommodate lacrosse, ball hockey, dry surface sports, community events and other City programs when the ice is removed. The schematic design and details to-date include energy efficient mechanical and electrical equipment, heat recovery systems and natural light to minimize the cost of operating the facility. During the detailed design phase, additional investigation will be undertaken to evaluate the use of photovoltaic and geothermal systems and determine if the capital cost can be supported by the energy savings over the life of the equipment.

3.0 PRELIMINARY PROJECT BUDGET

Based on the schematic design and the investigation completed to-date, the project is estimated to cost in the range of \$44.6 million. This is comprised of site servicing costs, building construction, consulting and testing services, furniture and equipment, design and construction contingency, and other related project costs.

In order to advance the Arena project to the detailed design phase, funding will be required to cover the following estimated expenditures:

- | | | |
|---|---|--------------|
| • Prime Consultant Fees
(Architectural, Structural, Mechanical, Electrical) | - | \$ 3,700,000 |
| • Speciality Consultant(s) Fees
(Civil, Envelope, QS, Code, Geotechnical,
Environmental) | - | \$ 460,000 |
| • Utilities – (Design only)
(BC Hydro, Telus, Terasen) | - | \$ 120,000 |
| • Development Cost Charges / Fees
(PPA, Building Permit, Rezoning Fees,
Subdivision, GVS & D.D. & City Project Mgmt.) | - | \$ 570,000 |

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Ice Arena Project
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• Design Contingency @ 5%	-	<u>\$ 242,500</u>
Sub Total	-	<u>\$ 5,092,500</u>
• GST @ 5%	-	<u>\$ 254,625</u>
Total	-	<u>\$ 5,347,125</u>


4.0 CONCLUSION

The South Burnaby Ice Arena project is being funded from the Community Benefit Bonus Reserve. It is recommended that the Committee seek Council approval to fund the detailed design phase of this project in the amount of \$5,347,125 (*inclusive of GST @ 5%*) using Density Bonus Funds, as referenced in the 2017-2021 Financial Plan approved by Council in 2017 May 01.


It is further recommended that a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information purposes.

Subject to receiving funding approval, staff will prepare and issue a Request for Proposal (RFP) on BC Bid inviting qualified design firms to submit proposals to undertake the South Burnaby Ice Arena detailed design.

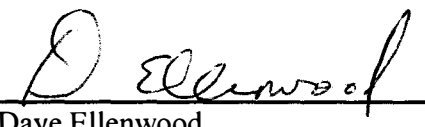
The results of the RFP process and a recommendation on the preferred qualified consulting firm will be the subject of a future report to the Financial Management Committee and Council.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

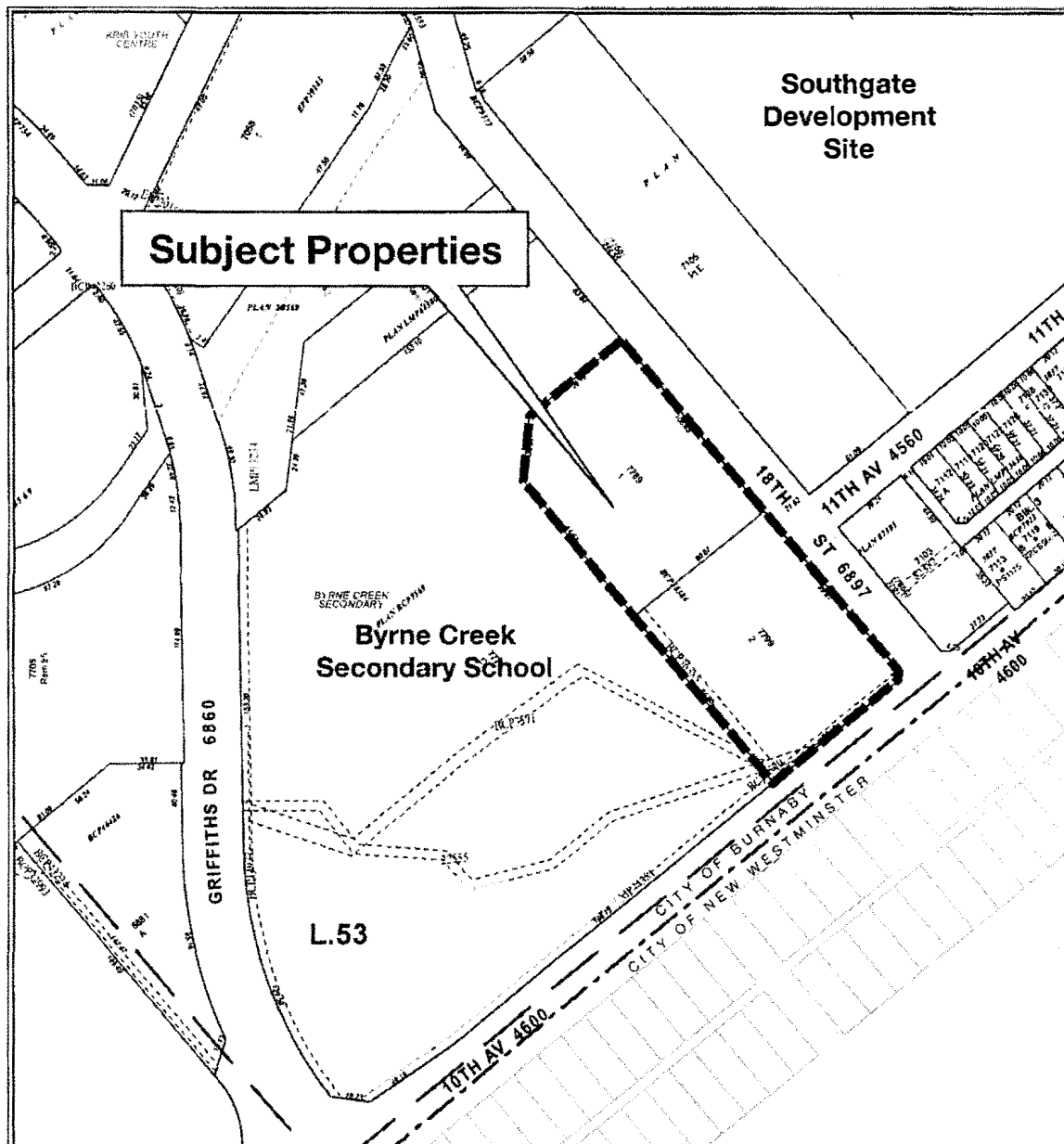
JC:ap

Attachment

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cc: City Manager
Director Finance
Purchasing Manager

Deputy City Manager
Chief Building Inspector
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
2016 12 07

SCALE:
NTS

DRAWN BY:
rcn

Subject Properties

7789 and 7799 18th Avenue

Sketch #1