

**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE**

**RECOMMENDATION:**

1. THAT Council receive the report for information.

**REPORT**

The Financial Management Committee, at its meeting held on 2021 September 07, received and adopted the attached report providing an update on the current status of major civic building projects.

Respectfully submitted,

Mayor M. Hurley  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to:	Chief Administrative Officer Director Planning and Building Director Engineering Director Parks, Recreation and Cultural Services Director Corporate Services Director Finance Director Public Safety and Community Services Assistant Director Civic Building Projects Chief Librarian Purchasing Manager
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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2021 September 1

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**FILE:** 4230 01

**SUBJECT:** MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

**PURPOSE:** To provide an update on the current status of major civic building projects.

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**RECOMMENDATION:**

1. **THAT** the Committee forward this report to Council for information.

**R E P O R T**

**1.0 INTRODUCTION**

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.

**2.0 POLICY FRAMEWORK**

The advancement of this project 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).

**3.0 BACKGROUND**

Major civic building projects typically progress through the following five development phases:

- ***Preliminary Project Development*** - this phase includes work such as project identification, site selection, preliminary program development, issuance of Request for Proposals (RFP) for consulting services, and service reviews, as well as needs assessment, geotechnical, environmental, and transportation studies;
- ***Feasibility Study*** - in this phase, the building program, as informed through the service review and needs assessment studies, is established, and a site planning and building massing study is

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undertaken to determine if the proposed development site can facilitate the full building program. This phase also includes determination of a preferred development strategy option and a schematic design study;

- **Detailed Design** - in this phase, the schematic design is developed further to a level of detail suitable for tendering the project for construction. City development approvals such as Rezoning, Subdivision, Preliminary Plan Approval (PPA), and Building Permit (BP) are obtained during this phase;
- **Tendering** - in this phase, the project is tendered through a competitive bid process with the intent of selecting a general contractor to construct the project; and,
- **Construction** - in this phase, contract documents are agreed with the successful general contractor, and the project is developed through to occupancy.

It is noted that where projects have been identified as a priority project, the **Preliminary Project Development** and **Feasibility Study** phases of the project have been streamlined into a single project phase (Phase I): **Preliminary Design**. Upon completion of the project, the new facility is handed over to the recipient department to operate and administer the program and/or services.

#### 4.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

The following table summarizes the status of eight major civic building projects in relation to the development phases outlined in Section 3.0:

Project	Status/Phase
Burnaby Lake Aquatic and Arena Facility	Detailed Design
Willingdon/Brentwood Community Centre Redevelopment	Schematic Design
Confederation Park Community Centre	Detailed Design
Cameron Community Centre and Library	Detailed Design
Rosemary Brown Arena (South Burnaby Arena)	Construction
Laurel Street Works Yard (Main Building)	Construction
Highway One Pedestrian Overpass	Preliminary Design
Fire Hall #8 – SFU	Preliminary Project Development

Further details on the current status of these projects are provided below. **Attached** for reference is Sketch #1, which shows the location of the above noted projects.

## **4.1 Burnaby Lake Aquatic and Arena Facility**

### **4.1.1 Project Description**

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Ice Rink has been identified as a priority community amenity project. The new aquatic and arena facilities are proposed to be developed on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex. The building program for these facilities is proposed to include an NHL sized pad that can accommodate both ice and dry surfaces, and a significantly larger pool facility with supporting amenities.

The facility program includes:

- an NHL-sized arena pad with five change rooms, support offices, a 40-person multi-purpose room, storage, ice resurfacing, mechanical, electrical and refrigeration rooms, and 200 spectator seats;
- an aquatics facility that includes a leisure pool, hot tubs, sauna and steam rooms, a 50 m (10 lane) tank with two bulkheads and a moveable floor, a secondary 25 m (6 lane) tank, several multi-purpose rooms, support offices, change rooms, recreational diving, and a combination of fixed and movable spectator seats; and,
- supporting amenities including reception and office administration areas, a café in the main lobby, food concession in the new rink lobby, and a sports hall of fame display area.

### **4.1.2 Project Status**

#### ***Phase 2 – Detailed Design***

Rezoning reviews and detailed design are underway for the Burnaby Lake Aquatic and Arena facility. The revised program (resulting from the City’s purchase of 3713 Kensington Avenue) has been established and the design of the Burnaby Lake facility has been adjusted accordingly. The revised construction cost estimate is \$187M including onsite and offsite works and all contingencies and escalation allowances. This does not include previously-funded costs of approximately \$18M for various consulting fees for investigation and design, permit fees and some advanced site servicing costs. A Public Hearing for the associated rezoning application will be scheduled once a suitable plan of development is achieved. The public art procurement process is complete and the design of the public art is being incorporated into the detailed design of the building as the design work progresses. The successful proponent was Burnaby artist Adad Hannah.

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## **Overall Schedule**

HCMA is working towards a compressed project schedule, which targets rezoning in early 2022, Building Permit review and tender by mid 2022, with an estimated construction period of 36 months, and a project completion date in 2025. It is noted that these dates are estimates and may change as the building design is further developed.

## **4.2 Willingdon/Brentwood Community Centre**

### **4.2.1 Project Description**

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.

### **4.2.2 Project Status**

#### ***Feasibility Studies (Needs Assessment)***

Taylor Kurtz Architecture and Design (TKAD) were retained and undertook a needs assessment for the recreation needs of the Northwest quadrant of Burnaby.

In March 2020, a second public engagement process was undertaken to share the results of the Needs Assessment that was completed in October 2019 for the City's Northwest Quadrant; the results of which have been analyzed and used to develop a working facility program.

The building program for this facility includes two gymnasiums, a community fitness center/weight room, and multi-purpose space, which can be programmed for a variety of health and wellness, recreation, arts and community uses. The building program includes a dedicated arts studio, maker space and music rooms.

#### ***Schematic Design***

The preliminary schematic design for a community centre to replace the Willingdon Heights Community Centre has been completed by TKAD. City staff are also exploring the feasibility of a community benefit project that includes a new community centre in a mixed-use development in the heart of the Brentwood Town Centre. The larger mixed-use development would be a master planned site including market and non-market rental, strata residential, commercial, and a city-owned community centre. The community centre would be south-facing, adjacent to a community-oriented public plaza and would be adjacent to greenspace and courtyards. The preliminary estimated cost for the facility is estimated at approximately \$90M and would be funded through developers' amenity bonus cash contributions.

### **4.3 Confederation Park Community Centre**

#### **4.3.1 Project Description**

A need has been identified for additional community dry space at Confederation Park to help serve the growing population in the City’s Northwest Quadrant. Revery Architecture (Revery) has been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study.

#### **4.3.2 Project Status**

##### ***Feasibility Studies (Needs Assessment)***

As noted above, the initial public consultation and Needs Assessment was completed in October 2019, the results of which have been analyzed and used to develop a working facility program for both the Willingdon Heights Park site and the Confederation Park site.

##### ***Schematic Design***

Revery has completed the schematic design for the CPCC. Revery and the working group have finalized several variations on the preferred concept and selected a preferred option moving forward. The building program for this facility has been finalized, and will include one gymnasium, an expanded fitness centre, youth and seniors focused program rooms, and multi-purpose space.

The proposed building concept will connect the new building to the existing Eileen Dailly Pool building and will have an outdoor plaza connecting the new building to McGill Public Library to create a cohesive campus on the site. The design concept of the building emphasizes a strong connection to Confederation Park.

A class D cost estimate was completed, and the project’s total estimated cost (including construction, consulting fees, permits, and all related onsite and offsite works) is \$127M. The Schematic Design was approved by Council at their meeting on 2021 August 30.

##### ***Overall Schedule***

The current project schedule targets approval to proceed to detailed design in autumn 2021.

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## **4.4 Cameron Community Centre and Library**

### **4.4.1 Project Description**

The redevelopment of the Cameron Recreation Complex has been identified as a priority community amenity project. The new community centre and library are proposed to be developed on the existing site within Cameron Park in the Lougheed Town Centre.

Diamond Schmitt Architects Inc. (DSAI) have been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study.

### **4.4.2 Project Status**

#### ***Preliminary Project Development***

The initial geotechnical site investigation has been completed by EXP Consulting and groundwater monitoring is now complete. Ross Templeton & Associates Quantity Surveyors (RTAQS) have been engaged to prepare project cost estimates for the project.

#### ***Feasibility Study (Needs Assessment)***

Public consultation was completed in the summer 2020. The Needs Assessment for the Northeast Quadrant of Burnaby which will inform the plans for facility programming and design of the community centre and library has been updated with the responses received from consultation and finalized. Public consultation results were communicated to the public in a second round of public consultation 2021 April-May.

#### ***Site Selection***

The schematic design seeks to minimize encroachment to Cameron Park by locating the proposed facilities within the existing building footprint, and mitigates tree removal in the existing park. The facility will be oriented towards the south towards the area earmarked for high density development in the Lougheed Town Centre Master Plan, and leave the existing park to create a buffer between the community centre and the existing single-family residential neighbourhood to the north of the site.

#### ***Schematic Design***

A working facility program was developed for the community centre and library and schematic design was completed using the results of the Needs Assessment for the Northeast quadrant of Burnaby. The building program for the new community centre and library includes a new

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recreation pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library.

The new building will house the new library, aquatics, recreation and leisure components. The schematic design illustrates a three-storey building (with one level underground parkade) with a portion of the building embedded into the existing slope to reduce the apparent height. The main entrance to the facility is proposed to be off a generous civic plaza to the southeast of the site. Anchoring the main entrance is a generous pedestrian-only civic plaza fronting Cameron Street.

A Class C cost estimate for the facility was completed, and the total cost of the project is estimated as \$252M.

The Schematic Design for the facility was approved by Council at their meeting on 2021 July 26.

***Overall Schedule***

The remaining design work, rezoning, permitting, and construction tendering is estimated to take approximately 24 months, followed by a planned construction period of 36 months, with an estimated project completion date of summer 2026.

**4.5 Rosemary Brown Arena**

***4.5.1 Project Description***

The Rosemary Brown Arena will be located in the Edmonds Town Centre at the northwest corner of 10<sup>th</sup> Avenue and 18<sup>th</sup> Street. The facility will feature two NHL sized pads that can accommodate both ice and dry surfaces, and 411 spectator seats. In addition, the facility will include a skate shop, concessions, instructors' office, two multi-purpose rooms, a patio roof deck, and public lobby and reception.

***4.5.2 Project Status***

***Contract***

Pomerleau Inc. has been contracted using a CCDC2 lump sum contract for the construction of the Rosemary Brown Arena Project. As a result of the Request for Expression of Interest for Public Art on the project, the City of Burnaby has awarded a contract to Jill Anholt Studio Inc of Vancouver, BC.

***Construction***

Formwork, reinforcing steel and concrete works are complete, and the erection of structural steel is largely complete. There have been delays in material deliveries as a result of the COVID-19



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pandemic. The erection of mass timber for one rink is complete and the installation of mass timber for the second rink will begin 2021 September. This will be followed by metal decking and roofing through the fall. Construction is expected to be completed in late summer 2022.

## **4.6 Laurel Street Works Yard**

### ***4.6.1 Project Description***

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 their useful life. Phase 1 works including the civil site servicing, demolition of select structures, and the construction of the yard building which is used for storage of tools, materials and salters/sanders, has been completed. Phase 2 includes the construction of the main building, which will house the City's fleet repair garage, facilities management shops, engineering operations, data center and emergency operations center. Phase 2 will also include the demolition of the remaining existing structures on the site.

### ***4.6.2 Phase 2 Status***

#### ***Construction***

The tender for Phase 2 construction was awarded to Canadian Turner Construction Company via a CCDC2 lump sum contract in summer 2020. Construction is currently underway and is expected to be completed by early 2023. Bulk excavation, concrete formwork, reinforcing and concrete works for the building are largely complete. The erection of structural steel is complete for the main office area as well as the central stores warehouse and is nearing completion in the fleet repair garage. Interior and exterior steel stud walls, and ducting, piping, electrical rough-ins have started on all levels of the main part of the building.

Additional electrical infrastructure (incoming service upsizing, additional conduits, high-voltage switching kiosk, etc.) have been added to the project to allow for future Electric Vehicle charging.

The main building is expected to be complete late spring 2022, with the remainder of the project completing in mid 2023.

## **4.7 Highway One Pedestrian Overpass**

### ***4.7.1 Project Description***

A new crossing over the Trans-Canada Highway is being explored to improve connectivity between Burnaby Lake Regional Park and Deer Lake Park.

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#### **4.7.2 Project Status**

##### ***Feasibility Study***

The feasibility study of developing an overpass over the Trans-Canada Highway is complete. Clearing of invasive species, geotechnical investigation and site surveying have been completed.

Schematic design of a proposed bridge has been completed, and several options have been developed for alignment of the bridge. The use of Community Benefit Funds was approved by Council and a grant application was submitted to the Investing in Canada Infrastructure Program. The grant has been approved for approximately \$6.8M.

Further analysis on the most westerly (Sperling Avenue alignment) option is currently underway, including environmental assessment, archaeological investigation and onsite geotechnical analysis. This work also includes further analysis of the Sperling Avenue alignment with BC Hydro and MOTI, which are underway.

#### **4.8 Fire Hall #8 - SFU**

##### **4.8.1 Project Description**

The Burnaby Fire Department 2019 Needs Assessment Study (2020) completed an analysis of the current state of the City's fire department. The construction of a new Fire Hall in the 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.

##### **4.8.2 Project Status**

###### ***Preliminary Project Development***

It is intended that the building program will include a fire station for 4 Fire Fighters (20 Full Time Equivalent). City staff worked with SFU Campus Planners to identify a number of potentially suitable sites and reviewed with the Burnaby Fire Department. The mutually agreed site to be explored for further investigation is EPP18042, located at the southwest corner of Tower Road and University Drive E, near the "Nelson Way" driveway for Discovery Park. Stream mapping analysis was completed by a Registered Professional Biologist to locate the existing streams and help map setbacks for any potential development.

###### ***Feasibility Study***

A Request for Proposals has been posted on BC Bid to retain a consultant for the feasibility study and Schematic Design, with the option to continue with Design Development, Tendering and

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Contract Administration services. It is intended that any development will be designed in accordance with SFU Burnaby 2065 Campus Master Plan published by Simon Fraser University and the Burnaby Mountain Conservation Area Management Plan (2000).

**Overall Schedule**

It is planned that a consultant will be retained in fall 2021, with feasibility study and conceptual design of the Fire Hall to be completed in early 2022, and conceptual design and SFU-related approvals and a rezoning application to be completed by the end of 2022, followed by tender documents, building permit and tender. Construction is expected to start spring 2024.

**5.0 CONCLUSION AND NEXT STEPS**

Further updates on major civic building projects will be provided in a quarterly report to Committee and Council, in addition to a verbal project status update at each Financial Management Committee meeting.



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E.W. Kozak, Chair, Major Civic Building Project Coordination Committee



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Leon Gous, Director Engineering

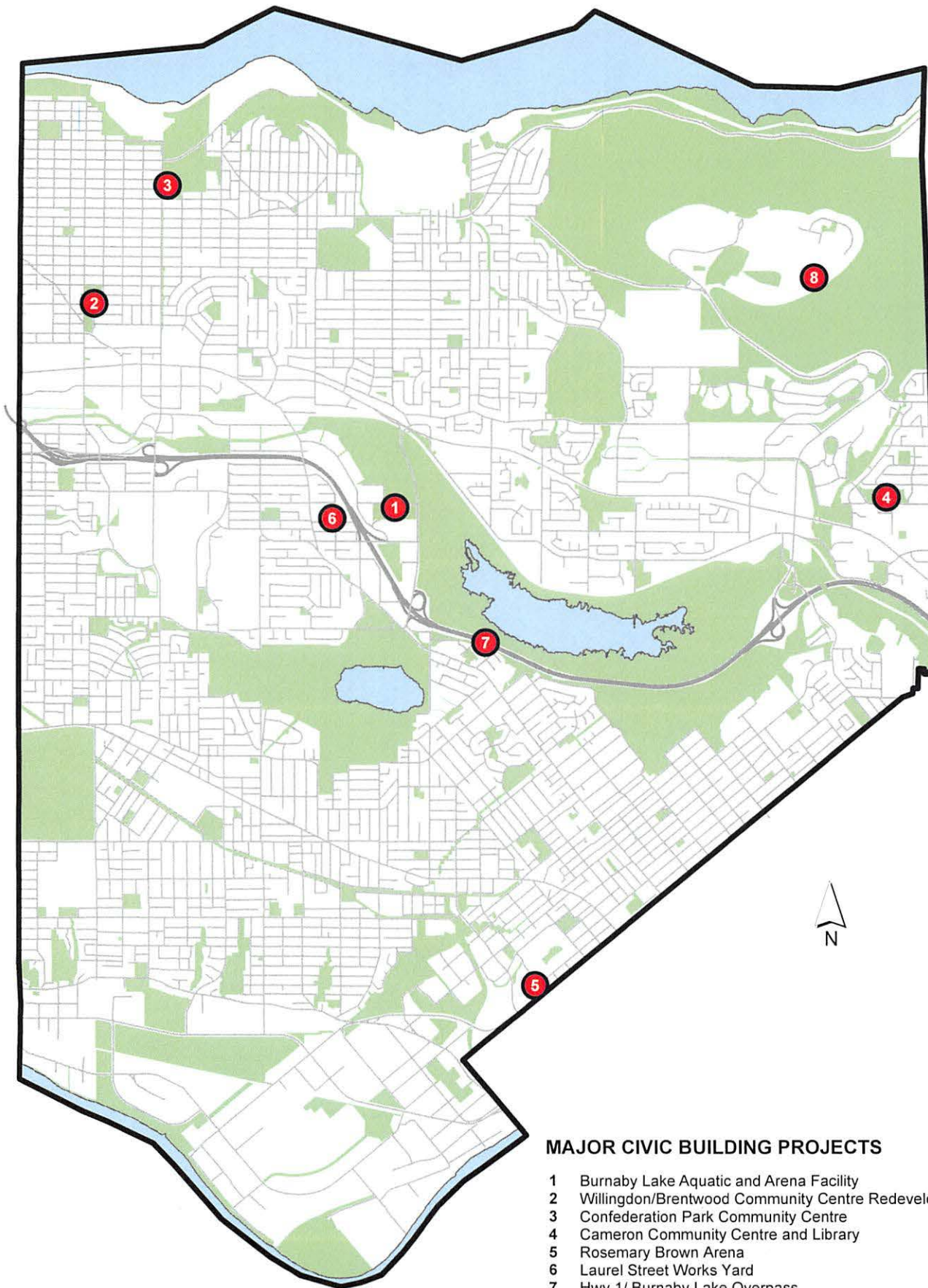


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Dave Ellenwood  
Director Parks, Recreation and Cultural Services

TVD:sla  
**Attachment**

- cc: Acting City Manager
- Director Corporate Services
- Director Public Safety and Community Services
- Director Parks, Recreation and Cultural Services
- Director Engineering
- Director Finance
- Chief Librarian
- Assistant Director Civic Building Projects
- Purchasing Manager
- City Clerk



**MAJOR CIVIC BUILDING PROJECTS**

- 1 Burnaby Lake Aquatic and Arena Facility
- 2 Willingdon/Brentwood Community Centre Redevelopment
- 3 Confederation Park Community Centre
- 4 Cameron Community Centre and Library
- 5 Rosemary Brown Arena
- 6 Laurel Street Works Yard
- 7 Hwy 1/ Burnaby Lake Overpass
- 8 Burnaby Fire Hall #8 - SFU