
TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2020 September 02

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

- **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 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.

It is noted that where projects have been identified as a priority project, the **Preliminary Project Development** and **Feasibility Study** phases of the project have been streamlined into a single project phase (Phase I): **Preliminary Design**. 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 | Detailed Design |
| Willingdon Community Centre Redevelopment | Preliminary Design Complete |
| Confederation Park Community Centre | Preliminary Design Complete |
| Cameron Community Centre and Library | Preliminary Design |
| South Burnaby Arena | Construction |
| Laurel Street Works Yard (Main Building) | Construction |
| Highway One Pedestrian Overpass | Preliminary Design Complete |
| Metrotown Events Centre | 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 redevelopment 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.

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, four multi-purpose rooms, support offices, change rooms, recreational diving, and 750 spectator seats; and,
- supporting amenities including reception and office administration areas, a café in the main lobby, food concession in the new rink lobby, sports hall of fame display area, a community fitness centre/weight room, childminding, and a licensed childcare facility.

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The facility program was presented at a public open house 2019 November 06.

4.1.2 Project Status

The results of the Schematic Design phase of the project, including a high level Class C project cost estimate were presented to Council at their meeting on 2020 February 12, and the project received approval to proceed to Phase 2.

Phase 2

The design development for the project is currently at 50%. A detailed Class C project cost estimate has been received and is currently under review. A Public Hearing for the associated rezoning application will be scheduled once review of the Class C estimate is complete and a suitable plan of development is achieved.

Overall Schedule

HCMA is working towards a compressed project schedule, which targets rezoning in late 2020 – early 2021, followed by tendering of the project for construction in fall 2021, with an estimated construction period of 36 months, and a project completion date of late 2024/early 2025. 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 community fitness center/weight room, 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.

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)

In March 2020, a second public engagement process was undertaken to share the results of the Needs Assessment that was completed in October 2019 for the City's Northwest Quadrant; the results of

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which have been analyzed and used to develop a working facility program for both the Willingdon Heights Park site and the Confederation Park site.

Preliminary Building Facility Program and Site Options

The preliminary design has been completed. Additional geotechnical and groundwater investigations have been completed and the information included in the schematic design report. A high level Class C project cost estimate and the schematic design study will be presented to Council in fall 2020.

4.3 Confederation Park Community Centre

4.3.1 Project Description

A need has been identified for additional community dry space 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 two gymnasiums, 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.

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 Hanscomb to provide quantity surveying services throughout the phase one work program.

Feasibility Studies (Needs Assessment)

As noted above, the initial public consultation and Needs Assessment was completed in October 2019; the results of which have been analyzed and used to develop a working facility program for both the Willingdon Heights Park site and the Confederation Park site.

Preliminary Building Facility Program and Site Options

A working facility program has now been developed for the Confederation Park Site. Revery and the working group are in the process of finalising the cost estimates and schematic design report. In regards to Public Art, five artists have been shortlisted and will be submitting artist concept proposals in late September 2020 for evaluation by the artist selection panel.

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

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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 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.

Diamond Schmitt Architects Inc. 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.

4.4.2 Project Status

Preliminary Project Development

The initial geotechnical site investigation has been completed by EXP Consulting. Ross Templeton Associate has been engaged to prepare the Class C project cost estimate for the project.

Feasibility Study (Needs Assessment)

Public consultation was completed on July 12, 2020 and 2,369 responses were received. The Needs Assessment for the Northeast Quadrant of Burnaby, which will inform the plans for facility programming and design of the community centre and library, has been updated with the responses received from consultation and will be finalized in September 2020.

Preliminary Building Facility Program and Site Options

A working facility program has now been developed for the community centre and library. A Class C cost estimate and schematic design will be presented to Council in winter 2020.

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 summer 2025. A more detailed schedule estimate will be provided once the COVID-19 pandemic restrictions have been lifted.

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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

Contract

A CCDC2 lump sum 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.

In regards to Public Art, the Request for Expression of Interest (RFEOI) was closed on August 24, 2020 and a shortlist of artists will be requested to submit public art concept proposals in September 2020.

Construction

Formwork, reinforcing steel and concrete works are currently underway. The next milestone in the construction phase will be getting the mass timber and reinforced steel to be on site which is anticipated to be in late 2020/early 2021. The construction period is expected to last for approximately 24 months, with an estimated project completion in the fall of 2021. There is anticipated to be some delay due to Provincial Health Office orders guiding safe physical distancing for construction sites in response to the COVID-19 pandemic.

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. Phase 2 will also include the demolition of the remaining existing structures on the site.

4.6.2 Phase 2 Status

Tendering

The tender for the Laurel Street Works Yard is complete. The City's standard Construction Tender Document was reviewed and revised to further reduce the City's risks during the procurement process. The construction project was tendered as a lump-sum contract to prequalified general contractors on BC Bid. Due to uncertain market conditions and COVID-19 restrictions, the tender closing date was extended. Two tenders were received and the low compliant bid was received from Canadian Turner Construction Company.

Construction

Phase 2 construction has commenced in summer 2020 and is expected to be complete by mid 2023.

4.7 Highway One Pedestrian Overpass

4.7.1 Project Description

A new crossing over the Trans-Canada Highway is being explored to improve connectivity between Burnaby Lake, Deer Lake Park, and Robert Burnaby Park.

4.7.2 Project Status

Feasibility Study

The feasibility study of developing an overpass over the Trans-Canada Highway is currently underway. The working group is currently investigating preferred site selection and finalizing the preliminary schematic designs. Clearing of invasive species, geotechnical investigation and site surveying have been initiated.

The general feasibility, impacts and estimated costs and will be provided to Council in a final report by fall 2020.

4.8 Metrotown Events Centre

4.8.1 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.

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4.8.2 Project Status

Preliminary Project Development

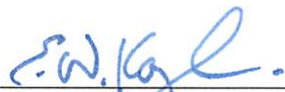
Hunden Strategic Partners (HSP), along with a team of sub-consultants, have been retained to complete the first phase of work. The first phase of work explores the value of developing a performance/events and conference centre within Downtown Metrotown; facility programming to meet the needs of the community; 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

HSP visited potential sites and met with stakeholders in a series of meetings in early March 2020. They are continuing the first phase of work and the results of the study is anticipated to be presented to Council in late fall of 2020.

5.0 CONCLUSION AND NEXT STEPS

Further updates on major civic building projects will be provided in a 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



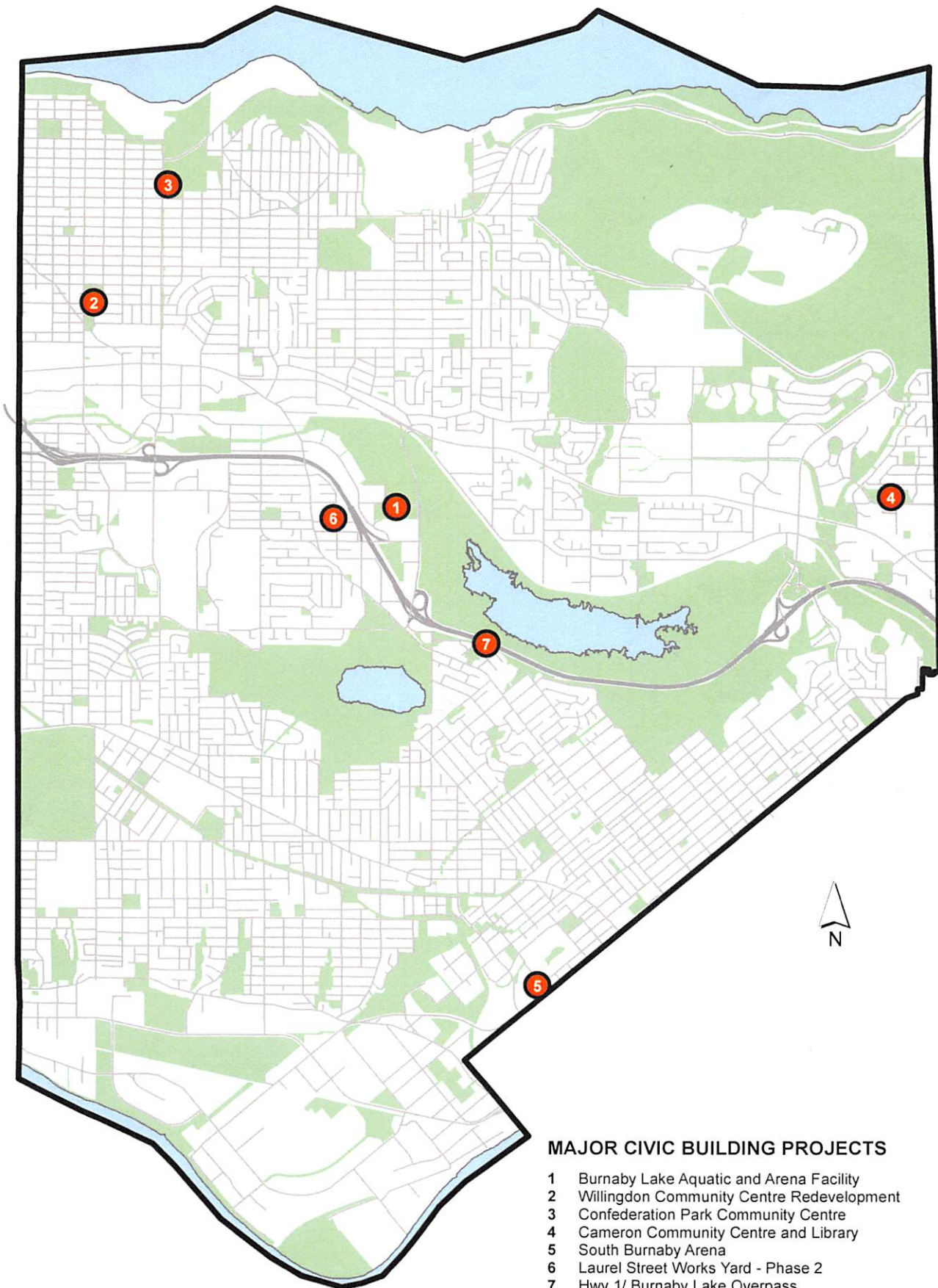
Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

TVD/CL: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 Community Centre and Library
- 5 South Burnaby Arena
- 6 Laurel Street Works Yard - Phase 2
- 7 Hwy 1/ Burnaby Lake Overpass
- 8 Metrotown Events Centre (Location to be Determined)