



**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: FEASIBILITY STUDY  
EASTBURN POOL AND COMMUNITY CENTRE  
SELECTION OF ARCHITECT**

**RECOMMENDATIONS:**

1. THAT the architectural firm of Hotson Bakker Boniface Haden be retained to undertake the Eastburn Pool and Community Centre – Feasibility Study.
2. THAT the City enter into a Client/Architect Agreement with Hotson Bakker Boniface Haden in the amount of \$234,571 plus GST @ 6%.
3. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2007 June 28, received and adopted the *attached* report seeking Council’s approval to retain the architectural firm of Hotson Bakker Boniface Haden for the Eastburn Pool and Community Centre Feasibility Study.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor G. Begin  
Member

Copied to:	City Manager Deputy City Manager Director Finance Chief Building Inspector City Solicitor Purchasing Manager City Clerk Director Planning & Building Director Engineering Director Parks, Rec. & Cult. Services
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2007 JUNE 19

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

**SUBJECT:** **FEASIBILITY STUDY  
EASTBURN POOL AND COMMUNITY CENTRE  
SELECTION OF ARCHITECT**

**PURPOSE:** To obtain Council approval to retain the architectural firm of Hotson Bakker Boniface Haden for the Eastburn Pool and Community Centre Feasibility Study.

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**RECOMMENDATIONS:**

1. **THAT** the architectural firm of Hotson Bakker Boniface Haden be retained to undertake the Eastburn Pool and Community Centre – Feasibility Study.
2. **THAT** the City enter into a Client/Architect Agreement with Hotson Bakker Boniface Haden in the amount of \$234,571 plus GST @ 6%.
3. **THAT** a copy of this report be sent to the Parks and Recreation Commission for information purposes.

**REPORT****1.0 BACKGROUND:**

Explicit in the City of Burnaby Official Community Plan (OCP) is the designation of four town centres each serving a quadrant of the City. The City has recently launched several initiatives in the Edmonds Town Centre area at the heart of the Southeast Quadrant to assist with the revitalization of the Edmonds Street and Kingsway corridors and to stimulate development in the community plan area at large. Providing a range of park and recreation facilities and programs that are well-attended, easily accessed and appealing to the public will be a key element in the revitalization strategy for the Edmonds area and contribute to the health and fitness of the community, as well as provide ample recreational and social opportunities.

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Committee  
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Council adopted the Edmonds Town Centre Plan in 1994 and directed significant growth into the area in the form of medium and high-density residential and commercial / retail development. The promotion of active, safe and pedestrian-focused streets is encouraged in the Edmonds Town Centre Plan. The Eastburn Community Centre is situated within a five minute walk of high-density development on Kingsway and is well within the context of an emerging pedestrian community featuring significant existing, new and proposed sidewalk-oriented commercial storefronts along Kingsway and Edmonds Street. A new public library is currently under development at the corner of Kingsway and Walker Avenue that, with the new swimming pool and community centre proposed nearby Eastburn Community Centre site, will provide additional pedestrian focus and complement the private development in the Edmonds Street Village with important new public amenities.

An important conclusion drawn from the Aquatic Facilities and Services Review conducted in 2003 was that Burnaby was under-served by its current inventory of aquatic facilities. New aquatic facilities were identified to meet current and anticipated future demand. Residents from the Edmonds area currently commute to the Bonsor Recreation Centre pool. In addition, the report identified that the existing Eastburn Community Centre was used to over-capacity with regard to preschool participation, programs and amenities for children and teenagers, weight-room use and demand as a venue for special events and programs for community groups and clubs, both in the centre and in the adjacent Richmond Park. Therefore, it is proposed to build a combined swimming pool and community centre in one multi-phased project on an expanded Eastburn site that capitalizes on its relationship, both to the Edmonds streetscape and the park. In 2004 September, Council approved a staff and Finance and Civic Development Committee recommendation *“that approval be given to undertake a programming and preliminary design study for a pool, as part of the Eastburn Community Centre, as the first priority component of the City’s aquatic plan.”*

The City intends to retain the services of a team of qualified consultants to conduct a needs assessment and preliminary site planning, building massing and schematic design studies for a new community centre and swimming pool complex that will replace the existing Eastburn Community Centre.

The work program has been divided into two phases to enable the City to assess the spatial and cost implications of the proposed facility at key points during the process and to determine whether the project should proceed to detailed design development, tender and construction. The results of the analysis produced in Phase One will provide quantitative information and analysis of the existing and future recreation demands and local demographics, and the preliminary translation of that information into programmed floor area and building massing on the site.

Phase One will also examine site conditions, traffic flows, service requirements and address the requirements of alternative energy and conservation at a preliminary level.

Integrating the above findings within the objectives of the Official Community Plan and the Edmonds Town Centre Plan, the massing options will be explored further and lead to several schematic design options in Phase Two.

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The Consultant, in consultation with the City staff, will recommend one design and layout option with cost projections for further design development, and to compose a development strategy for the site that best meets the City’s needs. The study will entail a consultative approach wherein staff and committees of Council will have an opportunity to review alternate development and design strategies and discuss their suitability, adaptability, sustainability, community impact and estimated capital and operating costs.

In 2007 March, the City issued a Request for Proposal (RFP) to undertake the Feasibility Study in Phase One and received submissions from five (5) architectural firms for consideration.

## **2.0 RECOMMENDED CONSULTANT:**

The RFP submissions were reviewed by City Staff for compliance with the Terms of Reference and based on the evaluation criteria, three (3) firms were short-listed for further consideration.

Interviews with the firms were subsequently conducted by the Major Civic Building Project Coordination Committee, and based on the results of the interview process and reference checks, the architectural firm of Hotson Bakker Boniface Haden (HBBH) provided the most comprehensive proposal and was judged to be the best qualified to undertake the scope of work required by the City.

Hotson Bakker Boniface Haden Architects is a well established architectural firm who have successfully completed many institutional projects for the City of Burnaby which include two recent renovations to the Bonsor Recreation Centre, the Woodlands Development Site Study in Brentwood and the Shadbolt Centre for the Arts.

Their submission is comprehensive and have assembled a strong team to address the various complexities and challenges presented by the development of a new pool and Community Centre at the Eastburn site. Their fee, which totals \$234,571 plus GST @6%, is considered reasonable for the scope of work identified in the RFP and is within the City’s approved budget established for the Feasibility Study phase.

Based on their RFP submission and the interview process, staff recommend that the firm of Hotson Bakker Boniface Haden be retained for the Eastburn Pool and Community Centre Feasibility Study.

## **3.0 CONCLUSION:**

Assessment of the current park and recreational facilities in the southeast sector, coupled with forecasted population growth, highlight the need for expansion of both aquatic and dry recreation facilities.

Growth in recreational services has not kept pace with population growth and, as a result, the southeast sector currently has the lowest amount of indoor recreation space per sector.

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Eastburn Recreation Centre is suffering the results of overcrowding and lack of basic services and local residents are required to travel to other centres, most notably, the Bonsor Recreation Centre. Expansion of services would serve both the southeast sector residents and assist in addressing overcrowding issues at Bonsor Recreation Complex.

An amalgamation of indoor aquatic and dry recreation facilities has the advantage of serving a greater number of users and promotes integration between users and would be more cost-effective than developing separate facilities. This is demonstrated through the success of Bonsor Recreation Complex.

In response to the City’s RFP, a total of five (5) proposals were received by the Purchasing Manager. After a detailed evaluation of the submission, three (3) architectural firms were interviewed for further consideration. As a result of this process and reference checks, the architectural firm of Hotson Bakker Boniface Haden was judged to offer the best proposal and overall value to the City for the Eastburn Pool and Community Centre – Feasibility Study. It is, therefore, recommended that the firm be retained for this phase of the project.

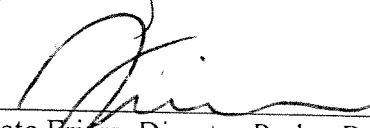
Funding for this commission is already in place through Bylaw No. 12088. It is anticipated that the Study will require approximately six (6) months to complete.



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Basil Luksun, Chair, Major Civic Building Project  
Coordination Committee



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Lambert Chu, Director Engineering



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Kate Friars, Director Parks, Recreation &  
Cultural Services

JC:ap

Copied to: City Manager  
Deputy City Manager  
Director Finance  
Chief Building Inspector  
City Solicitor  
Purchasing Manager  
City Clerk