

NO: R256

COUNCIL DATE: December 16, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: December 5, 2024**

FROM: General Manager, Social Infrastructure & Community Investment **FILE: 1220-030-2016-007 (Cloverdale Sport & Ice Complex)**

SUBJECT: Increase Scope of Work for Contract No. 1220-030-2016-007 Cloverdale Sport & Ice Complex – Architectural Design and Construction Administration Services

RECOMMENDATION

The Social Infrastructure & Community Investments Department recommends that Council:

1. Receive this report for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. (“TKA+RDH”) by \$588,651.00 from \$4,313,726.55 to \$4,902,377.55 (including GST) for the Cloverdale Sport & Ice Complex;
3. Set the revised expenditure authorization limit for Contract No. 1220-030-2016-007 at \$5,300,000.00 (including GST and contingencies); and
4. Authorize the General Manager, Social Infrastructure & Community Investment to execute Contract No. 1220-030-2016-007.

INTENT

The purpose of this report is to obtain Council approval to increase the expenditure authorization limit on Contract No. 1220-030-2016-007 with TKA+RDH for the architectural design and construction administration services related to delivery of the Cloverdale Sport & Ice Complex (the “Project”).

BACKGROUND

As part of Corporate Report No. R035; 2022, Council awarded TKA+RDH the architectural design and construction administration services related for two National Hockey League-sized (“NHL-sized”) ice sheets, seating for 200 spectators per sheet, multi-purpose and community rooms, meeting rooms, officials’ rooms, change rooms, and other supporting amenities.

As part of the 2023 Five-Year (2023-2027) Financial Plan – Capital Program, the Project was increased from two NHL-sized ice sheets to three NHL-sized ice sheets.

As part of Corporate Report R092; 2023 (attached as Appendix “I”), Council approved an increase to the expenditure authorization limit on Contract No. 1220-030-2016-007 to \$4,313,726.55 (including GST) and revised the expenditure authorization limit for Contract No. 1220-030-2016-007 to \$4,850,000.00 (including GST and contingencies) for the architectural design and construction administration services related to the addition of a third NHL-sized ice sheet to the Project.

DISCUSSION

Since the increase to the expenditure authorization limit for Contract No. 1220-030-2016-007 with TKA+RDH in 2023:

- Construction of the first two sheets has been proceeding; however, as indicated in Corporate Report R098; 2024 (attached as Appendix “II”), the delivery of the Project experienced some challenges with soil conditions during the installation of the pile foundation, and that modification to the design and installation methodologies were required. These changes resulted in a change in installation methodology and an extension in the installation schedule that were not anticipated. These changes resulted in additional revisions to other components of the Project and an overall increase in the Project duration which also resulted in increased fencing, erosion and sediment control, storage, security and construction management costs and other one-time costs; and
- Warner Bros. has advised the City in June 2024 that they were concluding filming on the site and were vacating the site in September 2024, approximately one-year earlier than originally scheduled. As a result, the City is able to commence construction of the third sheet earlier than expected.

Due to the early geotechnical challenges experienced by the contracting team and the resulting increase in the project duration and advancement of the third ice sheet building design into the two ice sheets building that is under construction, additional design and construction services from TKA+RDH are required.

TKA+RDH’s performance has been satisfactory. TKA+RDH’s fees for the required services are consistent with the original fees structure that were established through a competitive procurement process.

Project Schedule

Construction is underway on the first two ice sheets with completion of the first two sheets of ice scheduled for mid-June 2025. This completion date is approximately 2-weeks later than last reported. The extension in project duration is needed to resolve some spectator viewing obstructions that were identified during a recent facility walk through with Parks, Recreation & Culture staff.

Site preparations for the third sheet are underway, with the third sheet being ready for use in Summer 2027. Construction progress is illustrated in the site photo attached as Appendix “III”.

FUNDING

Funding for this Contract is available within the approved 2023 Five-Year (2023-2027) Financial Plan – Capital Program.

Terry Waterhouse
General Manager, Social Infrastructure & Community Investments

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Appendix “I” – Corporate Report– R092; 2023

Appendix “II”- Corporate Report - R098, 2024

Appendix “III” – Site Photos

CORPORATE REPORT

NO: **R092**

COUNCIL DATE: **June 5, 2023**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 1, 2023**

FROM: **General Manager, Planning & Development** FILE: **1220-030-2016-007**
Director, Strategic Initiatives & Corporate Reporting

SUBJECT: **Increase Scope of Work for Contract No. 1220-030-2016-007**
Cloverdale Sport & Ice Complex – Architectural Design and Construction
Administration Services for Addition of a Third Ice Sheet

RECOMMENDATION

The Planning & Development Department and the Director, Strategic Initiatives & Corporate Reporting recommends that Council:

1. Receive this report for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. ("TKA+RDH") by \$1,684,659.90, from \$2,629,066.65 to \$4,313,726.55 (including GST) for the Cloverdale Sport & Ice Complex;
3. Set the revised expenditure authorization limit for Contract No. 1220-030-2016-007 at \$4,850,000.00 (including GST and contingencies); and
4. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2016-007.

INTENT

The intent of this report is to obtain Council approval to increase the expenditure authorization limit on Contract No. 1220-030-2016-007 with TKA+RDH for the architectural design and construction administration services related to the addition of a third National Hockey League ("NHL") sized ice sheet to the Cloverdale Sport & Ice Complex (the "Project").

BACKGROUND

As part of Corporate Report No. R035; 2022, a copy of which is attached as Appendix "I", Council awarded TKA+RDH the architectural design and construction administration services related for two NHL sized ice sheets, seating for 200 spectators per sheet, multi-purpose and community rooms, meeting rooms, officials' rooms, change rooms, and other supporting amenities at the Cloverdale Sport & Ice Complex in the amount of \$2,629,066.65.

As part of the 2023 Five-Year (2023-2027) Financial Plan – Capital Program, the Project was increased from two NHL sized ice sheets to three NHL sized ice sheets.

DISCUSSION

TKA+RDH's performance has been satisfactory, and it is now recommended that the contract with TKA+RDH be extended to include the architectural design and construction administration services related to the addition of a third ice sheet to the Project.

TKA+RDH's fees for the required services are consistent with the original fees structure that were established through a competitive procurement process. The fees include the development of various schematic options and construction services for the most expensive schematic option likely to be constructed. The fees are also based on construction and contract administration beginning in September 2025. Depending on the schematic option selected, and if there is the ability to start construction before September 2025, the total cost of this Contract will not be realized.

Project Schedule

Construction is underway on the first two ice sheets as illustrated in the site photo attached as Appendix "II". Pile foundations are to be completed later this month followed by forming, rebar and concrete works, and installation of the prefabricated steel structure. It is anticipated that the two ice sheets will be ready for use in September 2024.

Construction of the third ice sheet is expected to commence in Fall 2025, following the completion of the lease agreement for the use of portions of the Cloverdale Fairgrounds for film production purposes (Superman & Lois Smallville Set) as approved by Council as part of Corporate Report No. R131; 2020, a copy of which is attached as Appendix "III". While the lease is not scheduled to end until September 30, 2025, staff are continuing discussions with the lessee to identify opportunities that will allow for construction of the third sheet to start sooner. With construction of the third sheet commencing in Fall 2025, it is expected that the third sheet will be ready for use in Summer 2027.

FUNDING

Funding for this Contract is available within the approved 2023 Five-Year (2023-2027) Financial Plan – Capital Program.



Don Luymes
General Manager, Planning & Development



Jeff Arason, P.Eng.
Director, Strategic Initiatives & Corporate Reporting

Appendix "I" Corporate Report No. R035; 2022
Appendix "II" Site Photo
Appendix "III" Corporate Report No. R131; 2020

Appendices available upon request

CORPORATE REPORT

NO: R098

COUNCIL DATE: May 27, 2024

REGULAR COUNCIL

TO: Mayor & Council DATE: May 23, 2024

FROM: General Manager, Social Infrastructure & Community Investments FILE: 0760-20
(Cloverdale Sport & Ice Complex)

SUBJECT: Cloverdale Sport & Ice Complex Contract 1220-030-2021-046
Increase in Expenditure Authority

RECOMMENDATION

The Social Infrastructure & Community Investments Department recommends that Council:

1. Receive this report for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2021-046 with Graham Construction and Engineering LP by \$4,250,000 from \$69,605,000 to \$73,855,000 (including GST and contingencies) for the ongoing construction of the new Cloverdale Sport & Ice Complex; and
3. Authorize the General Manager, Social Infrastructure & Community Investments, or their designate, to execute Contract No. 1220-030-2021-046 and related change orders.

INTENT

The intent of this report is to obtain Council approval to increase the construction expenditure authority for Graham Construction and Engineering LP ("Graham") Contract No. 1220-030-2021-046 related to ongoing construction of the Cloverdale Sport & Ice Complex ("the Project").

BACKGROUND

To date, Council has awarded six contracts to Graham for the construction the Project comprising of early works, the pre-engineered metal building structure, the supply and installation of foundation piles, civil, formwork, reinforcement steel, concrete supply, electrical, mechanical, ice plant refrigeration, elevator, building envelope and interior finishes, retroplate flooring, landscaping, roof anchors and miscellaneous steel.

DISCUSSION

Due to challenges with soil conditions during the installation of the pile foundation, modification to the design and installation methodologies were required. These changes resulted in additional costs due to scope and design modifications, a change in installation methodology and an extension in the installation schedule duration that were not anticipated. These changes resulted in additional revisions to other components of the Project and an overall increase in the Project duration which also resulted in increased fencing, erosion and sediment control, storage, security and construction management costs and other one-time costs.

In addition to these costs, during the course of construction staff have authorized a variety of other change orders related to minor design enhancements.

To address all of these additional costs experienced to date and to ensure that the Project has sufficient expenditure authority to address any other unforeseen expenses during the completion of the remaining construction work, an increase in the expenditure authorization for the contract is required.

Project Schedule

Construction of the Project commenced in August 2022. Completion of the first two sheets of ice has been delayed from Fall 2024 to early 2025.

Since completion of the foundation piles in December 2023, construction progress has increased significantly, as illustrated in the recent aerial image provided as Appendix "I".

On June 5, 2023, as part of Corporate Report No. R092; 2023, Council approved the design and construction administration services for the addition of a third ice sheet. Staff are working with the architect and consultants' team to develop the design of the third ice sheet, which is planned to be constructed in Fall/Winter 2025 and be completed in Summer 2027.

FUNDING

Funding for this increase in expenditure authority is available within the approved budget in the 2024 Five Year Financial Plan (2024-2028) - Capital Program.



Terry Waterhouse
General Manager, Social Infrastructure & Community Investments

Appendix "I" - Cloverdale Sport & Ice Complex – Aerial Image

[https://surreybc.sharepoint.com/sites/community.services.hub/gm admin/corporate reports/2024/final/08-may 27/cloverdale sport expenditure authority.docx](https://surreybc.sharepoint.com/sites/community.services.hub/gm%20admin/corporate%20reports/2024/final/08-may%2027/cloverdale%20sport%20expenditure%20authority.docx)

Appendices available upon request

Site Photos – November 29, 2024





Main Lobby Entrance



Sheet 1 (west rink)



Sheet 2 (east rink) Spectator Seating



Sheet 3 Site Preparations