

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 May 21, received and adopted the attached report providing an update on the current status of sixteen 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 Director Planning and Building Director Engineering Director Parks, Recreation and Cultural Services Director Corporate Services Director Finance Director Public Safety and Community Services Chief Librarian Purchasing Manager
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2019 May 15

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.

RECOMMENDATION:

1. **THAT** the Committee forward this report to Council for information.

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, and to provide a look ahead at the upcoming work plan and schedule for these projects. This report also provides an update on four civic building projects currently administered by the Public Safety and Community Services Department, and the Parks, Recreation and Cultural Services Department.

2.0 POLICY FRAMEWORK

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
- **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

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- **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 established, 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 level of detail 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 this 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 is handed over to the recipient department to operate and administer the program and/or services.

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4.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

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

Project	Status/Phase
Burnaby Lake Aquatic and Arena Facility	Preliminary project development
Willingdon Community Centre Redevelopment	Preliminary project development
Confederation Park Community Centre	Preliminary project development
Cameron Community Centre, Pool and Library	Preliminary project development
South Burnaby Arena	Tendering
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
Metrotown Events Centre	Preliminary project development
Central Administrative Complex Space Needs Assessment	Preliminary project development
Fire Services Review	Preliminary project development
Burnaby Lake/ Deer Lake Pedestrian Overpass	Preliminary project development
Covered Sports Boxes	Feasibility Study

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 of CG Brown Memorial Pool and Burnaby Lake Ice Rink has been identified as a priority community amenity project. The new aquatic and arena facilities are proposed to be developed on the existing site 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.

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4.1.2 Project Status

Preliminary Project Development

The RFP for consulting services closed on 2019 February 26, and following a comprehensive evaluation and interview process, a report was subsequently advanced to Council on 2019 March 25 recommending that HCMA Architecture + Design (HCMA) be retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

A Client/Architect Agreement has been executed with HCMA, which includes an option to proceed to phase 2 of the project (which includes detailed design, tendering, and construction), subject to Council approval.

HCMA, in co-ordination with City staff, are now actively developing the public engagement strategy, and undertaking a transportation study. The results of this work will inform the development of a preliminary building program and development strategy options, which are scheduled to be presented to Council in mid-summer 2019.

As noted in the previous update report, the City is independently retaining geotechnical, environmental, and quantity surveying (cost consultant) services for this project. An Environmental Site Assessment has been completed, which recommended no further investigation of the site. The geotechnical site report is expected by the end of 2019 May, and an RFP for quantity surveying services is anticipated to be issued within the next two to three weeks.

In terms of an overall schedule for this project, HCMA is working towards a compressed project schedule, which targets tendering of the project for construction in early 2021, with an estimated project completion date of mid-2022. It is noted that these dates are estimates and may change as the building program is further developed.

4.2 Willingdon Community Centre Redevelopment

4.2.1 Project Description

The redevelopment of the Willingdon Community Centre within Willingdon Heights Park has been identified as a priority community amenity project. The replacement community centre is proposed to be located within 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 facilities at Confederation Park, so as to ensure an appropriate mix of services between the two facilities.

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4.2.2 Project Status

Preliminary Project Development

The RFP for consulting services closed on 2019 March 19, and following a comprehensive evaluation and interview process, a report was subsequently advanced to Council on 2019 May 13 recommending that Taylor Kurtz Architecture and Design (TKAD) be retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

Staff are currently preparing the Client/Architect Agreement for execution with TKAD. The agreement, which is anticipated to be agreed and signed within the next 3 weeks, will include an option to proceed to phase 2 of the project (which includes detailed design, tendering, and construction), subject to Council approval.

The City is independently retaining geotechnical, environmental, and quantity surveying services for this project. An Environmental Site Assessment has been completed, which recommended no further investigation of the park site. A geotechnical consultant (Thurber) has been retained, and is currently conducting the site investigation. An RFP for quantity surveying services is anticipated to be issued in 2019 June.

In terms of an overall schedule for this project, TKAD has proposed a compressed project schedule, which targets tendering of the project for construction in spring 2021, with an estimated project completion date of winter 2022. It is noted that these dates are estimates and may change as the building program is further developed.

4.3 Confederation Park Community Centre

4.3.1 Project Description

A need has been identified for additional community dryspace at Confederation Park, to help serve the needs of a growing population in the City's Northwest Quadrant. The intent is to integrate the new construction with the existing Eileen Dailly Leisure Pool and Fitness Centre, so as to maximize operational efficiencies and provide a seamless user experience. The building program for this facility will be developed further as part of the feasibility study, but is expected to include gymnasium space, expanded exercise rooms, and multi-purpose meeting space.

4.3.2 Project Status

Preliminary Project Development

An RFP for consulting services was issued on 2019 April 11, and is scheduled to close on 2019 May 16, after which a two to three week evaluation process of the 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

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consulting firm. An award of contract to the successful consulting firm is anticipated in 2019 June.

The City is independently retaining geotechnical, environmental, and quantity surveying services for this project. An Environmental Site Assessment has been completed, which recommended no further investigation of the park site. An RFP for geotechnical services has now closed and proposals are currently being evaluated, with a view to the successful proponent mobilizing onsite within the next three to four weeks. An RFP for quantity surveying services is anticipated to be issued in 2019 June.

In terms of an overall schedule for this project, a more detailed schedule estimate will be provided once a consulting firm is retained; however, the design and construction of the new centre is anticipated to closely follow the proposed community centre at Willingdon Heights, resulting in an estimated project completion date of early 2023.

4.4 Cameron Community Centre, Pool and Library

4.4.1 Project Description

The redevelopment of the Cameron Recreation Complex has been identified as a priority community amenity project. The new community centre and library are proposed to be developed on the existing site 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, multi-purpose meeting rooms, and an expanded library.

4.4.2 Project Status

Preliminary Project Development

Issuance of an RFP for consulting services for the new community centre, pool and library at Cameron Park is anticipated to be issued in summer 2019.

The City is independently retaining geotechnical, environmental, and quantity surveying services for this project. An Environmental Site Assessment has been completed, which recommended no further investigation of the park site. An RFP for geotechnical services is being prepared by staff for issuance in 2019 June. An RFP for quantity surveying services is anticipated to be issued in late summer 2019.

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. A more detailed schedule estimate will be provided once a consulting firm is retained for the project.

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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 10th Avenue and 18th 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.

4.5.2 Project Status

Development Approvals

A PPA (PPA Reference #18-143) and BP application (BP Reference #18-1272) have been submitted and are currently under review. Reviews of both the PPA and BP are anticipated to be completed by the end of 2019 May.

Tendering

Final tender documents were completed mid-March and a class A costing was undertaken to ensure alignment with the estimated budget. The pre-qualification process of 6 general contractors and various key sub-trades has been completed. The project is currently out for tender, and is scheduled to close on 2019 May 22. After the tender has closed, the bids will be evaluated and qualified for completeness. Two reports will be advanced to the 2019 May 27 Council meeting for funding approval and award of contract. Staff anticipate a Letter of Intent to be forwarded shortly thereafter to the successful general contractor, and the conditions of the CCDC 2 contract including Fair Wages Schedules are anticipated to be completed and signed before the end of 2019 June.

Construction

Construction is expected to commence in 2019 July, with an estimated construction period of 24 months. The project is expected to be completed in the 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.

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4.6.2 Project Status

Development Approvals

The Building Permit (BP Reference #18-970) for the modular childcare building was issued in 2019 March.

Construction

Bulk excavation works have commenced onsite, and the relocation of existing site services is underway. Construction of the modular building is anticipated to be completed by fall 2019.

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

The Building Permit (BP Reference #18-971) for the modular childcare building was issued in 2019 March.

Construction

Site preparations have commenced. Topsoil has been removed, readying the site for bulk excavation and civil works to begin. Construction of the modular building is anticipated to be completed by fall 2019.

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 June.

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Tendering

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

Construction

Construction is anticipated to start in 2019 September, 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

Feasibility Study

City staff are actively working with the Burnaby School District to determine the siting and programming of the proposed Cascade Heights childcare centre within the Cascade Heights Elementary School lands. The Burnaby School District 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

The feasibility of adding full emergency backup power to the Edmonds Community Centre, Bonsor Recreation Complex, and the Shadbolt Centre for the Arts, is being explored in order to increase the emergency-preparedness of the City.

4.10.2 Project Status

Feasibility Study

Feasibility studies for the Edmonds Community Centre, Bonsor Recreation Complex, and the Shadbolt Centre for the Arts are complete. The findings of the feasibility studies were presented to the Major Civic Building Project Coordination Committee (MCBPCC) on 2019 February 14. Based on the findings presented, it was determined that installation of emergency generators would be recommended at both Bonsor and Edmonds Community Centres, but not at the Shadbolt Centre for the Arts. Further site investigation and costing analysis is required to determine the optimal locations at both Bonsor and Edmonds Community Centres. This work is anticipated to be complete by 2019 June.

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Once the additional site investigation and cost analysis is complete, a report will be advanced to Council with recommendations for advancing design work on the selected locations.

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 has 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.

4.11.2 Phase I Status

Construction

The construction of Phase 1 of the Laurel Street Works Yard redevelopment project (Yard Building) is nearing completion. The general contractor (Chandos Construction Ltd.) has completed all civil work, concrete work and structural steel work. Roofing, cladding, masonry and asphalt paving work have all been recently completed. Mechanical and electrical work are nearing completion. The yard building will be completed by 2019 June, within the project's original budget.

4.11.3 Phase 2 Status

Tendering

On 2019 April 10, the City conducted a second Public Open House and created a project-specific webpage to keep the neighbourhood informed. The detailed design of Phase II (Main Building) is complete. Additional environmental testing was completed in early May. Once the test results and final tender documents are received, the construction project will be tendered as a lump-sum contract to prequalified general contractors on BC Bid.

Construction

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

4.12 Metrotown Events Centre

4.12.1 Project Description

The development of a performance/events and conference centre within Downtown Metrotown is being explored. This new centre is intended to be a civic venue that will enhance the cultural

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and entertainment facilities in Burnaby, providing a venue for large assemblies in purpose-designed spaces for events and presentations.

4.12.2 Project Status

Preliminary Project Development

Staff are currently preparing an RFP for consulting services to undertake a needs assessment and develop a comprehensive program and business case for the successful development and operations of a new events centre in Metrotown. Through this work, several sites within the Metrotown Downtown Plan area will be assessed for their desirability and feasibility of accommodating the events centre. The RFP is anticipated to be issued during summer 2019. A more detailed project schedule will be provided once a consultant is retained for this project.

4.13 Central Administrative Complex Space Needs Assessment

4.13.1 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. This project is currently administered by the Public Safety and Community Services Department.

4.13.2 Project Status

Preliminary Project Development

Public Safety and Community Services Department staff are currently in the process of preparing an RFP for issuance in the next four to six weeks. 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.

4.14 Fire Services Review

4.14.1 Project Description

This service 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. This project is currently administered by the Public Safety and Community Services Department.

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4.14.2 Project Status

Preliminary Project Development

Public Safety and Community Services Department staff are currently in the process of developing an updated RFP for issuance in 2019 June. An updated RFP is required due to inadequate proposals received in response to the first RFP issued earlier this year. The service review is anticipated to be completed by the end of 2019.

4.15 Burnaby Lake/ Deer Lake Pedestrian Overpass

4.15.1 Project Description

A new crossing(s) over the Trans-Canada Highway are being explored to improve connectivity between Burnaby Lake, Deer Lake Park, and Robert Burnaby Park. This project is currently administered by the Parks, Recreation and Cultural Services Department.

4.15.2 Project Status

Preliminary Project Development

On 2019 April 04, the Parks, Recreation and Culture Commission approved funding to undertake a feasibility study for the siting and high level costing of a pedestrian and cycling bridge across the Trans-Canada Highway. A report will be advanced to the 2019 May 27 Council meeting for final funding approval. Once funding is in place, Parks staff will issue an RFP for consulting services to undertake the feasibility study. Staff anticipate selecting the prime consultant in mid-July, and estimate completion of the feasibility study by 2019 December. Upon completion of the study, the findings would be brought forward for Council's consideration before advancing the project further.

4.16 Covered Sports Box

4.16.1 Project Description

The suitability and feasibility of covering existing sports boxes in North and South Burnaby is being explored, with the intent of extending the use of these facilities in all weather conditions. This project is currently administered by the Parks, Recreation and Cultural Services Department.

4.16.2 Project Status

Preliminary Project Development

Parks staff had been engaged in site analysis to determine the feasibility of accommodating a covered sports box within the Central Valley Precinct. No suitable sites were identified due to poor soil conditions and potential land requirements for other major projects within the precinct.

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Parks staff are now evaluating the suitability and feasibility of covering existing sport boxes in South Burnaby (Jack Crosby outdoor lacrosse box) and Confederation Park in North Burnaby. Through this work, preliminary costing parameters and delivery timelines will be explored. Once this work is complete, staff will bring forward a report to Commission and Council with the findings of the work and a project plan.

5.0 CONCLUSION AND NEXT STEPS

Further updates on major civic building projects will be provided in a regular quarterly report to Committee and Council, in addition to a verbal project status update at each Financial Management Committee meeting.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering

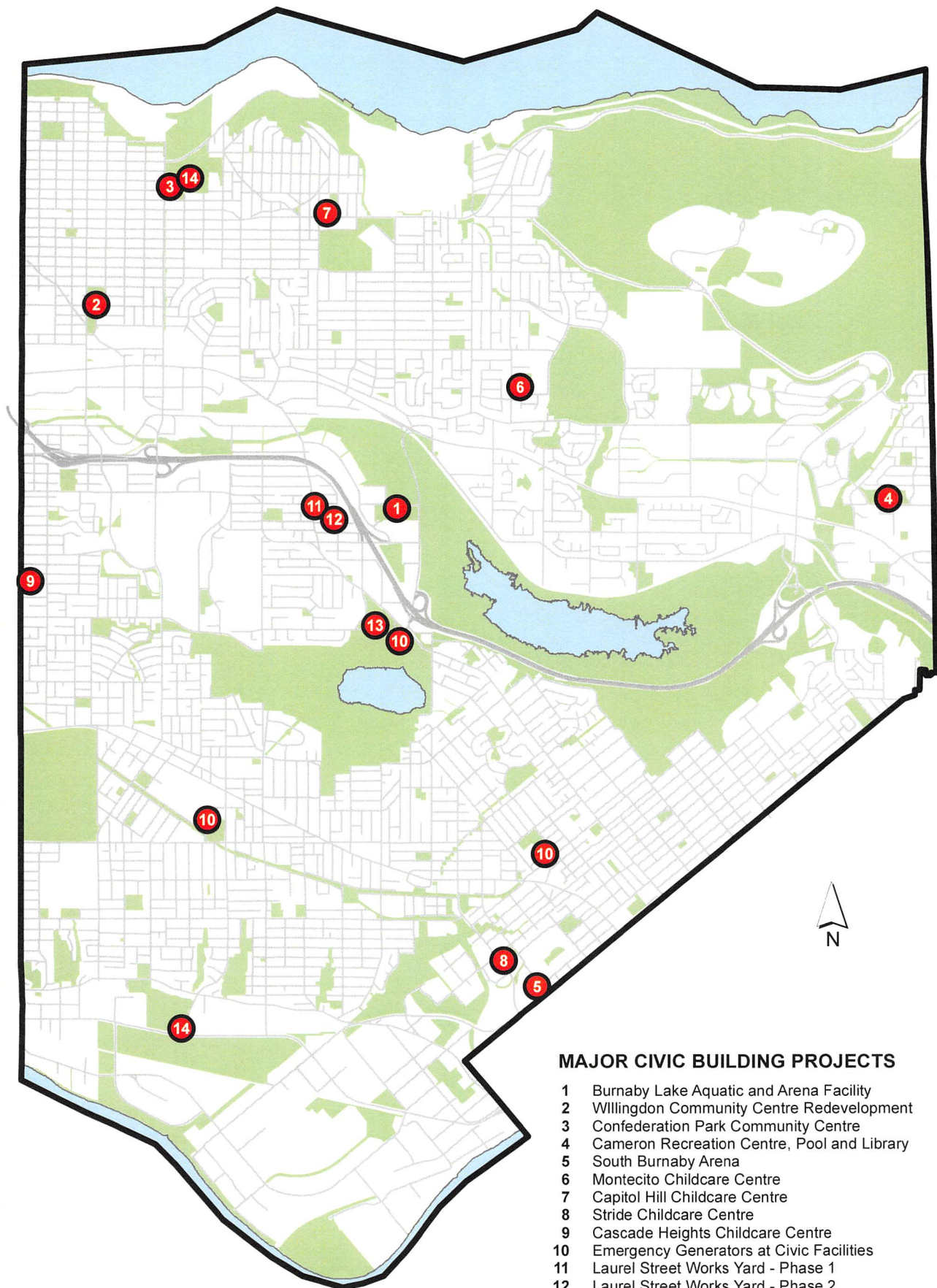


Dave Ellenwood
Director Parks, Recreation and Cultural Services

MN:sla

Attachment

cc: City Manager
Director Corporate Services
Director Public Safety and Community Services
Director Parks, Recreation and Cultural Services
Director Engineering
Director Finance
Chief Librarian
Purchasing Manager
City Clerk



MAJOR CIVIC BUILDING PROJECTS

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- 2 Willingdon Community Centre Redevelopment
- 3 Confederation Park Community Centre
- 4 Cameron Recreation Centre, Pool and Library
- 5 South Burnaby Arena
- 6 Montecito Childcare Centre
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