

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 February 20, 2024, be received for information.

REPORT

The Financial Management Committee, at its meeting held on February 20, 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: **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 February 20, 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	Construction																				Q1 2024	
Covered Lacrosse Box @ Confederation Park	Construction																					Q1 2024
Lacrosse Box Cover @ Riverway Park	Construction																					Q1 2024
Fire Hall #4 (Duthie Ave)	Construction																					Q1 2024
Fire Hall #8 (Burnaby Mountain)	Construction	Design																				Q2 2024
Kensington Ice Rink Slab Replacement	Construction	Design	Design																			Q3 2024
Rowan Ave Childcare	Construction	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q4 2024
James Cowan Theatre Redevelopment	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q4 2026
Cameron Community Centre	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q2 2027
Confederation Park Community Centre	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q2 2027
Burnaby Lake Recreation Complex	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q1 2028
RCMP Facility Replacement	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q1 2028
Brentwood Community Centre	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q4 2028
City Hall Replacement	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Q4 2030



* Kensington Ice Rink Slab Replacement completion date has been extended from Q2 to Q3 2024. Burnaby Lake Recreation Complex completion date to be confirmed.

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 a roof-top patio are complete. Recreation staff have moved into the building to begin setting up furniture and training staff. The contractor continues to close out deficiencies and will work around staff as required. Daily site visits and weekly meetings continue with all parties to ensure the remaining works are on track to be complete as soon as possible.

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 final civil works and site grading, fencing, and interior painting of the storage building.

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. Asphalt works are complete as is bird netting installation. Remaining works include electrical rough-in, player boxes install and surface and line painting.

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. Archeological and site alteration works are complete, and the generator has been installed. Electrical distribution and fuel system installation is on going with millwork underway. Upcoming activities include completion of electrical distribution and BC Hydro connection, gym flooring, interior glazing, and millwork.

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 archeological soils being processed and removed from site. Welding and ongoing framing continue along with phase two bulk excavation. Upcoming works include completion of structural steel welding and further excavation. 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 a civil engineer was retained to assess drainage solutions for the arena. It was concluded that this was the cause of the original damage to the slab. Additional civil work is required to address the drainage prior to repairing the rink. As a result, construction is now expected to be complete in Q3 2024 instead of Q2 2024 as originally planned. 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.

Tree removal is complete as is above ground demolition of the existing properties on site. The building permit has been submitted with design works progressing. 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 project team presented two revised design concepts at the December 11, 2023 Council meeting where Council approved to proceed with staff’s recommended option. The project seeks to achieve significant cost savings compared to an earlier concept for the site which was abandoned last year.

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