

**FINANCIAL MANAGEMENT COMMITTEE**

*TO: THE MAYOR AND COUNCILLORS*

**SUBJECT: CONFEDERATION COMMUNITY CENTRE – INCREASE AND  
CONSOLIDATION OF PROJECT SCOPE**

**RECOMMENDATIONS:**

1. THAT Council authorize an increased scope of work and budget for the Confederation Community Centre project, as outlined in this report.
2. THAT a copy of this report be forwarded to the Parks, Recreation & Culture Commission for information.

**REPORT**

The Financial Management Committee, at its meeting held on February 21, 2023, received and adopted the attached report seeking Council approval for increase and consolidation of inter-departmental project scope and budget for the Confederation Community Centre and adjacent sites.

Respectfully submitted,

Councillor Dhaliwal  
Chair

Councillor Gu  
Vice Chair

**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2022 February 15

**FROM:** GENERAL MANAGER  
LANDS AND FACILITIES **FILE:** 4230-08

**SUBJECT:** **CONFEDERATION COMMUNITY CENTRE –  
INCREASE AND CONSOLIDATION OF PROJECT SCOPE**

**PURPOSE:** To request approval for increase and consolidation of inter-departmental project scope and budget for the Confederation Community Centre and adjacent sites.

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**RECOMMENDATIONS:**

1. **THAT** the Financial Management Committee recommend Council authorize an increased scope of work and budget for the Confederation Community Centre project, as outlined in this report.
2. **THAT** a copy of this report be forwarded to the Parks Commission for information.

**REPORT****INTRODUCTION****1.0 BACKGROUND**

The development of a new community centre within Confederation Park has been identified as a priority community amenity project. The Needs Assessment completed in 2019 stated the NW quadrant of Burnaby is underserved. The recommendations formed the basis of the program development and schematic design of the new Confederation Community Centre. In Q2 2020, the initial construction estimate of the Schematic Design (Class D) presented to Council at \$133 million was determined to be in excess of expected. Staff were directed to reduce the construction budget. Among the largest of the reductions were the elimination of one of two gyms, the daycare, and reduction in off-site civil work. These and the associated reduction in the number of parking spaces required, and support spaces for these programs would decrease construction costs in the revised Schematic Design.

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
2023 February 15..... Page 2

The June 2021 construction estimate was \$116 million. On August 30, 2021 Council authorized staff to approve the revised Schematic Design with the reduced program and advance the Confederation Community Centre to Detailed Design. The project is currently at 100% Design Development and is ready to proceed to Construction Documents. The latest cost estimate (Class C) of the reduced program design completed January 2023 by Hanscomb Quantity Surveyors reflects a construction estimate of \$162 million and total Project Cost estimate to \$180 million (including soft costs) primarily due to construction cost escalation since June 2021.

## **2.0 ADDITION AND CONSOLIDATION OF SCOPE**

In December of 2022, staff were directed to investigate the viability of adding the second gym back in to the community centre design, and assess the cost and schedule impacts to reintroduce this scope. The initial rationale to consider the elimination of one of the two gyms, and daycare in the Confederation Community Centre design was that these would be the least impactful of all the programs required for the site. The proposed purchase of the Christine Sinclair Community Centre, and the two proposed gymnasias at Brentwood Community Centre would reduce the urgency for gym space in the City. The daycare could be located elsewhere as the physical requirements could be accommodated in most typical buildings, and its operational requirements are less compatible with the community centre. While the daycare component remains to be rational, Gym space is in high demand across the City and cannot be accommodated in typical building construction. The view for the long term and to provide adequate services to Burnaby's rapid growth is to incorporate the second gym back in to the community centre design.

The re-introduction of the second gym will require the building footprint extend east. This will not allow the Seniors Centre to remain operational at this location during construction. To mitigate impacts to the Senior's programs, the work-plan would include the relocation of the Seniors Centre for the duration of construction as opposed to the previous plan to relocate the Seniors Centre for ten months of the construction. This would occur in Q2 2024. The duration of the construction is anticipated to be approximately 33 months.

While investigating the impacts of reintroducing the second gym into the design, staff coordinated with other City departments and discovered several opportunities to incorporate other planned work into the project to bring overall construction efficiencies and mitigate cost impacts of the change. These works have already been planned and budgeted separately by Engineering and PRC respectively, so costs are not additional to Capital Plan, but merely consolidated with construction of this project for overall efficiency. The image below identifies the locations of the proposed revisions to the scope of work.

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
2023 February 15..... Page 3

### Confederation Park Community Centre

Replacement of rock dust field with a synthetic turf field; possible geo-exchange

Development of west side of Willingdon

Addition of 2nd gym and associated ancillary spaces

Signalization of Willingdon and Albert Intersection, storm line section

Add sidewalk at Beta Ave.



Road and sidewalk improvements are needed along the west side of Willingdon Avenue, from Albert Street to Penzance Drive, and along Beta Avenue, from Albert Street North to the edge of Confederation Park. The current project scope includes the upgrade of the street on the east side of Willingdon Avenue from Albert Street to Penzance Drive. It is recommended however, to complete all nearby street upgrades while the Construction Management team and trades are mobilized, than to disrupt the neighborhood again, and engage a new team to perform the work after the community centre project is complete.

Transportation recently determined a need to signalize the intersection at Willingdon Avenue and Albert Street to accommodate the increased flow of people. Currently, there is a four way stop which will not be adequate after the centre is complete. It would be a benefit to also incorporate this intersection improvement in the project and complete the work at the same time.

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Confederation Community Centre – Increase and  
Consolidation of Project Scope)  
2023 February 15..... Page 4

Parks, Recreation and Culture have included in their Capital Plan a project to replace the all weather field at Confederation Park adjacent the Community Centre. The current all-weather field at Confederation Park is non-functional during the rainy season as the water does not percolate down through the top surface. Overflow drainage off the field flushes rock dust into the drain systems, causing blockages and erosion downstream. Converting the all-weather rock dust field to an artificial turf field will provide a usable play surface year-round and end the rock erosion. The creation of the artificial field opens the opportunity for water storage below the field and allow for a slower release into the inlet, reducing erosion.

The other consideration that surfaced was the possibility of installing a geothermal field under the new artificial turf field. Because the field is due to be replaced anyway, the capital cost of installing a geothermal field is significantly reduced. Using this renewable energy source to power the Community Centre would arguably improve the performance of the building and aligns with the City's sustainability plan. The viability of geo-exchange requires consultation with geothermal designers and would be the next step if the direction is to proceed on this course.

Regardless of whether geo-exchange is the best option, items like the triple glazing and other building performance improvements are recommended. A \$4 million design and construction allowance has been proposed to be applied towards improvements to the design.

### **3.0 SCHEDULE AND COST IMPACTS**

In part to improve the schedule of the delivery of the community centre, Civic Building Projects has changed their delivery method from a Design-Bid-Build model to a Construction Management model with option to convert to a stipulated sum contract after tenders are complete. This gives the City the benefit of the Construction Managers expertise while contemplating design changes, and developing construction documents. They will perform pre-construction work to mitigate certain risks and facilitate the costing and sequential tenders in an attempt to shorten our schedule.

On January 23, 2023, Council approved the recommendation to award Turner Construction the Construction Management Contract. The Architects and the Construction Manager have met to develop a preliminary schedule that includes the above scope as described. The revised schedule requires changes be completed and building permit submission before the end of the year. A construction start date is anticipated for Q2 2024 with a completion date in Q1 2027. This is an early estimate of the construction schedule and every attempt will be made to work with the Architect and Construction Manager to complete and open the facility to the public sooner.

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
2023 February 15..... Page 5

Table 1 shows a breakdown of the cost estimate by component. Staff are currently working with the construction manager and will report back to Council with an updated cost estimate this summer as pricing is solidified.

Table 1: Breakdown of estimates by component

Item	Cost
Project Cost Estimate Q3 2021	\$128 million
Cost Escalation to Q1 2023	\$52 million
Add gym, associated parking and ancillary	\$25 million
Gravel Field Upgrade (budgeted separately)	\$3 million
Off-site Civil Works (budgeted separately)	\$4 million
Energy Conservation Upgrades	\$4 million
<b>Total</b>	<b>\$216 million</b>

#### 4.0 NEXT STEPS

Upon approval of the recommendation of this report, the consultants and Construction Manager will continue the design process for the increased scope of work. The Construction Manager will perform constructability reviews, refine the project schedule and obtain more accurate pricing for the increased scope of work.

Upon completion of the individual sub-trade tenders by the CM, the CCDC-5B contract will be converted to a stipulated sum contract to achieve cost certainty. Approval for the award of this stipulated sum contract for the work will be the subject of a future report to Council.

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Confederation Community Centre – Increase and  
Consolidation of Project Scope)  
2023 February 15..... Page 6

## 5.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize an increased scope of work and budget for the Confederation Park Community Centre project, as outlined in this report.



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

TVD/LC/nh

Copied to: Chief Administrative Officer  
Deputy Admin Officer CFO  
General Manager Community Safety  
General Manager Planning and Building  
General Manager Parks, Recreation and Culture  
Chief Information Officer  
General Manager Corporate Services  
Senior Manager Purchasing  
City Solicitor