

FINANCIAL MANAGEMENT COMMITTEE

TO: *MAYOR AND COUNCILLORS*

SUBJECT: SU: MAJOR CIVIC BUILDING PROJECTS – AS OF MAY 2024

RECOMMENDATION:

THAT the report titled “SU: Major Civic Building Projects – As of May 2024” dated May 21, 2024, be received for information.

REPORT

The Financial Management Committee, at its meeting held on May 21, 2024, 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 P. Calendino
Chair

Councillor A. Gu
Vice Chair

TO: FINANCIAL MANAGEMENT COMMITTEE (FMC)
FROM: GENERAL MANAGER LANDS AND FACILITIES
SUBJECT: **SU: MAJOR CIVIC BUILDING PROJECTS – AS OF MAY 2024**
PURPOSE: To provide an update on the current status of major civic building projects.

RECOMMENDATION

THAT the report titled “SU: Major Civic Building Projects – As of May 2024” dated May 21, 2024, be received for information.

EXECUTIVE SUMMARY

The purpose of this report is to provide a status update (SU) to Committee and Council on 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 | |
| Fire Hall #4 (Duthie Ave) | █ | █ | | | | | | | | | | | | | | | | | | | Q2 2024 |
| Fire Hall #8 (Burnaby Mountain) | █ | █ | █ | | | | | | | | | | | | | | | | | | Q3 2024 |
| Kensington Ice Rink Slab Replacement | █ | █ | █ | | | | | | | | | | | | | | | | | | Q3 2024 |
| Rowan Ave Childcare | █ | █ | █ | █ | █ | █ | █ | █ | | | | | | | | | | | | | Q2 2025 |
| James Cowan Theatre Redevelopment | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | | | | | | | | | Q4 2026 |
| Cameron Community Centre | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | | | | | | | Q2 2027 |
| Confederation Park Community Centre | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | | | | | Q4 2027 |
| Burnaby Lake Recreation Complex | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | | | | | Q1 2028 |
| RCMP Facility Replacement | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | | | | | Q1 2028 |
| Brentwood Community Centre | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | Q4 2028 |
| City Hall Replacement | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | Q4 2030 |

| | |
|----------------|---|
| █ Planning | * FH4 & FH8 completion dates have been extended from Q1 & Q2 to Q2 & Q3 2024. |
| █ Design | * Rowan Ave Childcare completion date has been extended from Q4 2024 to Q2 2025. |
| █ Construction | * Confederation Park Community Centre completion date has been extended from Q2 to Q4 2027. |

3.1 Rosemary Brown Recreation Centre

The Rosemary Brown Recreation Centre 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, inclusive 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. A significant piece of public art is being installed outside of the building.

Daily site visits and weekly meetings continue with all parties to ensure the remaining deficiencies are completed as soon as possible. Parks, Recreation and Culture (“PRC”) staff have moved into the building and are setting up furniture and training staff. Programming is open for registration and opening day was April 2, 2024. The official grand opening is planned for May 11, 2024. This project will be removed from future FMC updates as it is now open to the public for its intended use.

3.2 Sohee Gill Sports Box

This project replaces the outdoor lacrosse courts at Confederation Park with a covered multisport box. The former lacrosse box at Confederation Park reached its end-of-life and required replacement. This new facility will provide a wide range of services and is

already attracting usage requests by a diverse number of groups. PRC staff are developing schedules and allocating 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 provisional occupancy and substantial completion with remaining deficiencies currently being completed. Remaining works include installation of netting, final inspection and obtaining full occupancy. The facility opened to Lacrosse groups the week of April 8, 2024, and general programming started the week of April 15, 2024. This project will be removed from future FMC updates as it is now open to the public for its intended use.

3.3 Jack Crosby 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 complete with the exception of a BC Hydro connection. The project achieved provisional occupancy with final commissioning and inspection to occur post BC Hydro works. Although the site does not have power, Civic Projects and PRC have opened the facility as many users do not require power. This project will be removed from future FMC updates as it is now open to the public for its intended use.

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 almost complete with occupancy expected in Q2 2024. Landscape works are progressing as well as interior finishes. Commissioning activities have started for mechanical and electrical systems. Telus fibre has been installed and is ready for service.

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 construction anticipated to be complete in Q3 2024. Framing is ongoing along with electrical and mechanical rough-ins. Roof works and wall insulation are progressing. Upcoming works include window and brick installations, as well as continued welding, framing, and plumbing.

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.

Construction works are underway with forming and rebar work with sand grating near completion. The design team is progressing on the exterior drainage system design. Construction is expected to be complete in Q3 2024. PRC staff are planning programming at alternate locations for the summer dry season. These include Rosemary Brown Recreation Centre and Sohee Gill Sports Box.

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.

After receiving required permit approvals, construction on site has started with the demolition of existing structures and construction is now expected to be complete by Q1 2025 and the facility open to the public in Q2 2025. The design is being finalized while early construction works commence.

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 are planned to be built on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex and will include an NHL-sized pad that can accommodate both ice and dry surfaces, a significantly larger aquatic facility and supporting amenities including reception, office, and food service 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.

The design build contract was awarded to Ventana Construction at the April 29, 2024, Council meeting. The project team is progressing with the design of the facility in conjunction with construction starting in late July with demolition works. The project is expected to be complete in Q4 2027 and open to the public in Q1 2028.





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.

The project team is progressing with design finalization while permits are under review. Construction mobilization is scheduled to start in Q3 2024 and be complete in Q4 2026. The theatre is expected to be 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 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 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.

Major tender packages have closed and are under review with remaining tenders expected to close by end of May. Demolition of the existing centre 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.

Library staff has moved into the new temporary facility at Lougheed mall. The facility is expected to be open to the public in early May. PRC staff will move in late Q2 2024 to keep recreation programs available at the existing facility as long as possible prior to demolition start.

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.

Tendering is currently underway and expected to close in late Q2 2024. Construction documents are under review and are being finalized. Staff expect to seek Council approval to convert to a stipulated sum contract in Q3 2024. Construction completion is expected in Q4 2027.

Works continue at Christine Sinclair Centre for the multipurpose recreational space which will provide temporary space for Confederation Seniors programs during construction. The multipurpose recreational space is expected to be completed in Q3 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.

An updated class A cost estimate is expected in Q3 2024. The developer hopes to start construction by late 2024 of the underground parkade with community centre construction starting in Q3 2025.

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.

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 2024-2028 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 Charles Allen, Director, Civic Building Projects, Eric Bientjes, Director Special Projects, and Mary Morrison-Clark, General Manager Parks, Recreation, & Culture.