

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: PROPOSED ARENA AT BURNABY LAKE SPORTS COMPLEX

RECOMMENDATIONS:

1. **THAT** the final arena design and cost estimates as outlined in this report be accepted by Council and that the proposed arena and renovation projects now proceed to tender.
2. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$9,676,347 for the construction and furnishing of the proposed arena, and renovations to C.G. Brown Pool and Burnaby Lake Arena as outlined in this report.

REPORT

On 1996 March 27, the Civic Development Committee adopted the attached staff report requesting approval of the final design for the proposed arena at Burnaby Lake Sports Complex. In addition, the Committee is requesting funding approval for the proposed arena as well as renovations to existing facilities at Burnaby Lake Sports Complex.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor D. Evans  
Member

Councillor D. Johnston  
Member

: COPY - CITY MANAGER  
- DIRECTOR ENGINEERING  
- DIRECTOR FINANCE  
- DIRECTOR PLNG. & BLDG.  
- DIRECTOR REC. & CULT. SERV.  
- CHIEF BUILDING INSP.  
- PURCHASING AGENT  
- CITY SOLICITOR

**TO:** CHAIR & MEMBERS OF THE  
CIVIC DEVELOPMENT COMMITTEE

1996 MARCH 22

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

**SUBJECT:** PROPOSED ARENA AT BURNABY LAKE SPORTS COMPLEX

**PURPOSE:** To request funding approval from Council for the construction of the proposed arena and associated renovations to the existing facilities.

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**RECOMMENDATIONS:**

- 1) **THAT** the final arena design and cost estimates as outlined in this report be accepted and that the proposed arena and renovation projects now proceed to tender.
- 2) **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$9,676,347 for the construction and furnishing of the proposed arena, and renovations to C.G. Brown Pool and Burnaby Lake Arena as outlined in this report.

**REPORT**

**1.0 BACKGROUND:**

In 1995 September, staff and the Consultants received approval to commence the detailed design of the proposed arena at the Burnaby Lake Arena. A public concourse and viewing area will link the two arenas together through a common entrance and administration area.

The detailed design has evolved from the preliminary design process and through the development of the "Arena Requirements Document" which contained technical and planning input from members of Council, Parks and Recreation Commission and the Arena Advisory Committee. The current project budget makes provision for 1,000 fixed seats with an additional 1,000 retractable seats to be provided at a future time.

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At its meeting of 1996 March 20, the Parks and Recreation Commission endorsed a recommendation from the Director Recreation and Cultural Services proposing that the final design and cost estimates as outlined in this report be accepted and that the projects now proceed to tender call.

## **2.0 REVIEW OF THE DETAILED ARENA DESIGN:**

The arena building has been designed to perform as a multi-purpose facility, capable of accommodating various ice sports, lacrosse, trade shows, mini conventions and other public assembly functions. In this regard, special consideration has been given to acoustics, lighting, sound systems and other features such as removable rink boards and retractable seating to accommodate functions requiring large floor areas and accessibility. The new facility is primarily comprised of two levels and includes the following features and amenities.

### **Lower Level:**

The lower level is accessible from the exterior grades and an internal stair and elevator. It is comprised of a skaters' lobby, concession, children's play area, skate shop, public washrooms, meeting rooms, six dressing rooms, a dedicated change room, storage rooms, and NHL regulation size ice rink (85'x200') with removable boards and mechanical and electrical rooms. The ice plant is designed for year round ice capabilities. The ice surface is at the same elevation as the lower skaters' lobby and change rooms.

### **Upper Level:**

The upper level provides the main entry and control point to the new arena complex and is at the same elevation as the existing Burnaby Lake Arena. The upper floor concourse includes a control area and offices, public washrooms, future kitchen and concession, large meeting room, elevator, viewing area and potential for future restaurant seating (150 to 200 seats.) The upper concourse provides linkages to the existing arena and to the upper concourse level of the proposed arena which also serves as the public access to the arena seating.

### **Building Systems and Finishes:**

As part of the design review process, staff and the Consultants considered various mechanical, electrical and building systems to arrive at cost effective solutions that take both performance, durability and future expandability into consideration. They include extensive use of structural steel systems, exposed concrete, concrete block, glazing, acoustic metal decking and metal shingles as the principal materials in the construction of the building.

The proposed arena is equipped with ventilation and dehumidification systems and infrared heaters over the spectator seating. The current program makes provisions for heating and air conditioning of the public concourse, upper level viewing area and meeting rooms only. The main arena area is not air conditioned, however, the electrical and structural systems have been designed with the extra capacity should the City wish to introduce this feature in the future.

**Site Development:**

The proposed arena project will provide 117 additional parking spaces. This is achieved by both the construction of new spaces and the re-arranging of existing parking areas. The design includes a public drop-off area adjacent to the new building entry, which is handicapped accessible.

The site development design also makes provision for site landscaping, lighting and pedestrian walkways to link the existing parking lots and play fields directly east of Sperling Avenue.

**3.0 PROJECT ESTIMATE REVIEW:**

**3.1 Background**

In 1995 April, Council approved a project budget of \$9,855,347 which included construction costs, design, furnishings and equipment and other related project costs. The budget was developed on the basis of the approved preliminary design concept and program developed with the participation of the Arena Design Advisory Committee, the Parks and Recreation Commission and the Civic Development Committee. As previously reported, the budget does not provide for the fit-out of the upper level kitchen, the 1,000 retractable seats, nor the furnishing of the public concourse/viewing and meeting areas.

**3.2 Current Estimate Review**

A comprehensive estimate review has now been completed by the Quantity Surveyor on the pre-tender construction documents prepared by the Consultants. A comparison of the original and current project estimates are summarized as follows:

**New Arena Project Estimate Comparison**

Description	1995 Sept. Estimate	1996 March Estimate
1. Estimated Construction Value	\$7,470,100	\$7,489,200
2. Other Project Costs i.e. equipment, furnishings, design, testing etc.	\$1,726,300	\$1,675,000
3. New Arena Total (exclusive of G.S.T.)	\$9,196,400	\$9,164,200
4. G.S.T. at 7% (recoverable at 100%)	\$643,748	\$641,494
5. Total Project Cost (inclusive of G.S.T. at 7%)	\$9,840,148	\$9,805,694

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### 3.3 Proposed Renovations to C.G. Brown Pool and Burnaby Lake Arena

In addition to the new arena project, the 1996 - 2000 Annual Capital Budget makes provision for minor renovations to C.G. Brown Pool and to the existing Burnaby Lake Arena. Each of these projects is estimated to cost \$150,000.

During the engagement of the prime Consultant for the original 1,000 seat stand alone arena project, staff obtained approval from Council to retain the services of the firm for the necessary design work on the two existing facilities. A nominal fee was negotiated on the understanding that these minor projects, which are separate and distinct from the new arena, would be designed and tendered as part of the larger project thus achieving economies of scale in terms of design, construction, on-site supervision and coordination under one contract. Expenditures for the projects are identified in the 1996 Capital Budget (C.G. Brown) and in 1997 for (Burnaby Lake Arena).

The tender documents being prepared will require the pre-qualified general contractors to submit a base tender which is comprised of the new Arena and the Burnaby Lake Arena renovations. For tender purposes, it is not practical to request a separate price for the Burnaby Lake Arena renovation given the complexity of interconnections between the new and existing arena buildings. It should also be noted that a significant portion of the work in the existing arena must proceed at the same time as the construction of the new arena to meet code requirements. Postponement or deletion of this work would add additional costs to the new arena contract. A separate price will be provided in the tender for the C.G. Brown Pool renovation.

### 4.0 PROJECT FUNDING:

4.1 On 1995 April 19, Council approved an arena expenditure budget of \$9,855,347 (this figure includes a provision for 7% G.S.T.). Funding for the project is identified in the 1996 and 1997 Annual Capital Budget. Funds are also allocated for the C.G. Brown Pool and Burnaby Lake Arena renovations. Subject to Commission and Council approval, the allocated funding will be applied when the work is tendered for the new arena contract.

### 4.2 Funding in place

Funding in the amount of \$500,000 is in place for design services. These fees were based on the original 1,000 seat arena concept adjacent to C.G. Brown Pool. In this regard, staff request Council approval to amend the original Consultant Agreement to reflect the size and scope of the approved new arena design and program. The revised fixed fee for consulting services is \$625,000 plus an estimated \$25,000 for disbursement costs. The updated costs are included in the approved arena costs identified in this report.

### 4.3 Funding Required for Listed Projects

#### A) Proposed Arena Project

Approved Arena Costs	-	\$ 9,210,605
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G.S.T. @ 7% (Recoverable @ 100%)	-	\$ 644,742
<b>Total Project Expenditures</b>	-	<b>\$ 9,855,347</b>
Funding in Place (Design)	-	\$ 500,000
<b>Additional Funding Required</b>	-	<b>\$ 9,355,347</b>

**B) Proposed Burnaby Lake Arena Renovation**

Estimated Renovations Costs	-	\$ 150,000
G.S.T. at 7% (Recoverable @ 100%)	-	\$ 10,500
<b>Funding Required</b>	-	<b>\$ 160,500</b>

**C) Proposed C G Brown Pool Renovation**

Estimated Renovation Costs	-	\$ 150,000
G.S.T. at 7% (Recoverable @ 100%)	-	\$ 10,500
<b>Funding Required</b>	-	<b>\$ 160,500</b>

**ADDITIONAL FUNDING REQUIRED (FOR THE FOLLOWING PROJECTS)**

A) Proposed Arena Project	-	\$ 9,355,347
B) Burnaby Lake Arena Renovation	-	\$ 160,500
C) C G Brown Pool Renovation	-	\$ 160,500
<b>TOTAL</b>	-	<b><u>\$ 9,676,347</u></b>

**5.0 CONCLUSION**

On 1996 March 14, CJP Architects presented the Major Civic Building Project Coordination Committee with the final detailed design drawings and cost estimate for the proposed Arena project at Burnaby Lake Sports Complex. The design incorporates the features and program requirements originally identified within the terms or reference and the approved project budget.

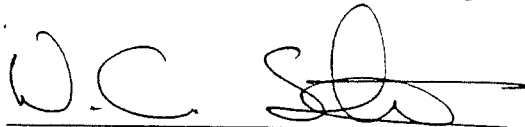
The planning and size of the facility will accommodate multi-use events but has also been designed to allow and provide for future expandability and amenities when the need arises. Some examples of these features include:

- future kitchen at the concourse level for restaurant or catered events;
- extra power capacity for special events and future air conditioning of the main arena;
- provision for an additional 1,000 retractable seats in the arena;
- wiring systems for TV broadcasts of arena events; and
- ability to facilitate junior level sports teams.

Based on the work completed to date by the Consultants, the Major Civic Building Project Coordination Committee has satisfied itself that the overall design addresses the issues and objectives identified in the Terms of Reference developed for the project. The Committee therefore recommends acceptance of the detailed design which would complete the Contract Documents Phase under the Client/Architect Agreement.

Subject to the concurrence of the Civic Development Committee, staff further recommends that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$9,676,347 to fund the expenditures outlined in this report and that the projects now proceed to tender call in order to take advantage of the current bidding climate and optimum building conditions with a spring construction start.

Subject to receiving the necessary approvals and funding from Council staff will make the necessary arrangements to advance the project to the tendering stage.



W. C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



D. G. STENSON, DIRECTOR PLANNING  
AND BUILDING



D. GAUNT, DIRECTOR RECREATION AND  
CULTURAL SERVICES

JC:sk/ap

cc: City Manager  
Director Finance  
Chief Building Inspector  
Assistant Chief Building Inspector - Inspections  
Purchasing Agent  
City Solicitor

