

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 October 17, 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	
Laurel Street Works Yard (Phase 2)	█																		Q3 2023
South Burnaby Rosemary Brown Arena	█	█																	Q4 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	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2026
Cameron Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q1 2027
Confederation Park Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q1 2027
Burnaby Lake Recreation Complex	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2027
Brentwood Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2027
RCMP Facility Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2027
City Hall Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2030



- * Note that the completion of Burnaby Lake Recreation Complex has been pushed out to Q4 2026 from Q4 2027. Completion date still to be confirmed.
- * Note that the completion date of James Cowan Theatre has been pushed out to Q4 2026 from Q2 2026.
- * Note that the completion date of Cameron Community Centre & Library has been pushed out to Q1 2027 from Q4 2026.

3.1. South Burnaby Rosemary Brown Arena

The Rosemary Brown Arena is located in 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 November. Most of the remaining work includes correcting deficiencies for final inspections, required for occupancy. Ice making is currently underway and expected to be completed by mid-October. The project team

continues to perform daily site visits and meets weekly with the contractor to track real-time progress and to mitigate risks of any further delays. Parks, Recreation, and Culture (PRC) have been able to secure sufficient ice time at Scotia Barn to ensure that the hockey season can start as planned. Coordination with PRC continues to ensure they are able to operate the new arena as soon as occupancy has been met.

3.2. 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 its 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 65% complete. Cladding and roofing works are complete. Sprinklers and light fixtures have been installed. Upcoming activities include concrete pour for dasher boards and masonry works. The typical season for the use of 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.

3.3. 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 30% underway with pad footings and pedestal concrete work completed. Upcoming activities include steel erection and storm works. Construction completion is expected in Q1 2024.

3.4. 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 Hall #4 on Duthie Avenue was identified as a priority project and the site approved for its replacement is 1551 Greystone Drive.

Construction is more than halfway complete. Framing and roofing works are complete. Mechanical and electrical rough ins are underway as well as drywall installation. Construction is anticipated to be complete in Q1 2024.

3.5. 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. Footing and foundation walls have been poured. Upcoming activities include perimeter drain, damp proofing, and backfilling. Construction is anticipated to be complete in Q2 2024.

3.6. 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. 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.

Construction works have started. Hazmat abatement and dust protection is complete. The existing dasher boards have been removed. Minor demolition is ongoing. Construction is expected to be complete in Q2 2024 in time for summer dry-floor programming.

3.7. 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 report was presented and approved by Council in September. Design works are underway, construction will begin in spring and is currently anticipated to be complete by Q4 2024 and the facility open to the public in Q1 2025.

3.8. Burnaby Lake Recreation Complex

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.

As presented to Council on August 28, staff are moving forward with a design-build project to design a reimagined recreation centre, maximizing programming and within a reasonable budget. Ventana has brought an architect and associated consultants on board as part of their design build team. PRC continues to participate in all discussions regarding project requirements and program priorities. A report will be presented to Council later this year to provide new high level facility design and budget pricing options.

3.9. 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 revised schematic design has been submitted for review which reflects cost-cutting measures as per the direction of the Steering Committee. Upcoming activities include the start of design development as well as a revised cost estimate. Construction is expected to be complete in Q4 2026.

3.10. 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 Manager's (CM) Class A cost estimate has come in substantially over budget. The CM, architect, and staff are exploring value engineering options to bring the project back on budget. Demolition of the existing centre will be delayed to Q2 2024 while required value engineering design changes are finalized. Construction completion is expected in Q1 2027.

Construction is underway at the temporary Cameron space in Lougheed Mall. Recreation and Civic Projects staff are working together to mitigate any potential impacts on users or recreation staff. Construction is expected to be completed at the end of 2023. Library users will move to the new temporary facility upon completion while recreation users will follow in late Q1 2024 in order to keep sports programs available as long as possible prior to demolition.

3.11. 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. The new 2-gym design connects the new building to the existing Eileen Dailly Pool building and will have an outdoor plaza connecting to McGill Public Library. This will create a cohesive campus on the site and emphasizes a strong connection to Confederation Park.

Staff and the project team have identified measures to reduce project costs. Construction documents are underway with tendering expected to start in Q1 2024. Staff expect cost certainty in Q2 2024 in order to convert to a stipulated sum contract. Construction completion is expected in Q1 2027.

Works are accelerating on a temporary space for the Confederation Seniors Association at Christine Sinclair Centre. An architect and a construction manager have been brought on board to start these improvements. The seniors’ space is expected to be completed late Q1 2024.

Confederation Park Community Centre Aerial Rendering



Two Gyms Rendering



3.12. 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 center/weight room, public lobbies, and multi-purpose spaces.

The design of the overall masterplan has taken longer than expected, delaying submission of the building permit and pushing out the start of construction. A Class B cost estimate is expected in March 2024. 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 with completion in Q4 2028.

3.13. 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. The project is being delivered under an Integrated Project Delivery (IPD) method.

The project has been validated and a report with the conceptual design and base target cost is being presented to Council on October 30th for approval. The construction of the facility is anticipated to start in Q4 2024 and is expected to be complete in Q4 2027.

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 CONSIDERATIONS

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 Civic Projects, and reviewed by Eric Bientjes, Director, Recreation and Charles Allen, Director, Civic Building Projects.