

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2021 May 12

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

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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 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,

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- **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.

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/Brentwood 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
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.

In December 2020, the City of Burnaby purchased the adjacent sport and fitness facility at 3713 Kensington Avenue following the announcement that Fortius Sport & Health would be ceasing operations permanently due to the Covid-19 pandemic pressures. The purchase of this facility has

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allowed some reductions to the facility program for the Burnaby Lake Aquatic and Arena Facility. The fitness centre, child minding, licensed child care, some staff office space and food services commissary have been removed from the program. Some parking and other administrative spaces have been reduced as required.

The revised facility program includes:

- 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) tank, several multi-purpose rooms, support offices, change rooms, recreational diving, and a combination of fixed and movable spectator seats; and,
- supporting amenities including reception and office administration areas, a café in the main lobby, food concession in the new rink lobby, and a sports hall of fame display area.

4.1.2 Project Status

Phase 2 – Detailed Design

The design development was paused while the purchase of 3713 Kensington Avenue was finalized and the revised program was established. The revised design development (with reduced building program) is now complete. The revised construction cost estimate is \$187M including onsite and offsite works and all contingencies and escalation allowances. This does not include previously-funded costs of approximately \$18M for various consulting fees for investigation and design, permit fees and some advanced site servicing costs. A Public Hearing for the associated rezoning application will be scheduled once a suitable plan of development is achieved.

Overall Schedule

HCMA is working towards a compressed project schedule, which targets rezoning in early 2022, Building Permit review and tender by mid 2022, with an estimated construction period of 36 months, and a project completion date in 2025. It is noted that these dates are estimates and may change as the building design is further developed.

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4.2 Willingdon/Brentwood Community Centre

4.2.1 Project Description

The development of the Willingdon Community Centre within Willingdon Heights Park has been identified as a priority community amenity project. 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. The building program for this facility includes two gymnasiums, a community fitness center/weight room, and multi-purpose space, which can be programmed for a variety of health and wellness, recreation, arts and community uses. The building program includes a dedicated arts studio, maker space and music rooms.

4.2.2 Project Status

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

Schematic Design

The preliminary schematic design has been completed. The preferred design concept includes a sustainably-designed new community centre immediately south of the existing Willingdon Heights Community Centre. The schematic design illustrates a well-connected facility that is orientated towards a centralized lobby, with a new outdoor plaza on the south side of the park. Additional geotechnical investigations have been completed and included in the schematic design report. City staff are also exploring the feasibility of a community benefit project that includes a community centre in a mixed-use development in the Brentwood Town Centre.

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 growing population in the City's Northwest Quadrant. The building program for this facility has been 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.

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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 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

Revery have completed the schematic design for the CPCC. The proposed building concept will connect the new building to the existing Eileen Dailly Pool building and will have an outdoor plaza connecting the new building to McGill Public Library, to create a cohesive campus on the site. The design concept of the building emphasizes a strong connection to Confederation Park. Revery and the working group are in the process of finalizing several variations on the preferred concept to provide several options moving forward. SNC Lavalin have also completed groundwater assessment and monitoring for the site through fall 2020.

Overall Schedule

The current project schedule targets approval to proceed to detailed design in autumn 2021.

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 Loughheed Town Centre. The building program for the new community centre and library 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.

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4.4.2 Project Status

Preliminary Project Development

The initial geotechnical site investigation has been completed by EXP Consulting and groundwater monitoring is underway. Ross Templeton & Associates Quantity Surveyors (RTAQS) has been engaged to prepare project cost estimates for the project.

Feasibility Study (Needs Assessment)

Public consultation was completed in the summer 2020. 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 finalized. Public consultation results were communicated to the public in a second round of public consultation 2021 April-May.

Preliminary Building Facility Program and Site Options

A working facility program has now been developed for the community centre and library and a Class C cost estimate was completed.

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.

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.

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4.5.2 Project Status

Contract

Pomerleau Inc. have been contracted using a CCDC2 lump sum contract for the construction of the South Burnaby Ice Arena Project. As a result of the Request for Expression of Interest for Public Art on the project, the City of Burnaby have awarded a contract to Jill Anholt Studio Inc of Vancouver, BC. Public Art design is in progress.

Construction

Formwork, reinforcing steel and concrete works are largely complete, and the erection of structural steel is underway. There have been delays in material deliveries as a result of the COVID-19 pandemic. The erection of primary structural steel for one rink is complete and the installation of mass timber will begin 2021 May. Construction is expected to be completed in late spring 2022.

4.6 Laurel Street Works Yard

4.6.1 Project Description

The Laurel Street Works Yard redevelopment project at 5780 Laurel Street is the phased replacement of the City's main engineering and public works facility, which has reached the end of their useful life. Phase 1 works including the civil site servicing, demolition of select structures, and the construction of the yard building which is used for storage of tools, materials and salters/sanders, has been completed. Phase 2 includes 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

Construction

The tender for Phase 2 construction was awarded to Canadian Turner Construction Company via a CCDC2 lump sum contract in summer 2020. Construction is currently underway and is expected to be completed by mid 2023. Bulk excavation for the main building is complete. Formwork, reinforcing and concrete works are complete for the under-building parking, including building entry, dispatch area, service rooms and storage rooms. Concrete is complete for the suspended slab above these areas including the public works crew muster rooms, locker rooms and the central stores warehouse. The erection of structural steel has also begun and will continue throughout summer 2021. The main building is expected to be complete spring 2022, with the remainder of the project completing in mid 2023.

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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 Regional Park and Deer Lake 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 alignment and finalizing the preliminary schematic designs. Clearing of invasive species, geotechnical investigation and site surveying have been initiated.

Preliminary design of a proposed bridge has been completed, and several options have been developed for alignment of the bridge. The use of Community Benefit Funds was approved by Council and a grant application was submitted to the Investing in Canada Infrastructure Program.

Further analysis on the most westerly (Sperling Avene alignment) option is currently underway, including environmental assessment, archaeological investigation and onsite geotechnical analysis. This work will also include further analysis of the Sperling Ave alignment with BC Hydro and MOTI.

4.8 Metrotown Events Centre

4.8.1 Project Description

The project is to explore the feasibility of developing a performance/events and conference centre within Downtown Metrotown. 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.

4.8.2 Project Status

Preliminary Project Development

Hunden Strategic Partners (HSP), along with a team of sub-consultants, were retained to complete the first phase of work. The first phase of work explored the value of developing a performance/events and conference center within Downtown Metrotown, including developing a draft facility program. The preliminary schematic design options determined the minimum site

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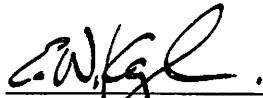
area required, site access, circulation and adjacencies, as well as presented the preliminary capital and operating cost estimates of such a project.

Feasibility Study


HSP visited potential sites, met with stakeholders and completed market research and analysis. The final report was presented to FMC and Council in February 2021. The next step of the feasibility study, including site selection and preliminary conceptual design will be the subject of a separate funding request and Request for Proposal.

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 Gova, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

TVD/CL:sla
Attachment

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

