

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.

REPORT

The Financial Management Committee, at its meeting held on 2019 September 19, received and adopted the attached report providing Council with an update on the current status of major civic building projects.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Corporate Services Director Finance Director Engineering Director Planning and Building Director Parks, Recreation and Cultural Services Director Public Safety and Community Services Chief Librarian Purchasing Manager
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2019 September 11

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 two civic building projects currently administered by the Public Safety and Community 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

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- 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 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.

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Upon completion of the project, the new facility is handed over to the recipient department to operate 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:

Project	Status/Phase
Burnaby Lake Aquatic and Arena Facility	Feasibility Study
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	Construction
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	Detailed Design
Laurel Street Works Yard	Phase I – Complete Phase II – Tendering
Metrotown Events Centre	Preliminary project development
Central Administrative Complex Space Needs Assessment	Preliminary project development
Fire Services Review	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 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 and schematic design scopes of work, but is proposed to include an NHL sized pad that can accommodate both ice and dry surfaces, and a significantly larger pool facility with supporting amenities. HCMA Architecture + Design (HCMA) have been retained to undertake

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the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

4.1.2 Project Status

Preliminary Project Development

The initial round of public consultation and needs assessment study for the proposed arena and aquatics development have been completed, and based on the feedback and results of this work a working facility program has been established. The initial geotechnical site report produced by Golder Associates is also complete. The City has retained the services of Ross Templeton and Associates to provide quantity surveying services throughout the phase one work program.

Public Consultation

Throughout June and the first week of July, staff, in coordination with HCMA carried out an extensive initial public consultation program that included a public survey, stakeholder workshops, and a range of outreach events across the City designed to generate ideas on the types of facilities that the public would like to see included in this project. To raise awareness of the project and the initial public consultation events, staff developed postcards, posters, took out adverts in local newspapers, sent out social media blasts, and created a dedicated project webpage, which will be updated throughout the project and allows for the public to submit questions and comments directly to staff. In summary, through the initial public consultation process, staff consulted with twelve aquatic stakeholder groups, nine arena stakeholder groups, spoke with 600+ people at five outreach events, and received over 1600 responses to the public survey. The results of the initial public consultation process will be further detailed in an interim project report, which will be forwarded to Council's attention in 2019 October.

Needs Assessment Study

A needs assessment has been completed by RC Strategies and Perc (a sub-consultant of HCMA) and is *attached** for information purposes. The needs assessment provides both a quantitative and qualitative analysis of the current and future arena and aquatic service needs of the City.

*Attachment is available on the electronic copy of the agenda accessible at burnaby.ca.

Working Facility Program

Based on feedback from the initial round of public consultation and the results of the needs assessment study, the following working facility program has been established:

- an NHL sized arena pad with five change rooms, support offices, a 40 person multi-purpose room, storage, ice resurfacing, mechanical, electrical and refrigeration rooms, and 200 spectator seats;
- an aquatics facility that includes a leisure pool, hot tubs, sauna and steam rooms, a 50 m (10 lane) tank with two bulkheads and a moveable floor, a secondary 25 m (6 lane) with a moveable floor, four multi-purpose rooms, support offices, change rooms, recreational diving, and 750 spectator seats; and
- supporting amenities including a commercial retail unit, sports hall of fame display area, a community fitness centre, and both childminding and childcare services.

These facilities would be in addition to Bill Copeland Sports Centre, which will be retained on the site. A number of project details are still to be confirmed at this early stage, but based on a Class D order of magnitude costing analysis of the working facility program, the project cost is estimated in the range of \$160 million. This amount does not account for any required upgrades to Bill Copeland Arena, or unforeseen geotechnical considerations. It is noted that this facility program list will continue to be developed further through subsequent public consultation and the feasibility and schematic design stages of work.

Feasibility Study

HCMA and the staff working group are currently exploring a range of development strategy options, with a view to determining a preferred development strategy option for presentation to Council in late-summer 2019. This work involves taking the proposed preliminary facility program and exploring multiple site and building layout options, with a view to determining the most effective and efficient site and building configuration. Following completion of this work, staff will initiate a second round of public consultation to receive feedback on both the proposed facility program, and the proposed preferred development strategy option. Feedback provided through this round of consultation will help refine the program and inform site planning before proceeding to the schematic design phase of the project.

Overall Schedule

HCMA is working towards a compressed project schedule, which targets tendering of the project for construction in early 2021, with an estimated construction period of 36 months, and a project completion date of winter 2023. 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 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. Taylor Kurtz Architecture and Design (TKAD) have been 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.

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4.2.2 Project Status

Preliminary Project Development

Given the proximal relationship between the proposed community centre projects at Willingdon Heights Park and Confederation Park, a comprehensive public consultation and needs assessment study is being undertaken for the entire northwest quadrant of the City, which will help inform plans for facility programming and design of the two proposed community centre facilities. The initial geotechnical site report produced by Thurber is now complete. A RFP for quantity surveying services has closed and the City is currently in the process of retaining quantity surveying services.

Public Consultation and Needs Assessment Study

The initial round of public consultation and the needs assessment study are underway, which include stakeholder workshops, a public survey, and a number of public outreach events. To raise awareness of these events and the survey, staff have initiated a mail out to all residences within the City's northwest quadrant, as well as disseminated consultation information via posters, social media, and a dedicated project webpage, which allows for the public to submit questions and comments directly to staff.

The initial round of consultation and the needs assessment study scopes of work will complete at the end of 2019 September, after which a working facility program will be established both for the Willingdon Heights Park site and the Confederation Park Site. Once a working facility program has been established, TKAD and the working group will begin development of site strategy options, with a view to recommending a preferred development strategy option to Council in fall 2019.

Overall Schedule

TKAD is working towards a compressed project schedule, which targets tendering of the project for construction in spring 2021, with an estimated construction period of 30 months, and a project completion date of fall-2023. 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.

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4.3.2 Project Status

Preliminary Project Development

A RFP for consulting services closed on 2019 May 16, and the City's Purchasing Manager received submissions from thirteen consulting firms interested in providing services to the City. Following a comprehensive evaluation and interview process, a report was subsequently advanced to Council on 2019 July 24 recommending that Revery Architecture (Revery) 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. Following Council's approval of the request to retain Revery, staff have subsequently executed a Client/Architect Agreement, and a working group has been established. Revery will play a supporting role in the initial public consultation and needs assessment work that is being undertaken for the northwest quadrant. This work is anticipated to complete in 2019 October.

A geotechnical consultant (SNC Lavalin) has been retained, and is currently conducting their site investigation. A RFP for quantity surveying services has closed and the City is currently in the process of retaining quantity surveying services.

Overall Schedule

Revery is working towards a compressed project schedule, which targets tendering of the project for construction in spring 2021, with an estimated construction period of 36 months, and project completion date of winter 2023. It is noted that these dates are estimates and may change as the building program is further developed.

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. A RFP for geotechnical services closed on 2019 August 27 and staff are currently in the process of retaining a geotechnical consultant, with the associated site investigation anticipated to be undertaken early this fall. An RFP for quantity surveying services is anticipated to be issued in early fall 2019.

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Overall Schedule

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 spring 2024. A more detailed schedule estimate will be provided once a consulting firm is retained for the project.

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

PPA application #18-143 has now been approved and BP application #18-1272 is currently under review. An Erosion and Sediment Control application is required and will be submitted by the end of 2019 August.

Tendering

The construction tender (Tender Reference #25-02/19) call closed in 2019 May, and five tender submissions were received. Upon detailed review, all five submissions were deemed non-compliant, and as a result, the City terminated the tender process. Subsequent to the termination of the tender process, the City initiated a Direct Negotiation Proposal (Reference #145-06/19) with Pomerleau Inc. Following a successful negotiation and review period, Council, at its regular meeting on 2019 July 29, authorized an award of contract to Pomerleau Inc. for construction of the South Burnaby Arena. A letter of acceptance was sent to Pomerleau Inc. on 2019 July 31, and the general contractor is currently in the processes of submitting all required documentation to the City, prior to finalizing a CCDC 2 contract and beginning construction.

Construction

Construction is expected to commence in fall 2019, with an estimated construction period of 24 months. The project is expected to be completed in the fall of 2021. The City is independently retaining a commissioning agent for this project. An RFP for commissioning services is anticipated to be issued by end of August 2019.

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

Construction

Bulk excavation has commenced on site, and relocation of existing site services are underway. Civil service installation is also in progress. Construction of the modular building is anticipated to be completed by 2019 November. Project completion is anticipated in spring 2020.

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

Construction

Site preparations have commenced. Topsoil has been removed, in preparation for bulk excavation and civil works to begin. Construction of the modular building is anticipated to be completed by 2019 December. Project completion is anticipated in spring 2020.

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

A PPA application (PPA Reference #19-00091) has been submitted, and civil design work is expected to be completed by mid-September 2019.

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Tendering

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

Construction

Construction is anticipated to start in spring and complete in 2020 September.

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. Further site investigation and costing analysis was required to determine the optimal locations at both Bonsor and Edmonds Community Centres. This work has now been completed. A detailed update and funding report for detailed design work is currently being advanced through Committee and Council.

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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 1 Status

Construction

The construction of Phase 1 of the Laurel Street Works Yard redevelopment project (Yard Building) is complete and the building has received an Occupancy Permit.

4.11.3 Phase 2 Status

Tendering

The detailed design of Phase 2 (Main Building) is complete. The City's standard Construction Tender Document is currently under review. Upon completion of this review, the construction project will be tendered as a lump-sum contract to prequalified general contractors on BC Bid.

Construction

Phase 2 construction is anticipated to commence winter 2019 and is expected to be complete in spring 2023.

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 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

Exploratory work on the development of a performance/events and conference centre is being advanced in three phases. Staff are currently preparing an RFP for consulting services to undertake the first phase of work, which explores the value of developing a performance/events

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and conference centre within Downtown Metrotown; facility programming to meet the needs of the community; building configuration, massing study and preliminary schematic design options to determine the minimum site area and preliminary site access, circulation and adjacencies; and, preliminary capital and operating cost estimates of such a project.

The RFP is anticipated to be issued in September 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

Issuance of an RFP for consulting services for the space needs assessment is anticipated to be issued in late summer 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 mid-2020.

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.

4.14.2 Project Status

Preliminary Project Development

A RFP for consulting services closed in 2019 July, and the City's Purchasing Manager received submissions from six consulting firms interested in providing services to the City. Following a comprehensive evaluation process, a contract was awarded to Darkhorse to undertake the service review and future space needs assessment. Darkhorse have commenced with the work and the service review is anticipated to be completed by the end of 2019.

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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

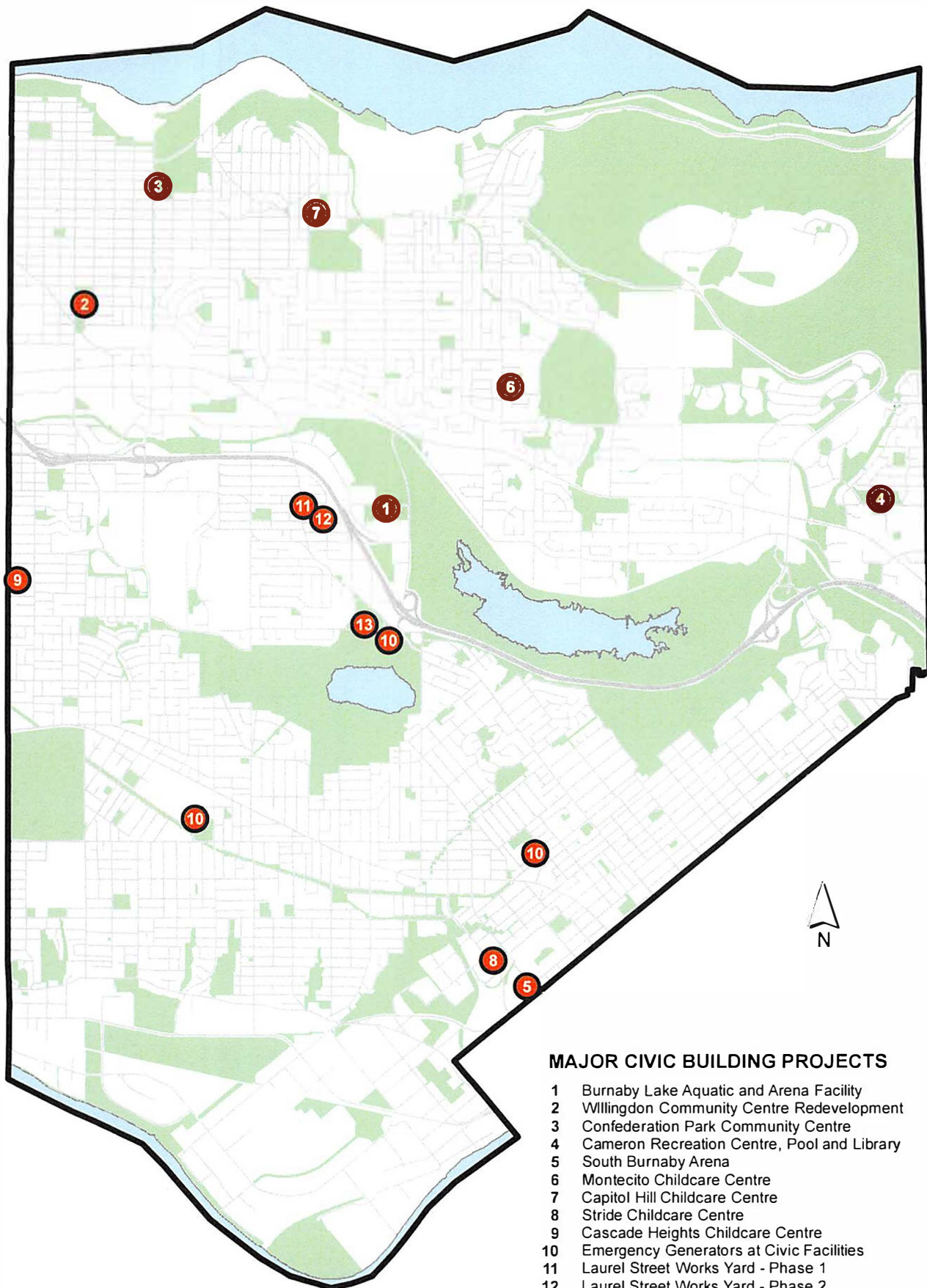


Dave Ellenwood
Director Parks, Recreation and Cultural Services

MN:sla

Attachments

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
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