

**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE**

**RECOMMENDATION:**

1. THAT Council receive this report for information purposes.

**REPORT**

The Financial Management Committee, at its meeting held on 2019 February 19, received and adopted the attached report providing an update on the current status of fourteen major civic building projects administered by the Civic Building Projects Division.

Respectfully submitted,

Mayor M. Hurley  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to:	City Manager Major Civic Building Project Coordination Committee Director Corporate Services Director Finance Purchasing Manager City Clerk
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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2019 February 13

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**FILE:** 4230 01

**SUBJECT:** MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

**PURPOSE:** To provide an update on the current status of major civic building projects administered by the Civic Building Projects Division.

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**RECOMMENDATION:**

1. **THAT** Council receive this report for information purposes.

**R E P O R T**

**1.0 INTRODUCTION**

The purpose of this report is to update Committee and Council on the current status of major civic building projects administered by the Civic Building Projects Division. This report also provides a look ahead at the upcoming work plan and schedule for these projects.

**2.0 THE CORPORATE STRATEGIC PLAN**

The advancement of the major civic building projects described in this report align with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
  - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
  - Emergency preparedness – Enhance plans, procedures and services so that we are better prepared to respond to emergencies and are able to maintain City services.
  - Community amenity safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- **A Connected Community**
  - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
  - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
  - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community

- **An Inclusive Community**
  - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
  - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
  - Healthy Life – Encourage opportunities for healthy living and well being
  - Healthy Environment – Enhance our environmental health, resilience and sustainability
  - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning
- **A Thriving Organization**
  - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

### 3.0 BACKGROUND

Major civic building projects typically progress through the following five development phases:

- **Preliminary Project Development** - this phase includes work such as project identification, site selection, preliminary program development, issuance of Request for Proposals (RFP) for consulting services, and service reviews, as well as needs assessment, geotechnical, environmental, and transportation studies;
- **Feasibility Study** - in this phase, the building program, as informed through the service review and needs assessment studies is developed, and a site planning and building massing study is undertaken to determine if the proposed development site can facilitate the full building program. This phase also includes determination of a preferred development strategy option;
- **Detailed Design** - in this phase, the preferred development option is developed further to a standard suitable for tendering of the project for construction. City development approvals such as Rezoning, Subdivision, Preliminary Plan Approval (PPA), and Building Permit (BP) are obtained during this phase;
- **Tendering** - in the phase, the project is tendered through a competitive bid process with the intent of selecting a general contractor to construct the project; and,
- **Construction** - in this phase, contract documents are agreed with the successful general contractor, and the project is developed through to occupancy.

Upon completion of the project, the new facility/building is handed over to the recipient department to operate the building and administer the program and/or services.

### 4.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

The following table summarizes the status of fourteen major civic building projects in relation to the development phases outlined in Section 3.0:

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Project	Status/Phase
Burnaby Lake Aquatic and Arena Facility	Preliminary project development
Replacement of Willingdon Community Centre	Preliminary project development
Eileen Dailly Expansion	Preliminary project development
Cameron Community Centre, Pool and Library	Preliminary project development
South Burnaby Arena	Detailed design
Montecito Childcare Centre	Construction
Capitol Hill Childcare Centre	Construction
Stride Childcare Centre	Detailed design
Cascade Heights Childcare Centre	Feasibility study
Emergency Generators at Civic Facilities	Feasibility study
Laurel Street Works Yard	Phase I – construction Phase II – tendering
Central Administrative Complex Space Needs Assessment	Preliminary project development
Fire Services Review	Preliminary project development
Metrotown Events Centre	Preliminary project development

Further details on the current status of these projects are provided below. *Attached* for reference is Sketch #1, which shows the location of the above noted civic projects.

#### **4.1 Burnaby Lake Aquatic and Arena Facility**

##### **4.1.1 Project Description**

The replacement aquatic and arena facilities are proposed to be developed on the existing site of the CG Brown Memorial Pool and Burnaby Lake Ice Rink at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex. The building program for these facilities will be developed further as part of the feasibility study, but is anticipated to include an NHL sized pad that can accommodate both ice and dry surfaces, and a significantly larger pool facility with supporting amenities.

##### **4.1.2 Project Status**

###### ***Preliminary Project Development***

On 2019 January 18, an RFP was issued by staff with the intent of obtaining proposals from qualified consulting firms to conduct a feasibility and schematic design study for the proposed replacement facilities. As noted in the RFP, subject to Council approval of the consultants work, the consultant may be retained to undertake the second phase of work which includes detailed design, tendering and contract administration services for the development project. Structuring the RFP in this way provides for potential time savings associated with forgoing a second RFP for the design, tendering and contract administration services, while also providing Council with the flexibility to select another consultant for the phase-two work, should Council determine it is in the best interests of the City to do so.

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The RFP is scheduled to close on 2019 February 20, after which a two to three week evaluation process of the project proposals will immediately follow to determine the successful consulting firm. A subsequent report will be advanced to Committee and Council with a recommendation to award a contract to the recommended consulting firm. An award of contract to the successful consulting firm is anticipated in 2019 April.

In terms of an overall schedule for this project, the preliminary project development, feasibility, and design work will take approximately 18 months to complete, followed by a construction period of approximately 36 months, with an estimated project completion date of early 2024.

## **4.2 Replacement of Willingdon Community Centre**

### ***4.2.1 Project Description***

The replacement community centre is proposed to be located within the Willingdon Heights Park, and is intended to serve the growing needs of the Brentwood Town Centre and surrounding neighbourhoods. The building program for this facility will be developed further as part of the feasibility study, but is anticipated to include gymnasium space, exercise room, and meeting and programming space. Services offered at the new facility will be co-ordinated with the nearby Eileen Dailly Leisure Pool and Fitness Centre so as to ensure an appropriate mix of services between the two facilities.

### ***4.2.2 Project Status***

#### ***Preliminary Project Development***

Staff are in the process of issuing an RFP for consulting firms to conduct a feasibility and schematic design study for the replacement of Willingdon Community Centre. The RFP will also be structured in two-phases to provide Council with the option of retaining the same consulting firm to undertake the detailed design, tendering, and construction administration services for the project. The RFP will close approximately four weeks after its issuance later this month, with a two to three week evaluation process commencing immediately thereafter to determine a recommended consulting firm. A subsequent report will be advanced to Committee and Council with a recommendation to award a contract. An award of contract to the successful consulting firm is anticipated in 2019 May.

In terms of an overall schedule for this project, the preliminary project development, feasibility, and design work is estimated to take approximately 16 months, followed by a planned construction period of 30 months, with an estimated project completion date of mid-2023.

## **4.3 Eileen Dailly Leisure Pool and Fitness Centre Expansion**

### ***4.3.1 Project Description***

The additional dryspace services at Confederation Park are expected to supplement the services currently available at Eileen Dailly. The intent is to tie in the new construction with the existing Eileen Dailly building, so as to maximize operational efficiencies and provide a seamless user experience. The building program for this dryspace addition will be developed further as part of the

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feasibility study, but is expected to include gymnasium space, expanded exercise rooms and meeting space. Services offered at the new facility will be co-ordinated with the nearby Willingdon Community Centre replacement facility so as to ensure an appropriate mix of services between the two facilities.

#### **4.3.2 Project Status**

##### ***Preliminary Project Development***

Staff are currently in the process of developing an RFP for consulting firms to conduct a feasibility and schematic design study for the project. Staff anticipate issuing an RFP for consulting services by the end of 2019 March.

In terms of an overall schedule for this project, the preliminary project development, feasibility, and design work is estimated to take approximately 16 months, followed by a planned construction period of 32 months, with an estimated project completion date of early 2023.

#### **4.4 Cameron Community Centre, Pool and Library**

##### **4.4.1 Project Description**

The new community centre and library are proposed to be developed within Cameron Park in the Lougheed Town Centre. The building program for the new community centre and library will be developed further as part of the feasibility study, but is expected to include a new recreation pool, gymnasium space, exercise rooms, meeting rooms, and an expanded library.

##### **4.4.2 Project Status**

##### ***Preliminary Project Development***

Issuance of an RFP for consulting services for the new recreation centre, pool and library at Cameron Park is anticipated by the end of 2019 June.

In terms of an overall schedule for this project, the preliminary project development, feasibility, and design work is estimated to take approximately 18 months, followed by a planned construction period of 36 months, with an estimated project completion date of mid-2024.

#### **4.5 South Burnaby Arena**

##### **4.5.1 Project Description**

The South Burnaby Arena will be located in the Edmonds Town Centre at the northwest corner of 10<sup>th</sup> Avenue and 18<sup>th</sup> Street. The facility will feature two NHL sized pads that can accommodate both ice and dry surfaces, and 411 spectator seats. In addition, the facility will include a skate shop, concessions, instructors' office, two multi-purpose rooms, a patio roof deck, and public lobby and reception.

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#### **4.5.2 Project Status**

##### ***Development Approvals***

On 2019 January 28, rezoning application (Rezoning Reference #18-19) for the twin NHL-sized rinks received Final Adoption. The associated Subdivision (Subdivision Reference #18-57) of the subject properties at 7789 and 7799 Eighteenth Street was also completed as part of the subject rezoning. A PPA (PPA Reference #18-143) and BP application (BP Reference #18-1272) have been submitted and are currently under review.

##### ***Tendering***

Finalized contract documents are expected from the project architects (HCMA Architecture + Design) in early March, which would allow for tendering of the project to begin mid-March. The tendering process will last for a period of approximately five weeks, with a one to two week review process of the project bids to follow. To help expedite the award of a contract, staff are currently in the process of pre-qualifying general contractors and sub-trades.

##### ***Construction***

Construction is expected to commence in 2019 June, with an estimated construction period of 24 months. The project is expected to complete in late summer of 2021.

#### **4.6 Montecito Childcare Centre**

##### **4.6.1 Project Description**

The proposed Montecito childcare centre will be located within the Montecito Elementary School lands, and provide up to 25 spaces for preschool-aged children within a modular childcare building.

##### **4.6.2 Project Status**

##### ***Development Approvals***

Preliminary Plan Approval was issued on 2018 December 19 for the Montecito modular childcare building for up to 25 preschool-aged children. An application for Building Permit (BP Reference #18-970) has been submitted and is pending issuance subject to the installation and inspection of the approved sediment control plan.

##### ***Tendering***

Tendering of the project is complete. Alfred Horie and Britco have been retained by the City to undertake the site works and supply and install the modular buildings for the Montecito and Capitol Hill childcare centres.

##### ***Construction***

Construction is beginning on the erosion and sedimentation control system (ESC), and construction of the modular building is anticipated to be completed by 2019 summer. A more detailed construction schedule will be provided once the ESC system has been inspected.

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## **4.7 Capitol Hill Childcare Centre**

### **4.7.1 Project Description**

The proposed Capitol Hill childcare centre will be located within the Capitol Hill Elementary School lands, and provide up to 25 spaces for preschool-aged children within a modular childcare building.

### **4.7.2 Project Status**

#### ***Development Approvals***

Preliminary Plan Approval was issued on 2018 November 22 for the Capitol Hill modular childcare building. An application for Building Permit (BP Reference #18-971) has been submitted and is in review.

#### ***Tendering***

Tendering of this project is complete. As noted above, Alfred Horie and Britco have been retained by the City to undertake the site preparation and construction works for this project.

#### ***Construction***

Construction is beginning on the erosion and sedimentation control system (ESC), and construction of the modular building is anticipated to be completed by 2019 summer. A more detailed construction schedule will be provided once the ESC system has been inspected.

## **4.8 Stride Childcare Centre**

### **4.8.1 Project Description**

The Stride childcare centre is proposed within the Stride Avenue School Park, adjacent to the Stride Community School lands. The facility will provide childcare for up to 25 preschool-aged children as well as infant care for up to 12 additional children.

### **4.8.2 Project Status**

#### ***Development Approvals***

Staff are awaiting finalized civil engineering drawings for the project, and anticipate making a PPA application by 2019 April.

#### ***Tendering***

Tendering of the project will proceed in 2019 June, and is expected to last for approximately four weeks.

#### ***Construction***

Construction is anticipated to start in 2019 August, with an estimated completion of 2020 June.



## **4.9 Cascade Heights Childcare Centre**

### **4.9.1 Project Description**

The Cascade Heights childcare centre is proposed within the Cascade Heights Elementary School lands, and is intended to provide up to 25 childcare spaces for preschool-aged children.

### **4.9.2 Project Status**

City staff are actively working with the Burnaby School Board to determine the siting and programming of the proposed Cascade Heights childcare centre within the Cascade Heights Elementary School lands. The Burnaby School Board has indicated a desire to provide a before- and afterschool childcare program for the school community. Discussions are ongoing.

## **4.10 Emergency Generators at Civic Facilities**

### **4.10.1 Project Description**

This project seeks to determine the feasibility of adding full emergency backup power to the Edmonds Community Centre, Bonsor Recreation Complex, and the Shadbolt Centre for the Arts, in order to increase the emergency-preparedness of the City.

### **4.10.2 Project Status**

#### ***Feasibility Study***

The feasibility studies for the Edmonds Community Centre, Bonsor Recreation Complex, and the Shadbolt Centre for the Arts are complete. A presentation has been scheduled for 2019 February 14 to present the findings of the feasibility studies to the Major Civic Building Project Coordination Committee (MCBPCC). Following the presentation, a report will be advanced to Council in 2019 March with recommendations for Council's consideration. Subject to Committee and Council approval, the consultant will be instructed to proceed with the detailed design work for the approved emergency generator. A more detailed design and construction schedule will be provided once it is determined which emergency generators are to be advanced to detailed design and construction.

## **4.11 Laurel Street Works Yard**

### **4.11.1 Project Description**

The Laurel Street Works Yard redevelopment project is the phased replacement of the City's main engineering and public works facility at 5780 Laurel Street, which have reached the end of their useful life. Phase 1 includes the construction of the yard building, which will be used for storage of tools, materials and salters/sanders. Phase 1 also includes civil site servicing and the demolition of select structures. Phase 2 will include the construction of the main building, which will house the City's fleet repair garage, facilities management shops, engineering operations, data center and emergency operations center.

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#### **4.11.2 Phase I Status**

##### ***Construction***

Phase 1 of the Laurel Street Works Yard redevelopment project is currently under construction. The general contractor (Chandos Construction Ltd.) has completed all civil work, concrete work and structural steel work. Roofing, cladding, masonry, mechanical and electrical work are all in progress. The general contractor has a replacement concrete formwork subcontractor on site to attend to deficiencies related to the concrete work. The project will be completed by 2019 April, within the project's original budget.

#### **4.11.3 Phase 2 Status**

##### ***Tendering***

Detailed design of Phase II is complete. Once final tender documents are received, the project will be tendered as a lump-sum contract to prequalified general contractors on BC Bid in 2019 March-April, as construction of Phase I nears completion.

##### ***Construction***

Phase II construction is anticipated to commence summer 2019 and is expected to be complete in mid-2022.

### **4.12 Central Administrative Complex Space Needs Assessment**

#### **4.12.1 Project Description**

This space needs assessment will advise on the current and future space, parking, and signage needs of the central administrative complex located at 4949 Canada Way.

#### **4.12.2 Project Status**

##### ***Preliminary Project Development***

Staff from the Public Safety and Community Services Department are currently in the process of establishing a project working group, and are preparing an RFP for issuance in spring 2019. Through the RFP, the City will retain a qualified consulting firm to undertake the space needs assessment, with completion of the needs assessment targeted for the end of 2019.

### **4.13 Fire Services Review**

#### **4.13.1 Project Description**

This services review will advise on the current service level and future space needs of the City's fire services, including a locational review of fire halls #4 and #6 in the City's northeast quadrant, as well as the desirability of a future fire hall within the Big Bend Community Plan area. This review will assist staff in ensuring that the Burnaby Fire Department will continue to efficiently and effectively deliver fire protection and related emergency services to the community.

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#### **4.13.2 Project Status**

##### ***Preliminary Project Development***

Staff from the Public Safety and Community Services Department are currently in the process of evaluating RFP submissions and working towards awarding a contract for a consulting firm to undertake a review of City fire services. Once the contract has been awarded to a consulting firm, the review is anticipated to take between four and six months to complete (summer 2019 – fall 2019).

#### **4.14 Metrotown Events Centre**

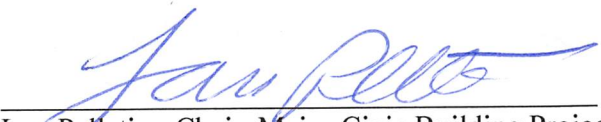
##### ***4.14.1 Project Description and Status***


##### ***Preliminary Project Development***

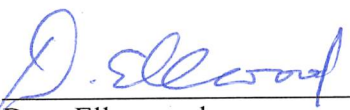
Planning staff will be advancing a report to Committee and Council in the coming months regarding the advisability and desirability of developing an events centre in Metrotown.

#### **5.0 CONCLUSION AND NEXT STEPS**

With regards to next steps, further updates on major civic building projects will be provided in a regular bi-monthly report to Financial Management Committee and Council.

  
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Lou Pelletier, Chair, Major Civic Building Project  
Coordination Committee

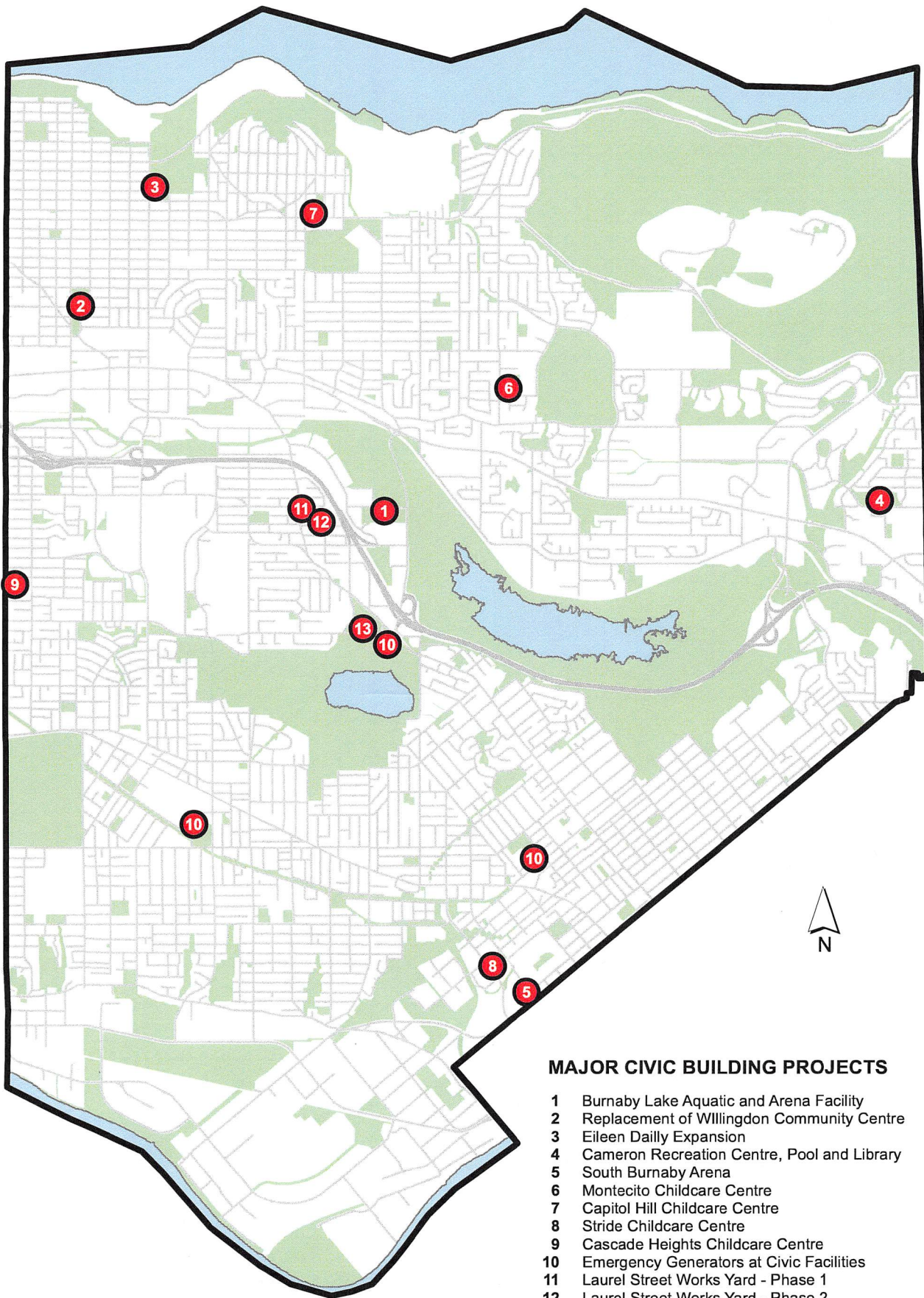
  
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Leon Gous, Director Engineering

  
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Dave Ellenwood  
Director Parks, Recreation and Cultural Services

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cc: City Manager  
Director Corporate Services  
Director Finance  
Purchasing Manager  
City Clerk





#### MAJOR CIVIC BUILDING PROJECTS

- 1 Burnaby Lake Aquatic and Arena Facility
- 2 Replacement of Willingdon Community Centre
- 3 Eileen Dailly Expansion
- 4 Cameron Recreation Centre, Pool and Library
- 5 South Burnaby Arena
- 6 Montecito Childcare Centre
- 7 Capitol Hill Childcare Centre
- 8 Stride Childcare Centre
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- 10 Emergency Generators at Civic Facilities
- 11 Laurel Street Works Yard - Phase 1
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