

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 January 16

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 08
Reference: South Burnaby Ice Arena

SUBJECT: SOUTH BURNABY ICE ARENA PROJECT
7789 AND 7799 EIGHTEENTH STREET (SEE ATTACHED SKETCH #1)
REZONING REFERENCE #18-19, CD (P3) DISTRICT
EDMONDS TOWN CENTRE PLAN

PURPOSE: To obtain funding approval for the necessary servicing works identified under Rezoning Reference #18-19, as well as to provide an update on the South Burnaby Ice Arena project.

RECOMMENDATIONS:

1. **THAT** the Financial Management Committee recommends that Council authorizes the use of Community Benefit Bonus funds in the amount of \$1,400,000 to fund the necessary servicing works identified under Rezoning Reference #18-19.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information purposes.

REPORT

1.0 INTRODUCTION

Under Rezoning Reference #18-19, a number of municipal servicing requirements have identified as necessary to serve the South Burnaby Ice Arena site, including but not limited to:

- construction of 18th Street to a Town Centre Standard with separated sidewalk, cycle track and boulevard trees;
- construction of 10th Avenue to a Town Centre Standard with a 3.0 m urban trail and boulevard trees; and,
- storm, sanitary sewer and water main upgrades as required.

Other third party utilities (BC Hydro and Telus) that are necessary to serve the site have also been identified through the above noted rezoning process.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Ice Arena Project
2019 January 16.....Page 2

Funding for the above noted off-site servicing works was not sought under the initial funding approval request report which was approved by Committee and Council on 2017 October 30 as such requirements, as well as their related cost estimates, are typically not known until subsequent to Third Reading of the rezoning process. Since that time, the subject rezoning has received Third Reading. The Engineering Department has also reviewed and accepted the civil design and related cost estimate for the off-site servicing works provided by the civil consultant (Binnie).

The purpose of this report is to seek Committee and Council approval for use of Community Benefit Bonus funds through the Community Benefit Bonus Reserve to fund the above noted servicing works that are necessary to serve the site, payment of which is a condition of Final Adoption. This report also provides a status update on the development approvals process for the Arena project, as well as its projected public tender and construction schedule.

2.0 FUNDING REQUEST THROUGH THE COMMUNITY BENEFIT BONUS RESERVE

The 2019 – 2023 Provisional Financial Plan will provide funding for South Burnaby Arena. Upon approval of this funding request by Council, these expenditures will be included in the 2019 – 2023 Financial Plan (Planning Section). Based on the approved off-site civil design for the Arena project, the related cost-estimate of the works is in the amount of \$1,400,000. In order to advance the rezoning (Rezoning Reference #18-19) for the Arena to Final Adoption, funding will be required to cover these works in advance of Council adoption of the 2019 Financial Plan. Sufficient Community Benefit Funds are available to fund the capital project outlined in this report.

3.0 DEVELOPMENT APPROVALS STATUS UPDATE

City development approvals process for the Arena project includes rezoning, subdivision, Preliminary Plan Approval (PPA) and Building Permit. The status of these approvals processes are summarized as follows:

a) Rezoning Reference #18-19

On 2018 December 10, the subject rezoning application received Third Reading. A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption, including funding approval for the servicing works discussed under Sections 1.0 and 2.0 of this report.

b) Subdivision Reference #18-27

Subdivision of the subject properties at 7789 and 7799 Eighteenth Street will be completed as part of the subject rezoning.

c) Preliminary Plan Approval #18-143

An application for Preliminary Plan Approval has been submitted and is currently under review.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Ice Arena Project
2019 January 16.....Page 3

d) Building Permit #18-01272

An application for Building Permit has been submitted and is currently under review.

Concurrent to the above noted City development approvals process is the projected schedule for the public tender and construction phase of the Arena project. The projected schedule for that phase of work is summarized in the subsequent section of this report.

4.0 PUBLIC TENDER AND CONSTRUCTION PHASE - PROJECTED SCHEDULE

Based on the work completed date, the following provides a summary of the projected schedule for the public tender and construction phase of the project:

a) Finalization of contract documents – 2019 March 01

This work includes the receipt of contract documents from HCMA Architects; review of drawings and specifications; and, preparation of cost estimates prior to public tender of the construction phase. It is noted that the Building Permit application has been submitted in advance of this work to expedite the process.

b) Public tender of the construction phase on BC Bid – week of 2019 March 18

The projected timeframe for the tender process from opening to closure is approximately five weeks (closure of the tender week of 2019 April 29). Following the closure of the tender, a one to two week review process of the project bids received is required. On determining the successful bid/proponent, staff will prepare two separate reports to Council; the first report will seek funding approval for the project, and the second report will seek approval to award the contract to the successful proponent (2019 May 13).

c) Award of the construction contract – May 2019

A Letter of Intent will be issued to the successful contractor following the award of the construction contract. As part of the preparation and completion of the contract, the successful contractor will be requested to provide bonding and insurance.

d) On-site Mobilization and construction phase – mid-June 2019

The estimated construction period for the Arena is approximately 24 months.

During the public tender and construction phase of the project, staff will provide the Committee a monthly status update report for the project.

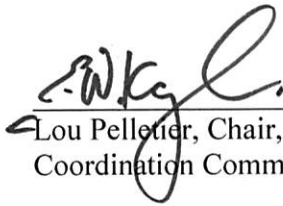
5.0 CONCLUSION AND NEXT STEPS

The South Burnaby Ice Arena project is being funded through the Community Benefit Bonus Reserve. It is recommended that the Committee seek Council approval to fund the servicing requirements for this project as outlined under Section 2.0 of this report.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Ice Arena Project
2019 January 16.....Page 4

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

With regards to next steps, further updates on this project will be provided in a quarterly update report to Council on the status of major civic projects.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon Goss, Director Engineering

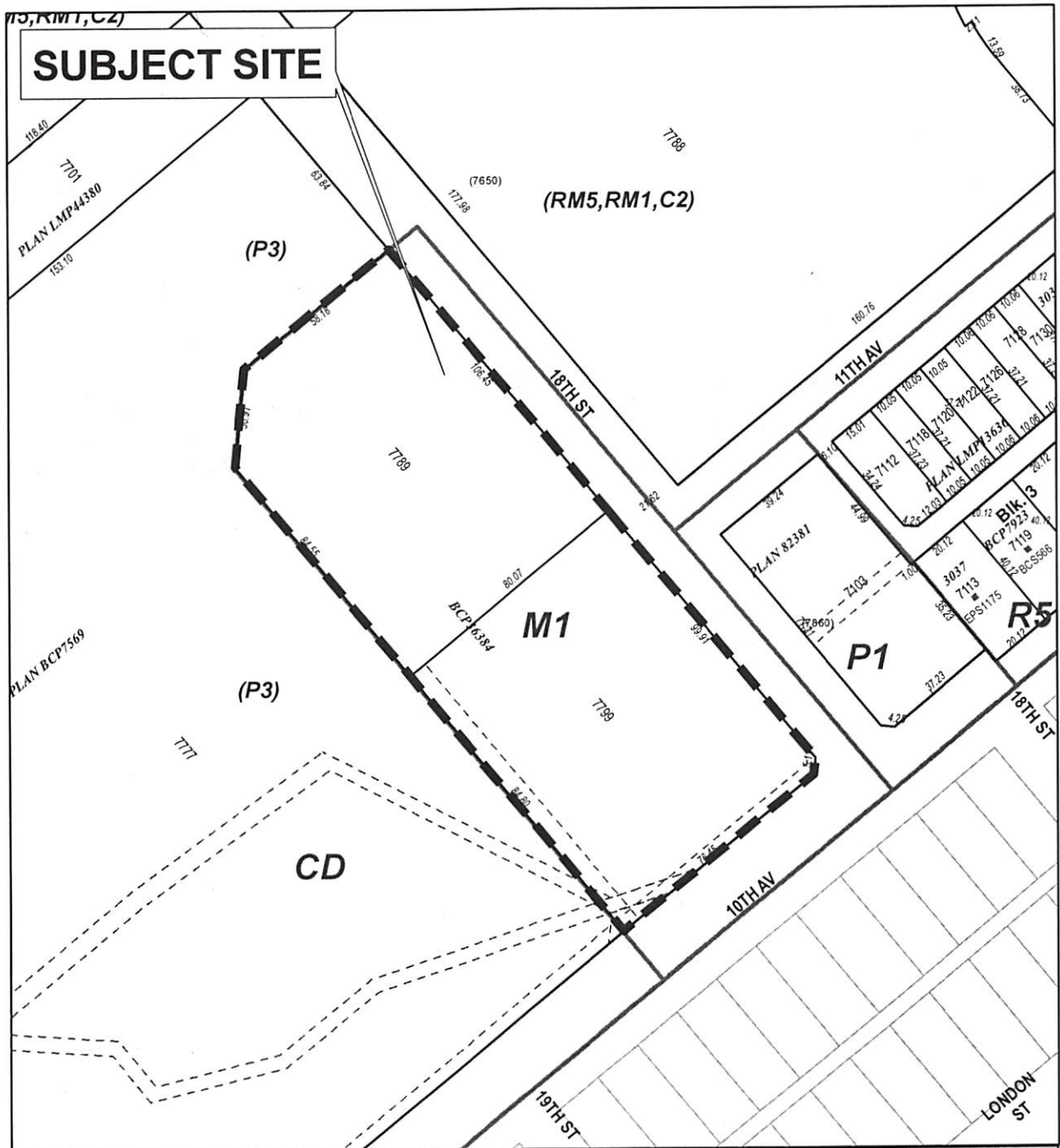


Dave Ellenwood
Director Parks, Recreation and Cultural Services

ZT:sla

Attachment

cc: City Manager
Director Corporate Services
Director Finance
Assistant Director – Civic Building Projects
Purchasing Manager
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 11 2019

SCALE:

1:2,000

DRAWN BY:

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REZONING REFERENCE #18-19
7789 AND 7799 18TH STREET



Subject Site

Sketch #1