

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Financial Management Committee, at its meeting held on 2022 June 21, received and adopted the attached report providing an update on the current status of major civic building projects.

Respectfully submitted,

Councillor Dhaliwal
Chair

Councillor Gu
Vice Chair

Copied to:	Chief Administrative Officer GM Community Safety GM Corporate Services Acting GM Engineering Acting CFO GM Land and Facilities GM Parks, Recreation & Cultural Services GM Planning & Development Chief Librarian Purchasing Manager Director Civic Building Projects
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2022 June 14

FROM: DIRECTOR CIVIC BUILDING PROJECTS **FILE:** 4230 01

SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

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

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/Schematic Design*** - 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 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	Detailed 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
Fire Hall #8 – SFU	Detailed Design

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 Arena has been identified as a priority community amenity project. The new aquatic and arena facilities will be developed on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex. The building program for these facilities will 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 in-arena spectator seats for approximately 270 spectators, and sufficient viewing area into the arena for an additional 70 moveable seats. There is also additional standing-room viewing available.
- an aquatics facility that includes a leisure pool, hot tub, 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 design of the public art is being completed and has been incorporated into the detailed design of the building.

A Suitable Plan of Development has been submitted and a Public Hearing for the associated rezoning application was completed 2021 December 14.

Overall Schedule

A further Class ‘A’ estimate (+/- 5 - 10%) was completed by the end of March 2022. The current construction cost estimate is \$185M including onsite and offsite works and all contingencies and escalation allowances. This does not include previously-funded costs of approximately \$22M for various consulting fees for investigation and design, permit fees and some advanced site servicing costs.

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The issuance of a Request for Qualifications for the procurement of a Construction Manager has also been completed, with four successful proponents. Upon completion of a set of Supplementary General Conditions, a Request for Proposals for Construction Managers will be issued.

The completion of the rezoning process and completion of the detailed design and building permit review will be completed in the coming months. CG Brown Pool is planned to be decommissioned November 2022 to commence removal of hazardous materials in preparation for demolition. In order to provide continuity of ice service, Burnaby Lake Arena will not be decommissioned until Rosemary Brown Arena is fully operational (see section 4.5.2 of this report). It is currently estimated that Burnaby Lake Arena will be decommissioned mid-March 2023. It is noted that these dates are estimates and may change when a Construction Manager is on board.

4.2 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

Phase 1 – Schematic Design

In 2021 Council authorized the initiation of the schematic design of a new community centre in a master-planned, high-rise development in the heart of the Brentwood Town Centre. This master planned site will include market and non-market rental housing, strata residential, and commercial. Perkins & Will Architects were engaged to develop a schematic design which includes the possibility of a south-facing community centre, adjacent to a community-oriented public plaza and the greenspace and courtyards of the master-planned development. The schematic design proposed a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces. A Class D estimate was completed by a city-retained cost consultant, and the total estimated project cost was set at \$139M. In 2022 January, Council approved the project budget, and the Planning and Development Committee endorsed the preliminary concept and authorized staff to conduct a public consultation on the Grosvenor Brentwood Master Plan including Brentwood Community Centre. Subject to Council approval of the project, the project will proceed to public consultation and design development of the community centre.

Phase 2 – Design Development

Following Council’s approval of the Schematic Design, as well as the “Design, Development and Construction Management Agreement” and the “Purchase and Sale Agreement”, the project proceeded to Detailed Design phase. The detailed design is underway, and the application of a Building Permit is planned for November 2022.

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Overall Project Schedule

Based on the schedule of the Grosvenor Brentwood Master Plan, the estimated completion date of the Brentwood Community Centre is autumn 2027.

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) were 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

Schematic Design

Revery has completed the schematic design for the CPCC with a proposed building concept that 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. This will 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 subject to several modifications (reductions). The finalized building program includes one gymnasium, an expanded fitness centre, youth and seniors focused program rooms, and multi-purpose space. The consultant has updated their schematic design to incorporate these modifications. A specialty accessibility consultant has completed a special review of the revised schematic design to ensure that it aligns with the City’s accessibility goals.

Phase 2 – Design Development

At their meeting 2022 March 21, Council approved the award of a contract for the remaining design and construction contract administration of CPCC to Revery.

The detailed design work is underway, and the results of the Schematic Design are the subject of further public engagement including planned open houses (virtual and in-person) scheduled for June and July 2022.

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Overall Schedule

The current project plan is to complete Design Development and apply for Preliminary Plan Approval November 2022. This will be followed by Construction Documents and Building Permit Application by August 2023. The project is proceeding on the basis of using an expedited BP review process mirroring the EGBC Certified Professional process. Construction Documents and Tender is scheduled for October 2023.

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) completed the schematic design and have been retained to undertake the phase two design work program for the project, which includes design development, permitting, contract documents and construction contract administration.

4.4.2 Project Status

Detailed Design

The Council-approved schematic design includes a new recreation pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The schematic design illustrates a three-storey building (with one and a half 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.

The new building will occupy the existing developed area on the park, currently occupied by the existing Cameron Recreation Complex and Library, to minimize intrusion on the park. An extensive planting plan is planned for the areas of the park surrounding the new centre. The structure will make extensive use of mass timber, will include a partial green roof, stainless steel pool tank, and partial roof coverage with a solar photovoltaic system.

The detailed design phase commenced fall 2021 and the third and final round of public engagement was completed.

A further Class C cost estimate for the facility was completed upon completion of 50% Design Development documents. The construction estimate including contingencies is \$216M, and the total cost of the project is estimated as \$249M. The project will proceed with BP review using a process mirroring the EGBC Certified Professional process.

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Overall Schedule

An application for rezoning has now been submitted. The remaining detailed design work and rezoning is planned to be complete Spring 2023. The project has an estimated construction period of 36 months, and a planned completion date of summer 2026. It is noted that these dates are estimates and are subject to revision as the design work and permitting progresses. Staff are exploring the possibility of a temporary recreation facility and small pop-up library in a commercial retail unit during the construction period.

4.5 Rosemary Brown Arena

4.5.1 Project Description

The Rosemary Brown Arena is located in the 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, and 411 spectator seats. In addition, the facility includes 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. The contract for Public Art has been awarded to Jill Anholt Studio Inc. of Vancouver, BC.

Construction

Formwork, reinforcing steel and concrete works are complete, and the erection of structural steel is complete. The installation of mass timber and structural metal deck for both rinks is now complete. NLT (Nail-laminated timber) is complete and the installation of steel stud walls and sheathing, cladding and glazing of perimeter walls are underway. There have been significant delays in material deliveries as a result of the COVID-19 pandemic, market uncertainty and shipping disruptions and construction delays on site. Construction is expected to be substantially complete early in 2023. Public opening of the facility is estimated in March 2023, following commissioning and setup of building systems (ice-making, mechanical, electrical, etc.), final construction deficiencies, operational setup as well as an allowance for additional unforeseen further construction delays.

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 Main Building – Construction 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 the main building is expected to be completed by September 2022. Civil and structural work are complete. Interior and exterior steel stud walls, and ducting, piping, electrical rough-ins are nearing completion in all parts of the building. Roofing cap sheeting complete and installation of exterior drywall, waterproofing and windows have been completed. The installation of exterior cladding is underway.

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. BC Hydro's design to accommodate this increased future capacity is now complete and BC Hydro connection to the site has been completed.

Interior finishing is underway in all areas of the building and occupancy is anticipated for September 2022. This will be followed by move-in and demolition of the remaining existing buildings on site, with the remainder of the project completing in mid 2023.

4.7 Fire Hall #8 (SFU) and Fire Hall #4 (Duthie)

4.7.1 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. The replacement of the existing Fire Station #4 on Duthie Ave was also identified as a priority project.

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4.7.2 Project Status

Preliminary Project Development

The building programs for Fire Hall #4 and #8 will each 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 located on the north side of 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. A Stage 1 Environmental Site Assessment has been completed. The recommended site for Fire Hall #4 is at 1551 Greystone Drive.

Integrated Project Delivery

An Integrated Project Delivery (IPD) team including an architect (Johnson Davidson Architecture), relevant sub-consultants as well as a prime contractor (Kinetic Construction) and key subcontractors has been retained to complete the project. As this is a partnership project with SFU, the City will work closely with SFU during the process to ensure the project aligns with the strategic visions outlined in the SFU Burnaby 2065 Campus Master Plan. The project team is finalizing a Memorandum of Understanding to be submitted to SFU’s board of directors, and the design will be reviewed by SFU’s Urban Design Panel.

The Validation Phase of the IPD process was completed and the sites were confirmed as described above. On 30 May 2022 Council approved the award of a CCDC30 Integrated Project Delivery contract to the IPD team for \$48M (excluding GST) for the design and construction of both Fire Halls.

Overall Schedule

It is planned that the IPD team will complete the preliminary design work, receive SFU-related approvals (Fire Hall #8), and complete First Nation Engagement by fall of 2022. This will allow construction to begin in fall 2022 and throughout 2023 and to be completed spring 2024.