

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 2023 January 24, 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 Deputy Chief Administrative Officer & CFO GM Community Safety GM Engineering GM Lands & Facilities GM Parks, Recreation & Culture GM Planning & Development Chief Librarian Senior Manager Purchasing
------------	--

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2023 January 17

FROM: GENERAL MANAGER
LANDS AND FACILITIES **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 accept this report for information.

REPORT

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 progress through the following three major development phases:

- **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;
- **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;
- **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.

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
 FROM: GENERAL MANAGER LANDS AND FACILITIES
 RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
 2023 JANUARY 17..... PAGE 2

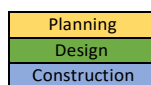
Upon completion of the project, the new facility is handed over to the user department to operate and administer the programs and/or services.

4.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

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	2023				2024				2025				2026				2027				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																					Q3 2023
Laurel Street Works Yard (Phase 2)																					Q3 2023
Covered Lacrosse Box @ Confederation Park																					Q4 2023
Lacrosse Box Cover @ Riverway Park																					Q4 2023
Fire Hall #4																					Q4 2023
Fire Hall #8																					Q1 2024
Burnaby Lake Aquatic and Arena																					Q1 2026
Confederation Park Community Centre																					Q1 2026
James Cowan Theatre Redevelopment																					Q2 2026
Cameron Community Centre																					Q2 2028
Brentwood Community Centre																					Q4 2027
RCMP Facility Replacement																					Q4 2027
City Hall Replacement																					Q4 2028



4.1 South Burnaby Rosemary Brown Arena

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.

Construction is underway, contracted to General Contractor Pomerleau Inc. Structural steel and mass timber are complete, the perimeter walls and roof are watertight allowing interior works to progress through the winter for a forecasted June 2023 construction completion for a public opening of the facility by September 2023 (for the 2023-2024 hockey season). As discussed previously, there have been significant construction delays and delays in material deliveries as a result of the COVID-19 pandemic, market uncertainty and shipping disruptions.

Staff are starting the hiring process for the Supervisor for the new Rosemary Brown Arena. This position will be responsible for hiring, training and purchasing of new facility equipment.

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
FROM: GENERAL MANAGER LANDS AND FACILITIES
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
2023 JANUARY 17..... PAGE 3

4.2 Laurel Street Works Yard

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 its useful life. Phase 1 works included the civil site servicing, demolition of select structures, and the construction of the yard storage building. Phase 2 includes the construction of the main building, housing the City's fleet repair garage, facilities management shops, engineering operations, data center and emergency operations center. Phase 2 also includes the demolition of the remaining structures on the site, the construction of a replacement fuel station, and significant infrastructure to allow for future Electric Vehicle charging.

Phase 2 construction was awarded to Canadian Turner Construction Company in summer 2020. The main building is now complete, the data centre has been commissioned and is operational and most operations have moved into this new building. The remainder of the operations staff will be moved after the remaining yard construction is complete. Electrical vehicle charging infrastructure has been added to the project to allow for future electric fleet charging. To accommodate this increased future capacity, BC Hydro's design and new connection to the site is now complete.

Hazardous materials have been removed from the now-vacant weld shop, mower shop, dispatch tower, muster rooms and fleet repair garage, and they have all been demolished. Work will continue with demolition of the paint shop, carpentry shop, and shop stores. This will be followed by excavation of the parking areas, installation of EV Charging conduits, and construction of the replacement fuel station. The site works will finish with paving, fencing and installation of landscaping buffer areas around the remainder of the site.

4.3 Lacrosse Box Covers

Two outdoor sports box upgrade projects are proceeding for lacrosse courts at the Confederation Park and at Riverway Sport Complex. The existing lacrosse box at Confederation Park has reached end-of-life and requires replacement. The scope includes demolishing and replacing the existing lacrosse box with a new multi-sport covered box. Procurement is underway for the construction and work is expected to be complete this year. Planning is underway for the installation of a cover over Riverway Park to begin in late summer, after the lacrosse season to avoid further displacement of programming, with completion also planned by the end of this year.

4.4 Fire Hall #8 (SFU) and 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 construction of a new Fire Hall (#8) 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

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
FROM: GENERAL MANAGER LANDS AND FACILITIES
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
2023 JANUARY 17..... PAGE 4

wildland interface. The replacement of the existing Fire Station #4 on Duthie Avenue was also identified as a priority project.

City staff worked with Burnaby Fire Department and SFU Campus Planners to identify a number of potentially suitable sites and agreed on a site on the north side of University Drive E, near the “Nelson Way” driveway for Discovery Park. Stream mapping analysis was completed to locate the existing streams and help map setbacks for any potential development as well as a Stage 1 Environmental Site Assessment and geotechnical assessment. A Statutory Right of Way has been agreed by SFU for the site, and archaeological assessment is underway. The approved site for replacement of Fire Hall #4 is at 1551 Greystone Drive.

An Integrated Project Delivery (IPD) team including Johnson Davidson Architecture, prime contractor Kinetic Construction, and key sub-consultants and sub-contractors has been retained to complete the project. The City will continue to 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. Public engagement is underway, with several open house information sessions scheduled. Construction is underway at Fire Hall #4 and work is expected to be complete in Q4 2023. In conjunction with site clearing, a detailed archeological survey was conducted at Fire Hall #4 by First Nations archaeologists. An archeological survey is currently underway for the Fire Hall #8 site and that project is expected to be completed in Q1 2024. First Nations engagement processes are underway to better understand needs and allow construction to proceed as planned.

4.5 Burnaby Lake Aquatic and Arena Facility

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena was identified as a priority community amenity project. The new facilities will be developed 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 pool facility and supporting amenities including reception, office and food concession areas. Public art is being incorporated into the detailed design of the building. An application for Building Permit was submitted in April 2022. The completion of the rezoning process and issuance of the Building Permit are expected in the coming months.

On 2022 November 21, Council approved the award of a Construction Management contract to Ventana Construction (Burnaby). CG Brown Pool has been closed, and is in the process of being decommissioned with removal of hazardous materials in preparation for demolition. Regular staff from CG Brown Pool have been distributed through several other City of Burnaby recreation facilities. Ventana will continue tendering of the subtrade work throughout the first half of 2023 after which point the Construction Management contract will convert to a stipulated price contract.

In order to provide continuity of ice service, staff are investigating methods to minimize cost and schedule impacts to keep Burnaby Lake Arena open until the Rosemary Brown

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
FROM: GENERAL MANAGER LANDS AND FACILITIES
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
2023 JANUARY 17..... PAGE 5

Arena is operational. Facility staff will be relocated to other City of Burnaby recreation facilities, with only the daily operational staff remaining in Bill Copeland Arena.

4.6 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 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 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 development.

The schematic design proposed a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces. In 2022 January, Council approved the project budget, and the Planning and Development Committee endorsed the preliminary concept and directed staff to conduct a public consultation on the Grosvenor Brentwood Master Plan including Brentwood Community Centre. The project team has since completed the public consultation and schematic design, detailed design is underway. The Grosvenor Brentwood development will begin construction in 2023, starting with the construction of the 7 storey below-ground parking structure. Grosvenor Development Group has retained Ledcor Construction Ltd (Vancouver, BC) for this work. Based on the schedule of the Grosvenor Brentwood Master Plan, the estimated completion date of the Brentwood Community Centre is autumn 2027.

4.7 Confederation Park Community Centre

A need was identified for additional community dry 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. Schematic design was completed that 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. This design emphasizes a strong connection to Confederation Park. The current plan is to keep current facilities operational as much as possible during construction of the new facility. Council approved this design in August 2021 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 updated their design to incorporate these modifications and it was presented to the public at several open houses in 2022.

Detailed design work is underway, currently approaching the 100% Design Development milestone, with an updated Class C construction cost estimate. Procurement of a Construction Manager (CM) for the project is underway, with an expected award in

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
FROM: GENERAL MANAGER LANDS AND FACILITIES
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
2023 JANUARY 17..... PAGE 6

February 2023. The project is expected to be complete in 2026. In December, Financial Management Committee requested that staff explore the possibility of reinstating the second gymnasium to the design. Cost and schedule implications of this proposed change will be brought to Council for approval after investigation with the project team review with the Construction Manager in February.

4.8 James Cowan Theatre Redevelopment

This project includes the redevelopment of the James Cowan Theatre at the Shadbolt Centre at 6450 Deer Lake Ave. The existing James Cowan Theatre was constructed as a gymnasium in the 1940's and converted into a theatre in 1995. The building is in need of significant upgrades, 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.

This project is to be delivered using a Progressive Design-Build model, allowing for early involvement of the contractor, minimised disruption to the operations of the Shadbolt Centre and expedited project completion. Construction is expected to be complete Q2 2026.

4.9 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. completed the schematic design and have been retained to undertake the design and construction contract administration. The design includes a new stainless steel recreation pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The three-storey 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. A First Nations artist will be retained to provide public art for the project. Procurement of a Construction Manager is underway and the project has an estimated construction period of 36 months, with construction starting Q4 2023 and completing in Q4 2026. These dates are estimates and are subject to revision as a construction manager is brought onboard.

Staff are working to find spaces for the library and recreation programs that will be displaced by construction of the new centre. Staff have begun planning a temporary recreation facility and small pop-up library in a commercial retail unit during the construction period. Urban Arts Architecture (Vancouver) and Bosa Construction Inc. (Vancouver) have been engaged for the design and construction management of the temporary facility in The City of Lougheed shopping centre. The temporary facility will not include gymnasium programs, fitness centre programs, which businesses in the mall provide but will include other recreation and library programs.

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
FROM: GENERAL MANAGER LANDS AND FACILITIES
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE
2023 JANUARY 17..... PAGE 7

5.0 CONCLUSION AND NEXT STEPS

Updates on major civic building projects will continue to be provided in quarterly reports, in addition to a brief project status update at each Financial Management Committee meeting. Separate reports have been provided with updates on the RCMP and City Hall Projects, both still in the Planning Phase. Staff from Parks, Recreation and Cultural Services have reviewed and provided input into this report.

In addition, staff are developing a comprehensive public communications and engagement plan, specifically for Parks, Recreation & 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 will also ensure 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. Staff plan to make this information available through the City's website in addition to providing targeted updates to specific users as required.



James Lota, P.Eng., MBA, MPA
GENERAL MANAGER LANDS AND FACILITIES

CA/TVD/nh

Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer CFO
General Manager Engineering
General Manager Parks, Recreation and Culture
General Manager Community Safety
General Manager Corporate Services
General Manager Planning and Development
Chief Librarian
Senior Manager Purchasing
Senior Manager Legislative Services