

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 March 19, 2024, 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	2024				2025				2026				2027				2028				Construction Complete
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
South Burnaby Rosemary Brown Arena																					Q1 2024
Covered Lacrosse Box @ Confederation Park																					Q1 2024
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																					Q3 2024
Rowan Ave Childcare																					Q4 2024
James Cowan Theatre Redevelopment																					Q4 2026
Cameron Community Centre																					Q2 2027
Confederation Park Community Centre																					Q2 2027
Burnaby Lake Recreation Complex																					Q1 2028
RCMP Facility Replacement																					Q1 2028
Brentwood Community Centre																					Q4 2028
City Hall Replacement																					Q4 2030

Planning
Design
Construction

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.

Provisional occupancy was granted in late December. Full occupancy is expected once outstanding items on the roof-top patio are complete. Daily site visits and weekly meetings continue with all parties to ensure the remaining deficiencies are completed as soon as possible. Recreation staff have moved into the building and are setting up furniture and training staff. Programming is open for registration with registered programs expected to begin in April.

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. This new facility will provide a very wide range of services and is already attracting usage requests by a diverse number of groups. Recreation staff are developing schedules and allocation of space and time for the future uses of this building which may include lacrosse, ball hockey, pickleball, tai chi, summer camps and more.

The project has achieved substantial completion and remaining deficiencies are currently being completed. Remaining works include installation of netting, final inspection and obtaining occupancy.

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 is nearing completion and is expected to be finalized in Q1 2024. Remaining works include BC Hydro meter installation, commissioning, and final inspection for occupancy.

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 nearing completion with works expected to be finalized in Q1 2024. Ongoing activities include completion of electrical distribution and BC Hydro connection, gym flooring, interior glazing, and millwork. Upcoming work includes painting, door installation, grading, and landscaping.

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 works are progressing with structural steel welding, framing, and formwork underway. Archeological soils have been removed from site. Upcoming works include further excavation and plumbing. 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.

A water ingress issue has been identified post concrete slab removal and it was concluded that this was the cause of the original damage to the slab. Excavation on the interior drainage system has begun while the design team is working on an exterior drainage system design. Construction is expected to be complete in Q3 2024. Staff are planning programming at alternate locations for the summer dry season.

3.7 Rowan Avenue Childcare

In 2021, Council adopted the Burnaby Childcare 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 design is progressing while permits are under review. Construction is 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.

The new facility will include a 50m pool with 10 lanes, diving tower and boards, combined leisure and 6-lane 25m pool, family hot tub, an NHL-sized arena for ice and dry floor activities, combined surface and underground parking, an improved pedestrian crossing to connect to the Christine Sinclair Community Centre site, allowance for green energy for pool heating and space allocation for a future outdoor pool if required.

Design works and due diligence for costing are underway with the design build contract award expected to be brought back to Council for approval in spring of 2024.

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 needs significant upgrades. It 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.

Council approved the design build phase II works at the February 26th Council meeting. The project team is progressing with design finalization while permits are under review. Construction is expected to be complete in Q4 2026 and open to the public in Q1 2027.

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 center 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 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.

Tendering is ongoing with tender prices expected in early Q2 2024. Demolition of the existing center will be delayed until after the contract increase has been presented to Council for conversion to a stipulated sum contract in June 2024. Construction completion is expected in Q2 2027.

The construction team continues to complete remaining deficiencies at the temporary Cameron site. Library staff is anticipating to move in early April with final occupancy targeted for mid-April. The facility is expected to be open to the public by May. Recreation staff will move in late Q2 2024 in order to keep sports programs available at the existing facility 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 two-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.

The construction manager is concluding trade prequalifications with tendering expected to commence in late Q1 2024 and pricing evaluated in Q2 2024. The building permit

application has been submitted. Staff expect to seek Council approval to convert to a stipulated sum contract in Q3 2024. Construction completion is expected in Q2 2027.

Works are accelerating on a temporary space for the Confederation Seniors programs and activities at Christine Sinclair Centre in a multipurpose recreational space post Council approval at the February 26th Council meeting. The seniors' space is expected to be completed in Q2 2024 with the move following shortly after.

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

Due to industry wide factors, the project schedule may be affected as per the following update from the developer, Grosvenor, that is executing the project:

"As everyone is well aware, our industry has faced a number of challenging macroeconomic forces and we've been directly impacted by the rapid rise in interest rates, inflation and escalation in construction costs. These factors and others ultimately impact our ability to raise capital to advance developments, which is something we are navigating and getting closer to by the day. The project continues to progress in most other aspects with the building permit submission having occurred in November 2023 and final adoption of site specific rezoning expected to occur in Q1 2024. Our drawings are very well advanced and our presentation centre is complete and ready for when we commence sales. Our hope is that we will be in a position to commence construction before the end of 2024, but this is subject to change given the aforementioned challenges.

Despite this, the community centre budget is protected thanks to the collective foresight to include escalation contingency which was included in the initial council approved budget. Grosvenor and the City of Burnaby staff continue to explore additional cost savings in the community centre budget to further protect against potential future escalation. It remains Grosvenor's full intention to proceed as planned with the community centre, and the thousands of new, primarily rental housing units envisioned by our approved plan."

Below are renderings of the building to showcase the interior and exterior features included in the design.





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. A RCMP Detachment Space Needs Study was completed in 2020 which revealed that there are several deficiencies with the current space. 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.

Council approved the project to proceed with design and construction at the January 29th Council meeting. The project team is progressing with design development. The construction of the facility is anticipated to start in Q1 2025 and is expected to be complete in Q4 2027.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Staff continue to develop and update 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 ensures 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

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