

FINANCIAL MANAGEMENT COMMITTEE

TO: *MAYOR AND COUNCILLORS*

SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

RECOMMENDATION:

THAT the report titled "Major Civic Building Projects Status Update" dated September 13, 2023, be received for information.

REPORT

The Financial Management Committee, at its meeting held on September 13, 2023, received and adopted the attached report providing an update on the current status of major civic building projects.

On behalf of the Financial Management
Committee,

Councillor S. Dhaliwal
Chair

Councillor A. Gu
Vice Chair

TO: FINANCIAL MANAGEMENT COMMITTEE (FMC)
FROM: GENERAL MANAGER LANDS AND FACILITIES
SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
PURPOSE: To provide an update on the current status of major civic building projects.

RECOMMENDATION

THAT the report titled “Major Civic Building Projects Status Update” dated September 13, 2023, be received for information.

EXECUTIVE SUMMARY

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.

1.0 POLICY SECTION

The advancement of these projects 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).

2.0 BACKGROUND

Major civic building projects progress through the following three major development phases:

1. **Planning** - this phase includes work such as project identification, needs assessment, site selection, business case development, geotechnical, environmental, transportation studies and site planning to validate that the proposed site can accommodate the full building program.
2. **Design** - in this phase, the preferred development strategies are confirmed with a schematic design study, then the design is developed further to a level of detail suitable for construction. City development approvals are obtained during this phase.
3. **Construction** - in this phase, contract documents such as budgets, schedules and costs are agreed with the selected general contractor, and the project is advanced through to occupancy.

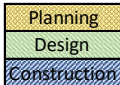
Upon completion of the project, the new facility is handed over to the user department to operate and administer the programs and/or services.

3.0 GENERAL INFORMATION

The following is a visual representation of the schedules of major civic building projects identifying the development phases outlined in Section 3.0:

Civic Building Project Schedules

Project Name	2023		2024				2025				2026				2027				Construction Complete
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
South Burnaby Rosemary Brown Arena	█																		Q3 2023
Laurel Street Works Yard (Phase 2)	█																		Q3 2023
Covered Lacrosse Box @ Confederation Park	█	█																	Q4 2023
Lacrosse Box Cover @ Riverway Park	█	█	█																Q1 2024
Fire Hall #4 (Duthie Ave)	█	█	█	█															Q1 2024
Fire Hall #8 (Burnaby Mountain)	█	█	█	█															Q2 2024
Kensington Ice Rink Slab Replacement	█	█	█	█	█														Q2 2024
Rowan Ave Childcare	█	█	█	█	█	█													Q4 2024
James Cowan Theatre Redevelopment	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q2 2026
Burnaby Lake Aquatic and Arena	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2026
Cameron Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2026
Confederation Park Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q1 2027
Brentwood Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2027
RCMP Facility Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2027
City Hall Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2030



* Note that the completion of Burnaby Lake Aquatic & Arena has been pushed out to Q4 2026 from Q1 2026. Completion date still to be confirmed.

3.1. South Burnaby Rosemary Brown Arena

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, for ice sports as well as lacrosse, ball hockey, in-line hockey, community events and city-run programs, and 411 spectator seats. In addition, the facility includes a skate shop, concessions, instructors’ office, two multi-purpose rooms, a patio roof deck, universal gender-neutral washrooms, a warm-side arena viewing, and public lobby and reception. Sustainable design features and water conservation strategies will help minimize the Rosemary Brown Arena’s environmental footprint. Electric Vehicle Charging stalls and parking for bicycles will also be available.

Despite all staff efforts in pushing the contractor to complete works by August, completion is now being targeted for September. Most of the remaining work includes correcting deficiencies for final inspections, required for occupancy. The project team continues to perform daily site visits receives frequent schedule updates from the contractor to track real time progress and to mitigate risks of any further delays. The project team is working with the Planning, Recreation, and Culture (PRC) department to find alternate solutions to minimize program impacts. Staff is exploring all available options to accommodate affected user groups including securing additional ice time at other facilities within Burnaby and in the Greater Vancouver Area (GVA) and assessing how to manage changing schedules during a time of uncertainty.

3.2. Laurel Street Works Yard

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 its useful life. Phase 1 work included the civil site servicing, demolition of select structures, and the construction of the yard storage building. Phase 2 includes the construction of the main building, housing the City's fleet repair garage, facilities management shops, engineering operations, data centre and emergency operations centre. Phase 2 also includes the demolition of the remaining structures on the site, the construction of a replacement fuel station, and significant infrastructure to allow for future Electric Vehicle Charging.

Canadian Turner Construction Company has achieved substantial performance as of August 2, 2023. The fuel station has also been completed and handed over to the City. The contractor is in the process of addressing deficiencies, which will continue for some months.

3.3. Confederation Park Covered Sports Box

This project will replace the current outdoor lacrosse courts at Confederation Park with a covered multisport box. The existing lacrosse box at Confederation Park has reached end-of-life and requires replacement. The scope includes demolishing and replacing the existing lacrosse box with a new multi-sport covered box.

Construction is more than halfway complete. Cladding installation is ongoing with roofing works starting shortly. The typical season for the use of the lacrosse boxes is now over. The users were accommodated with a reworking of the floor user group schedules at the indoor arenas and a heavier reliance on the Caribou Hill Lacrosse box. Construction completion anticipated in Q4 2023.

3.4. Riverway Covered Sports Box

Located at Riverway Sports Complex, the project involves the design and construction to cover the existing multisport court and provide covered space for spectator seating.

Construction works are 25% underway with excavations for the foundations complete. Erosion and sediment control works are ongoing while foundation formwork is in progress. Footings and rebar installation will commence shortly. Construction completion is expected in Q1 2024.

3.5. Fire Hall #4 (Duthie Avenue)

The Burnaby Fire Department Needs Assessment Study (2020) provided an analysis of the current state and needs of the department. The replacement of the existing Fire Station #4 on Duthie Avenue was identified as a priority project and the site approved for its replacement is 1551 Greystone Drive.

Construction is roughly half complete. Framing is complete with roof insulation, mechanical and electrical rough in are underway. Construction is anticipated to be complete in Q1 2024.

3.6. Fire Hall #8 (Burnaby Mountain)

The Burnaby Fire Department Needs Assessment Study (2020) provided an analysis of the current state and needs of the department. The construction of a new Fire Hall #8 at 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.

Construction is currently in progress and is approximately 20% complete. Forming of footings is underway with rebar installation starting shortly. Construction is anticipated to be complete in Q2 2024.

3.7. Kensington Rink Slab Replacement

Kensington Park Ice Rink, situated in northeast Burnaby was built in 1973 and is a valued recreation facility and ice arena. Recently, there have been issues with the rink's slab where it was concluded that it could not be salvaged and would need to be replaced along with the associated dasher boards. The project is being delivered through a Progressive Design-Build model. The work was awarded to Carscadden Stokes McDonald Architects in association with Alfred Horie Construction and is expected to be complete in Q2 2024. The ice rink programs will be transferred to Bill Copeland and Burnaby Lake arena. Burnaby Lake Arena will remain open for the full 2023-2024 hockey season.

3.8. Rowan Avenue Childcare

In 2021, Council adopted the Burnaby Child Care Action Plan. Through consultation with the community, Council and the Burnaby Board of Education, the City adopted a target to create 4,400 new spaces by 2030 to meet the demands of our growing population. A portion of new spaces will be built by the private sector, however, a significant portion will need to be built by the public and non-profit sectors. The site at 4828 Rowan Avenue and 6260 Deer Lake Avenue was selected in 2022 for the development of a new childcare facility to provide 74 childcare spaces for City and RCMP staff. This project is being delivered under an Integrated Project Delivery (IPD) method.

The initial validation report and estimate was completed in May 2023. Due to the higher-than-expected costs of the validation estimate, staff instructed the IPD team to revisit the initial concept in order to reduce costs. A revised validation report was submitted and the updated project cost was presented to Council in late August. Construction is currently anticipated to be complete by Q4 2024 and the facility open to the public in Q1 2025.

3.9. Burnaby Lake Aquatic and Arena Facility

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena was identified as a priority community amenity project. The new facilities were planned to be redeveloped on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex and to include an NHL-sized pad that can accommodate both ice and dry surfaces, a significantly larger pool facility and supporting amenities including reception, office and food concession areas.

Recent construction tendering came in significantly over budget predominantly due to price escalation in current market conditions. Initial value engineering exercises did not provide a sufficient cost reduction to bring the project back near target cost. Staff has recognized that the project as currently designed cannot be constructed for the approved budget and decided to abandon the current project and terminate the agreement with project Architect, HCMA. Staff reviewed options on how to still provide a much needed facility to the public that includes the replacement of the recently demolished C.G. Brown Pool. After several internal reviews, staff agree that the agreement with Ventana, already contracted for construction management and construction services, be migrated to design build agreements to have them lead the re-design and construction of the new, re-imagined facility. Staff feel this approach would best allow the City to re-design and build in a faster timeframe. The full impact to the schedule will be determined once the City's program needs are re-evaluated and the design has progressed further.

Staff is working together to confirm programming needs, which may have evolved through the design process of recent years. Current trends in sports programming and the upcoming community centres and ice arena additions may identify different needs of the new building than initially planned for. The new design is likely to include significant changes to ensure the facility can be built within a reasonable budget.

3.10. James Cowan Theatre Redevelopment

This project includes the redevelopment of the James Cowan Theatre at the Shadbolt Centre at 6450 Deer Lake Avenue. The existing James Cowan Theatre was constructed as a gymnasium in the 1940s and converted into a theatre in 1995. The building is in need of significant upgrades, is past its useful service life, and is not wheelchair accessible. The redevelopment concept includes the design and construction of a new 365-seat theatre with no fly-tower or underground parking.

A class C cost estimate was submitted with identified cost saving measures to bring the project cost back on budget. The steering committee met with the project team and provided direction on the project's path forward to proceed with the current design which meets all programming and functionality requirements while the design-builder continues to identify further cost cutting opportunities.

3.11. Cameron Community Centre and Library

The redevelopment of the Cameron Recreation Complex was also identified as a priority community amenity project. The new community centre and library will be developed on the existing site within Cameron Park in the Lougheed Town Centre. Diamond Schmitt Architects Inc. have been retained to undertake the design and construction contract administration. The design includes a new stainless steel community pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The three-story building will be embedded into the slope on the site of the existing Cameron Recreation Complex and Library with a pedestrian-only civic plaza fronting Cameron Street. It will make extensive use of mass timber, with a green roof and solar photovoltaic system.

The Construction Management and Construction Services contract was awarded to Graham Construction & Engineering at the July 10th Council meeting. Graham is preparing a class A cost estimate to be submitted in early September. Award notices have been sent to two First Nations artists for the public art scope of the project.

Construction is underway at the temporary Cameron space in Lougheed mall. Recreation and Civic Projects staff is working together to mitigate any potential impacts users or recreation staff. To provide services to the residents of Burnaby during the construction of this project, PRC will be making changes to optimise programs at the temporary space at Lougheed mall, Charles Rummel Community Centre, Christine Sinclair Community Centre (CSCC), Willingdon and Eileen Daily Pool Community Centre. With small programming changes at all of the Centres, PRC will focus on providing its core services while the new facilities are under construction. Construction of the new centre is expected to start in Q1 2024 with completion in Q4 2026.

3.12. Confederation Park Community Centre

A need was identified for additional community recreation space at Confederation Park to help serve the growing population in the City's northwest quadrant. Revery Architecture (Revery) was retained to undertake the design and construction contract administration work. Schematic design was completed that connects the new building to the existing Eileen Daily Pool building and will have an outdoor plaza connecting to McGill Public Library. This will create a cohesive campus on the site. This design emphasizes a strong connection to Confederation Park.

Detail design is complete. The latest cost estimate is trending above project budget and the project team is working with the architect and construction manager to

identify all cost savings and reductions while maintaining required program needs. Staff have identified available temporary space at CSCC to house the Confederation Seniors group while the community centre is under construction. An architect has been selected for the design of the tenant improvement works while a construction manager is expected to be awarded by late August. This collaborative approach with the architect, Civic projects, PRC and construction manager will help expedite the works to ensure there is no gap in service once construction starts at Confederation Park. Construction is expected to be complete in Q1 2027.

3.13 Brentwood Community Centre

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. In 2021 Council approved a new community centre in a master-planned, high-rise development in the heart of the Brentwood Town Centre that includes market and non-market rental housing, strata residential, and commercial. The south-facing community centre is adjacent to a community-oriented public plaza and the greenspace and courtyards of the development. The design includes a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces.

Public consultation has taken place and detailed design is complete with building permits prepared for both the overall development and the community centre. Construction of the 7 story below-ground parking structure is anticipated to start in Q1 2024. Construction start of the community centre is anticipated in Q3 2025.

3.14. RCMP Facility Replacement

Built in 1967, the existing RCMP Detachment building located at 6355 Deer Lake Avenue is no longer adequate to meet the operational needs of the Detachment. An RCMP Detachment Space Needs Study was completed in 2020 which revealed that there are several deficiencies with the current space and an additional 1400 square meters of additional space is required to address growth requirements. A new RCMP Detachment will be designed and constructed at the corner of Norland Avenue and Ledger Avenue.

This project is being delivered under an Integrated Project Delivery (IPD) method. The project team has been selected and details of the project will be validated by the design and construction team by the end of September 2023. The design, target price and final contract award will be presented for Council approval in August 2024. The construction of the facility is anticipated to start in Q4 2024.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Staff are developing a comprehensive public communications and engagement plan, specifically for Parks, Recreation and Culture facility projects recognizing the impact of planned changes on the general public and various user groups who rely on these

facilities for programs and services. The goal of this communications plan is to provide both a high-level road map of facility plans given the number of ongoing projects, as well as regular updates on changes, impacts and closures as individual projects progress. This plan will also ensure that staff are providing consistent information and working in partnership with impacted users to ensure their continued needs are met and accommodated during the redevelopment and construction of existing and new facilities.

This information will be available through the City's website in addition to providing targeted updates to specific users as required.

5.0 FINANCIAL IMPLICATIONS

Funding for these major civic building projects are included in the 2023-2027 Capital Plan.

Respectfully submitted,

James Lota, General Manager Lands and Facilities

REPORT CONTRIBUTORS

This report was prepared by Libby Vidic, Senior Manager, contributed to by Eric Bientjes, Director, Recreation and reviewed by Charles Allen, Director, Civic Building Projects.