

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 December 04

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.

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 and a schematic design study;
- **Detailed Design** - in this phase, the schematic design 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 eight 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	Feasibility Study
Confederation Park Community Centre	Feasibility Study
Cameron Community Centre, Pool and Library	Preliminary project development
South Burnaby Arena	Construction
Laurel Street Works Yard	Phase II – Tendering
Metrotown Events Centre	Preliminary project development
Highway One Pedestrian Overpass	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 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 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 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

Public Open House

On 2019 November 06, staff hosted a public open house at City Hall to present the findings of the needs assessment study, as well as an overview of the working facility program for the project. The following working facility program has been established:

- a 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) tank 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. The working facility program was generally well received by those who attended the open house. All feedback and comments received at the event have been compiled and reviewed by staff, and will help inform subsequent revisions to the facility program and site plans.

Development Strategy Options and Schematic Design Study

HCMA and the staff working group have identified a preferred development strategy option for the site, and are currently working to develop the preferred development strategy option to a schematic design level. Upon completion of the schematic design study, HCMA will issue a final phase 1 report, which will summarize all of the phase 1 work, including the proposed facility program, the development strategies explored, and the schematic design study. The report will also include a Class C project costing.

In early 2020, the final report, schematic design and project cost estimate will be presented to Council, and a formal report will subsequently be advanced seeking approval to advance the project to detailed design (phase 2).

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 building program for this facility is currently being developed, and is anticipated to include two gymnasiums, a fitness center, and multi-purpose space that can be programmed for a variety of health and wellness, recreation, arts and community uses. 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

The initial geotechnical site report produced by Thurber is complete, and the City has retained the services of Altus to provide quantity surveying services throughout the phase one work program.

Feasibility Studies (Needs Assessment)

The northwest Burnaby public consultation and needs assessment encompassing the proposed community centre projects at Willingdon Heights Park and Confederation Park completed in 2019 October, and the results of the needs assessment are being analyzed. This information will help inform plans for facility programming and design of the two proposed community centre facilities.

Preliminary Building Facility Program and Site Options

As noted above, the initial round of public consultation and the needs assessment is now complete and for which a final report on the results is anticipated this month (2019 December). A subsequent public engagement process is anticipated in January 2020 to share the results of the needs assessment, which included a public survey and a series of focus group sessions. A working facility program is being developed both for the Willingdon Heights Park site and the Confederation Park Site. TKAD and the working group are reviewing site strategy options, with a view to recommending a preferred development strategy option to Council in spring 2020.

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 building program for this facility is currently being developed, and is anticipated to include a gymnasium, an expanded fitness centre, youth and seniors focused program rooms, and multi-purpose space. Revery Architecture (Revery) 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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4.3.2 Project Status

Preliminary Project Development

The initial geotechnical site report produced by SNC Lavalin is complete, and the City has retained the services of Hanscombe to provide quantity surveying services throughout the phase one work program.

Feasibility Studies (Needs Assessment)

As noted above, the northwest Burnaby public consultation and needs assessment completed in October 2019, and the results of the needs assessment are being analyzed. This information will help inform plans for facility programming and design of the community centre.

Preliminary Building Facility Program and Site Options

A working facility program is currently being developed for Confederation Park Site. Revery and the working group are also reviewing site strategy options, with a view to recommending a preferred development strategy option to Council in early 2020, prior to preceding with a schematic design study. Once a working facility program and preferred development strategy option for the site have been determined, a subsequent public engagement process would be undertaken (likely in early spring 2020) to receive feedback and comments on the proposals.

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

A RFP for consulting services closed on 2019 November 7, and the City's Purchasing Manager received submissions from nine consulting firms interested in providing services to the City. The submissions are currently being comprehensively reviewed and evaluated, with a view to selecting a successful firm to begin the phase 1 scope of work in January 2020.

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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

All development approvals are now complete. Erosion and Sediment Control System installation was completed and inspected prior to the issue of Building Permit Drawings. Building Permit Drawings were issued on 2019 October 29.

Tendering

A CCDC 2 contract between Pomerleau Inc. and the City of Burnaby for the South Burnaby Ice Arena Project was issued, finalized, and signed on 2019 September 26.

Construction

The project ground breaking event occurred on 2019 September 19. Excavation and offsite civil works are currently in progress. The construction period is expected to last for approximately 24 months, with an estimated project completion in the fall of 2021.

4.6 Laurel Street Works Yard

4.6.1 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 included the construction of the yard building, which is used for storage of tools, materials and salters/sanders. Phase 1 also included 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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4.6.2 Phase 2 Status

Tendering

The detailed design of Phase 2 (Main Building) is complete. The City's standard Construction Tender Document has been reviewed and revised to further reduce the City's risks during the procurement process. 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 spring 2020 and is expected to be complete in mid 2023.

4.7 Metrotown Events Centre

4.7.1 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.

4.7.2 Project Status

Preliminary Project Development

A RFP for consulting services closed on 2019 October 31, and the City's Purchasing Manager received submissions from eight consulting firms interested in providing services to the City. The submissions are currently being comprehensively reviewed and evaluated, with a view to selecting a successful firm to begin the phase 1 scope of work in January 2020. The first phase of work explores the value of developing a performance/events 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.

Overall Project Schedule

The first phase of work is anticipated to complete in summer 2020.

4.8 Highway One Pedestrian Overpass

4.8.1 Project Description

A new crossing(s) over the Trans-Canada Highway is 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.

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4.8.2 Project Status

Feasibility Study

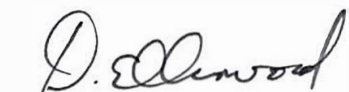
The feasibility of developing an overpass over the Trans-Canada Highway is currently underway. Conceptually two overpasses are being considered; one to accommodate pedestrian and cyclists only and a second that would include emergency vehicles. Locations for the structures are being evaluated based on community benefits (connections to parks and neighborhoods and trail systems), environmental impacts, land ownership and contemplated land use at the base of the structures. The site selection is anticipated early 2020 with the general feasibility, impacts and estimated costs provided in the final report by June 2020. Upon completion of the study, the findings would be brought forward for Council's consideration before advancing the project further.

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.



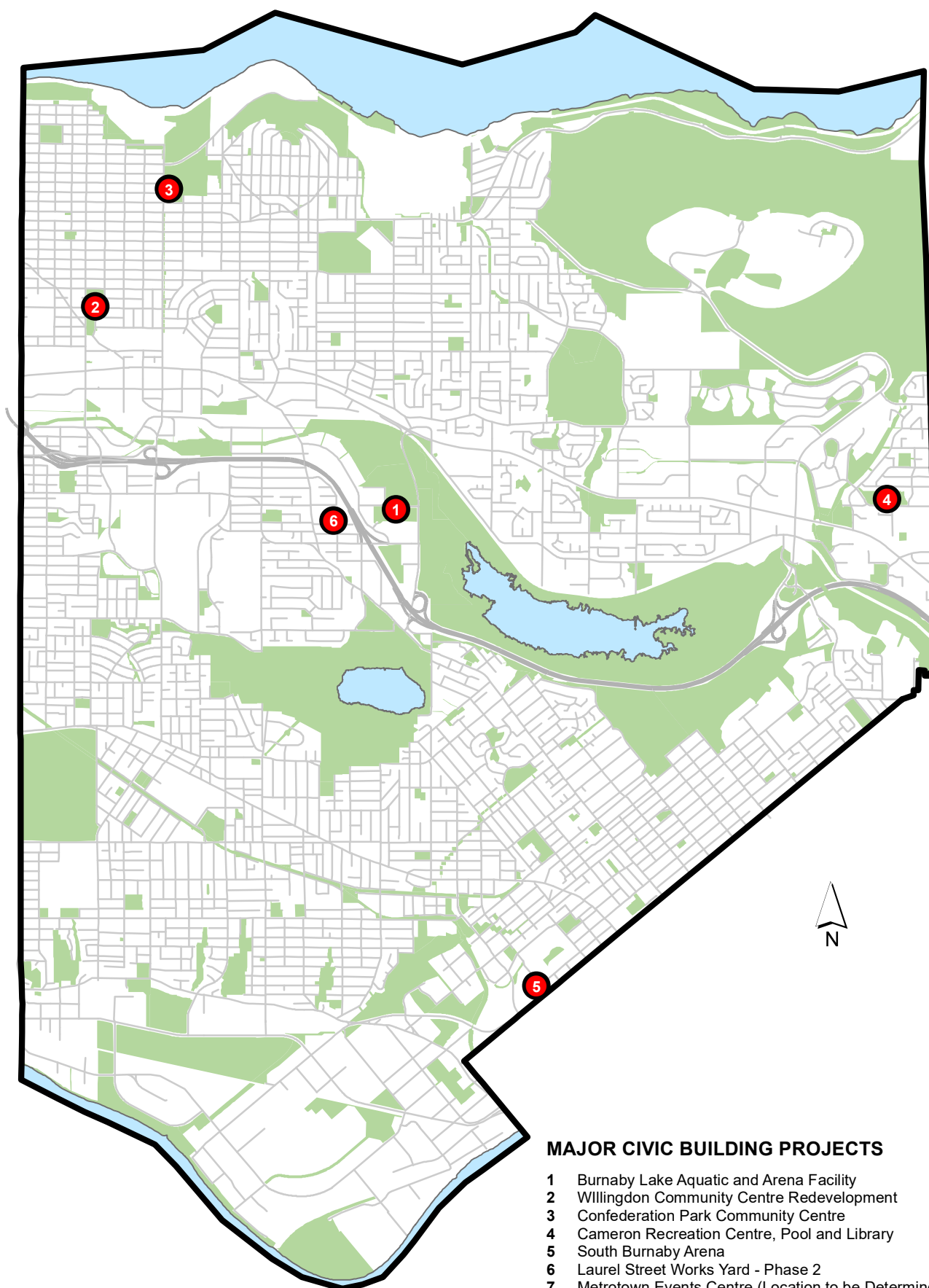
E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee

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

- 1 Burnaby Lake Aquatic and Arena Facility
- 2 Willingdon Community Centre Redevelopment
- 3 Confederation Park Community Centre
- 4 Cameron Recreation Centre, Pool and Library
- 5 South Burnaby Arena
- 6 Laurel Street Works Yard - Phase 2
- 7 Metrotown Events Centre (Location to be Determined)
- 8 Hwy 1/ Burnaby Lake Overpass (Location to be Determined)