

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2021 December 1

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 this project aligns with the following Council-adopted policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011) and the Environmental Sustainability Strategy (2016).

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

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Major Civic Building Projects Status Update
 2021 December 1 Page 2

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.

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	Schematic Design
Confederation Park Community Centre	Detailed Design
Cameron Community Centre and Library	Detailed Design
Rosemary Brown Arena (South Burnaby Arena)	Construction
Laurel Street Works Yard (Main Building)	Construction
Highway One Pedestrian Overpass	Preliminary Design
Fire Hall #8 – SFU	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 projects.

4.1 Burnaby Lake Aquatic and Arena Facility

4.1.1 Project Description

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena 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 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 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

Rezoning reviews and detailed design are underway for the Burnaby Lake Aquatic and Arena facility. The revised program (resulting from the City's purchase of 3713 Kensington Avenue) has been established and the design of the Burnaby Lake facility has been adjusted accordingly. The design of the public art is being completed and has been incorporated into the detailed design of the building. The building design has also been adjusted to include additional spectator seating at the arena. There are in-arena spectator seats for approximately 270 spectators, and sufficient viewing area into the arena for an additional 70 moveable seats. There is also additional standing-room viewing available.

The current 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 Suitable Plan of Development has been submitted and a Public Hearing for the associated rezoning application is schedule for 2021 December 14.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
2021 December 1 Page 4

Overall Schedule

HCMA is working towards a compressed project schedule, which targets rezoning in early 2022, Building Permit review and tender by summer 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.

4.2 Willingdon/Brentwood Community Centre

4.2.1 Project Description

The development of a community centre in the Brentwood/Willingdon Heights area has been identified by Council as a priority community amenity project in the northwest quadrant.

4.2.2 Project Status

Phase 1- Schematic Design

Since 2020, City staff has been exploring the feasibility of developing a new community centre in a master-planned, high-rise development in the heart of the Brentwood Town Centre. This master planned site will include market and non-market rental housing, strata residential, and commercial. Perkins & Will Architects have been engaged to develop a schematic design which indicate the possibility of a south-facing community centre, adjacent to a community-oriented public plaza and the greenspace and courtyards of the master-planned development. The consultant is continuing to refine the draft schematic design which proposes a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces. The details of this development will be the subject of a future report to Council.

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. Revery Architecture (Revery) has been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study.

4.3.2 Project Status

Schematic Design

Revery has completed the schematic design for the CPCC with a proposed building concept that 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. This will create a cohesive campus

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
2021 December 1 Page 5

on the site. The design concept of the building emphasizes a strong connection to Confederation Park.

A class D cost estimate was completed, and the project's total estimated cost (including construction, consulting fees, permits, and all related onsite and offsite works) is \$127M. The Schematic Design was approved by Council at their meeting on 2021 August 30 subject to several modifications (reductions). The finalized building program includes one gymnasium, an expanded fitness centre, youth and seniors focused program rooms, and multi-purpose space. The consultant is currently updating their schematic design to incorporate these modifications.

Overall Schedule

It is anticipated that the consultant will complete the modifications to the schematic design by end of 2021, and a public consultation will be conducted in early 2022 on the results of the design work to date. The project is exploring the possibility of an expedited BP review using a process mirroring the EGBC Certified Professional process.

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.

Diamond Schmitt Architects Inc. (DSAI) have been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study.

4.4.2 Project Status

Detailed Design

Council approved the schematic design for the new community centre and library on 2021 July 26. The approved schematic design includes a new recreation pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The schematic design illustrates a three-storey building (with one and a half level underground parkade) with a portion of the building embedded into the existing slope to reduce the apparent height. The main entrance to the facility is proposed to be off a generous civic plaza to the southeast of the site. Anchoring the main entrance is a generous pedestrian-only civic plaza fronting Cameron Street.

A Class C cost estimate for the facility was completed, and the total cost of the project is estimated as \$252M.

To: *Financial Management Committee*
From: *Major Civic Building Project Coordination Committee*
Re: *Major Civic Building Projects Status Update*
2021 December 1 Page 6

The detailed design phase commenced fall 2021. During this period, the third and final round of public engagement occurred between November 11-26 which included an online survey and two virtual public open houses. The project was well-received and the detailed design work is continuing. The project is exploring the possibility of an expedited BP review using a process mirroring the EGBC Certified Professional process.

Overall Schedule

The remaining design work, rezoning, permitting, and construction tendering is estimated to take approximately 24 months, followed by a planned construction period of 36 months, with an estimated project completion date of summer 2026.

4.5 Rosemary Brown Arena

4.5.1 Project Description

The Rosemary Brown 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

Pomerleau Inc. has been contracted using a CCDC2 lump sum contract for the construction of the Rosemary Brown Arena Project. The contract for Public Art was awarded to Jill Anholt Studio Inc of Vancouver, BC on 2021 March 1.

Construction

Formwork, reinforcing steel and concrete works are complete, and the erection of structural steel is largely complete. There have been delays in material deliveries as a result of the COVID-19 pandemic, market uncertainty and shipping disruptions. The installation of mass timber for one rink is now complete and the installation of structural metal deck is nearing completion. The installation of mass timber for the second rink is now also in progress. This will be followed by metal decking and roofing through the fall and winter. Construction is expected to be completed in October 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 Main Building - Construction 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 the main building is expected to be completed by mid-2022. Bulk excavation, concrete formwork, reinforcing and concrete works for the building are complete. The erection of structural steel is complete. Interior and exterior steel stud walls, and ducting, piping, electrical rough-ins are nearing completion in the office area and have started on all other parts of the building. The installation of drywall and exterior cladding have also begun, and the east parking lot is expected to be paved 2021 Dec 1.

Additional electrical infrastructure (incoming service upsizing, additional conduits, high-voltage switching kiosk, etc.) have been added to the project to allow for future Electric Vehicle charging. BC Hydro's design to accommodate this increased future capacity is now complete and installation of onsite infrastructure is in progress.

The main building is expected to be complete late spring 2022, with the remainder of the project completing in 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 Regional Park and Deer Lake Park.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
2021 December 1 Page 8

4.7.2 Project Status

Feasibility Study

The feasibility study of developing an overpass over the Trans-Canada Highway is complete. Other completed works include clearing of invasive species, geotechnical investigations and site surveying around the areas of possible locations

Schematic design of a proposed bridge has been completed, and four 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. The grant has been approved for approximately \$6.8M.

Further analysis on the most westerly (Sperling Avenue alignment) option is nearing completion, including environmental assessment, archaeological investigation and onsite geotechnical analysis. This work also includes further analysis of the Sperling Avenue alignment in consultation with BC Hydro and MOTI, which are underway.

4.8 Fire Hall #8 - SFU

4.8.1 Project Description

The Burnaby Fire Department 2019 Needs Assessment Study (2020) completed an analysis of the current state of the City's fire department. The construction of a new Fire Hall in the Simon Fraser University (SFU) was identified as a priority project to improve response coverage to Burnaby Mountain and reduce the risk posed by the varied land uses on Burnaby Mountain, including institutional, industrial, multi-family residential and wildland interface.

4.8.2 Project Status

Preliminary Project Development

It is intended that the building program will include a fire station for 4 Fire Fighters (20 Full Time Equivalent). City staff worked with SFU Campus Planners to identify a number of potentially suitable sites and reviewed with the Burnaby Fire Department. The mutually agreed site to be explored for further investigation is located at the southwest corner of Tower Road and University Drive E, near the "Nelson Way" driveway for Discovery Park. Stream mapping analysis was completed by a Registered Professional Biologist to locate the existing streams and help map setbacks for any potential development. A Stage 1 Environmental Site Assessment is currently underway. A geotechnical investigation will be conducted in the coming months.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
2021 December 1 Page 9

Feasibility Study

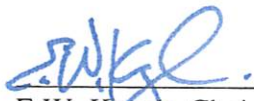
A Request for Proposals has been posted on BC Bid to retain a consultant for the feasibility study and Schematic Design, with the option to continue with Design Development, Tendering and Contract Administration services. As this is a partnership project with SFU, the City will work closely with SFU during the process to ensure the project aligns with the strategic visions outlined in the SFU Burnaby 2065 Campus Master Plan. The process is planned to include the submission of a Memorandum of Understanding to SFU's board of directors, and submission of the design to SFU's Urban Design Panel for review. Currently staff is discussing the possible land tenure with SFU for the use of the site.

Overall Schedule

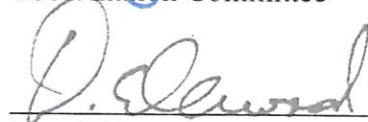
It is planned that a consultant will be retained in winter 2021, with feasibility study and conceptual design of the Fire Hall to be completed by fall 2022, and SFU-related approvals, First Nation Engagement and a rezoning application to be completed by the end of 2022. This will be followed by the preparation of tender documents and submission of a building permit application in 2023. Construction is expected to start spring 2024.

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

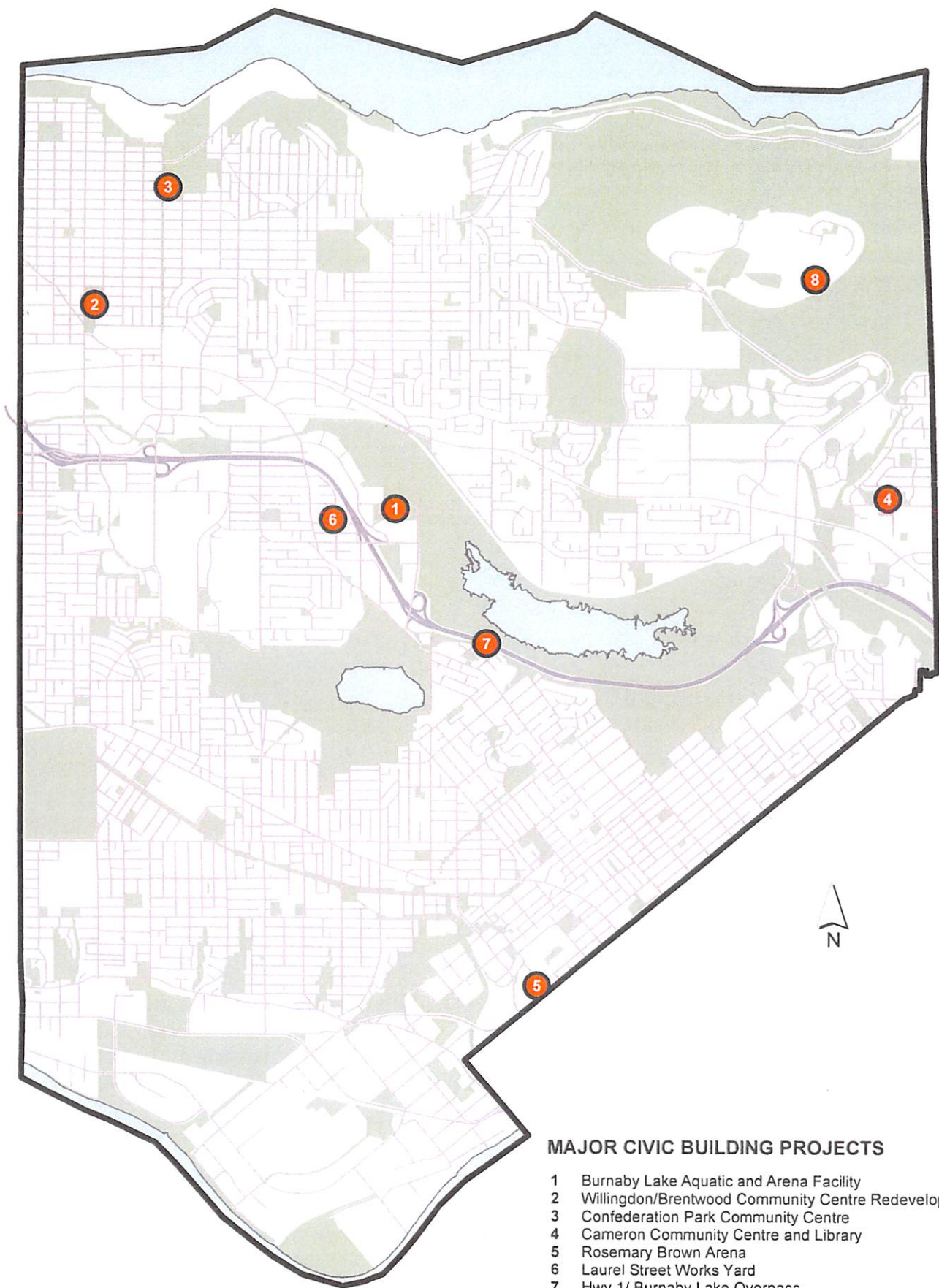
James Lota, Director Engineering

Dave Ellenwood
Director Parks, Recreation and Cultural Services

TVD:sla
Attachment

cc: Chief Administrative Officer
Director Corporate Services
Director Parks, Recreation and Cultural Services
Chief Librarian
Purchasing Manager

Deputy Chief Administrative Officer and CFO
Director Public Safety and Community Services
Director Engineering
Assistant Director Civic Building Projects
City Clerk



MAJOR CIVIC BUILDING PROJECTS

- 1 Burnaby Lake Aquatic and Arena Facility
- 2 Willingdon/Brentwood Community Centre Redevelopment
- 3 Confederation Park Community Centre
- 4 Cameron Community Centre and Library
- 5 Rosemary Brown Arena
- 6 Laurel Street Works Yard
- 7 Hwy 1/ Burnaby Lake Overpass
- 8 Burnaby Fire Hall #8 - SFU