
TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2022 March 9

FROM: DIRECTOR CIVIC BUILDING PROJECTS

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.

REPORT

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

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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.

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
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 will be developed on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex. The building program for these facilities will 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 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.
- an aquatics facility that includes a leisure pool, hot tub, 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 design of the public art is being completed and has been incorporated into the detailed design of the building.

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 was completed 2021 December 14.

Overall Schedule

A further Class ‘A’ estimate will be completed by the end of March, as will the issuance of a Request for Qualifications for the procurement of a Construction Manager. The completion of the

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rezoning process and completion of the detailed design and building permit review will be completed in the coming months. CG Brown Pool is planned to be decommissioned November 2022 to commence removal of hazardous materials in preparation for demolition. In order to provide continuity of ice service, Burnaby Lake Arena will not be decommissioned until Rosemary Brown Arena is fully operational (see section 4.5.2 of this report). It is currently estimated that Burnaby Lake Arena will be decommissioned mid-March 2023. It is noted that these dates are estimates and may change when a Construction Manager is on board.

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 indicates 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 schematic design which proposes a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces has been approved. A Class D estimate has been completed by a city-retained cost consultant, and the total estimated project cost is \$139M. Subject to Council approval of the project, the project will proceed to public consultation and design development of the community 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. Revery Architecture (Revery) were 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

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 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 has updated their schematic design to incorporate these modifications. A specialty accessibility consultant has completed a special review of the revised schematic design to ensure that it aligns with the City's accessibility goals. The approval to award the contract for design development of the community centre is the subject of a separate Council report that has been referred to Financial Management Committee.

Overall Schedule

It is anticipated that a public consultation will be conducted in mid-2022 on the results of the design work to date. The project is proceeding on the basis of using an expedited BP review 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) completed the schematic design and have been retained to undertake the phase two design work program for the project, which includes design development, permitting, contract documents and construction contract administration.

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4.4.2 Project Status

Detailed Design

The Council-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.

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 has continued, incorporating the feedback received from the public engagement.

The new building will occupy the existing developed area on the park, currently occupied by the existing Cameron Recreation Complex and Library, to minimize intrusion on the park. An extensive planting plan is planned for the areas of the park surrounding the new centre. The structure will make extensive use of mass timber, will include a partial green roof, stainless steel pool tank, and partial roof coverage with a solar photovoltaic system.

A further Class C cost estimate for the facility was completed upon completion of 50% Design Development documents. The construction estimate including contingencies is \$216M, and the total cost of the project is estimated as \$249M. The project will proceed with 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 9 months, followed by a planned construction period of 36 months, with an estimated project completion date of summer 2026. It is noted that these dates are estimates and are subject to revision as the design work progresses.

4.5 Rosemary Brown Arena

4.5.1 Project Description

The Rosemary Brown Arena is located in the Edmonds Town Centre at the northwest corner of 10th Avenue and 18th Street. The facility features two NHL sized pads that can accommodate both ice and dry surfaces, and 411 spectator seats. In addition, the facility includes 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. has been contracted using a CCDC2 lump sum contract for the construction of the Rosemary Brown Arena Project. The contract for Public Art has been awarded to Jill Anholt Studio Inc. of Vancouver, BC.

Construction

Formwork, reinforcing steel and concrete works are complete, and the erection of structural steel is complete. The installation of mass timber and structural metal deck for both rinks is now complete. NLT (Nail-laminated timber) is in progress in the lobby area and the installation of steel stud walls and sheathing of perimeter walls are underway. There have been significant delays in material deliveries as a result of the COVID-19 pandemic, market uncertainty and shipping disruptions. Construction is expected to be substantially complete at the end of 2022. Public opening of the facility is estimated in March 2023, following commissioning and setup of building systems (ice-making, mechanical, electrical, etc.), final construction deficiencies, operational setup as well as an allowance for additional unforeseen further construction delays.

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. Roofing cap sheeting is nearing completion. The installation of exterior drywall, windows and exterior

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cladding have also begun, and the east parking lot has been paved. Installation of overhead doors and elevator is in progress.

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 conduit for the BC Hydro connection to the site was completed in February.

The main building is expected to be complete summer 2022, with the remainder of the project completing in mid 2023.

4.7 Fire Hall #8 - SFU

4.7.1 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.

4.7.2 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.

Integrated Project Delivery

A Request for Proposals has been posted on BC Bid to retain an Integrated Project Delivery (IPD) team to complete the project, as well as the redevelopment of Burnaby Fire Station #4. The IPD team will include relevant consultants as well as a prime contractor and key subcontractors. The City has retained an independent consultant (not party to the IPD contract) to act as an advisor on the IPD project delivery method. 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

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SFU’s Urban Design Panel for review. Staff and SFU have determined that the best land tenure method for the use of the site will be a Statutory Right of Way that provides security of tenure similar to ownership.

Overall Schedule

It is planned that an IPD team will be retained before the end of March, with feasibility study and validation phase to be completed by summer 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 construction in 2023.

5.0 CONCLUSION AND NEXT STEPS

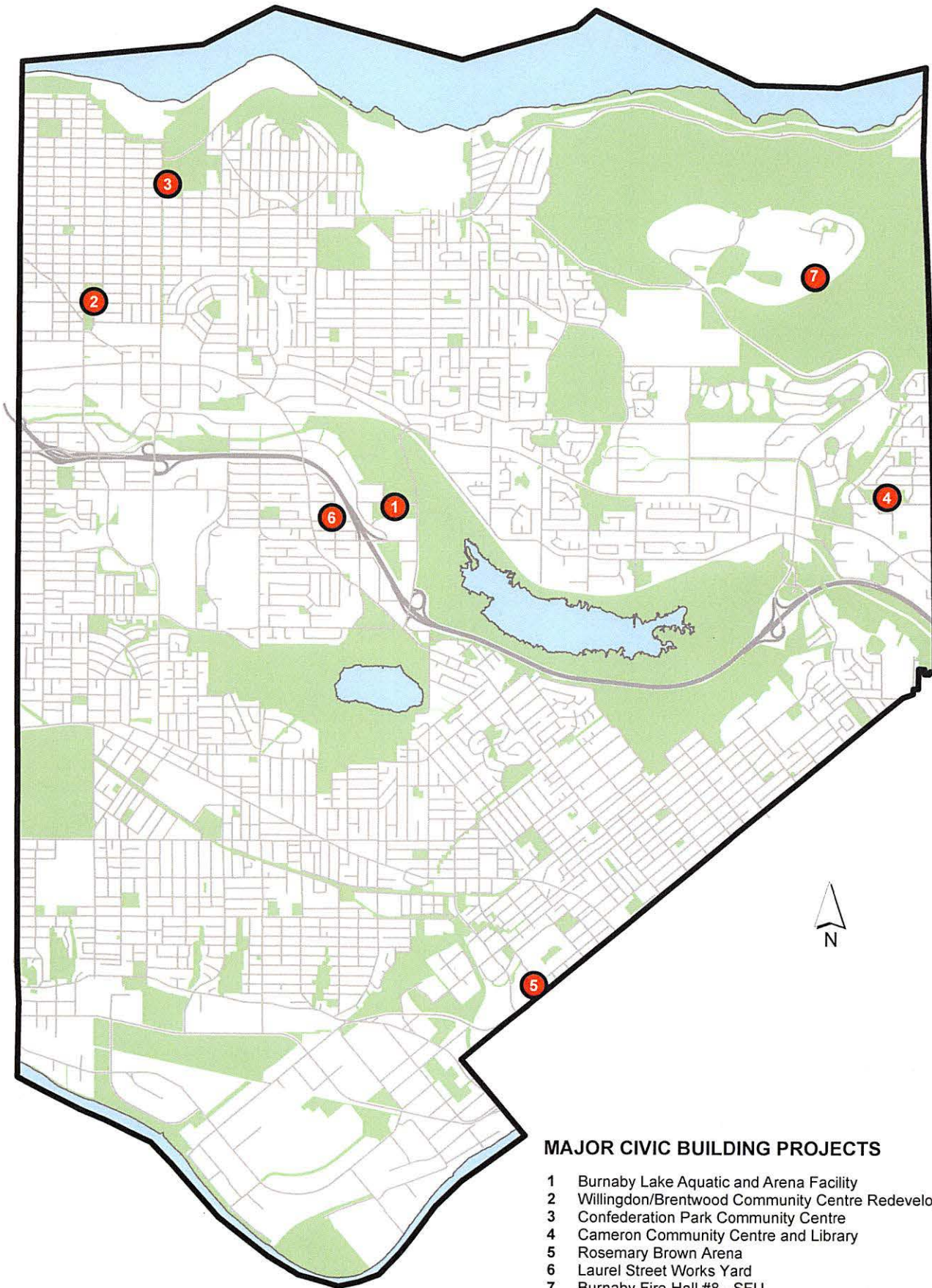
Further updates on major civic building projects will be provided in a quarterly report to Committee and Council, in addition to a verbal project status update at each Financial Management Committee meeting.



Tim Van Driel, Director
CIVIC BUILDING PROJECTS

TVD:sla
Attachment

- cc: Chief Administrative Officer
- Deputy Chief Administrative Officer and Chief Financial Officer
- General Manager Engineering
- General Manager Parks, Recreation and Cultural Services
- General Manager Community Safety
- General Manager Corporate Services
- General Manager Planning and Development
- Acting General Manager Lands and Facilities
- Acting Deputy General Manager Lands and Facilities
- Director Civic Building Projects
- Chief Librarian
- Purchasing Manager
- City Clerk



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- 2 Willingdon/Brentwood Community Centre Redevelopment
- 3 Confederation Park Community Centre
- 4 Cameron Community Centre and Library
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