

14. Re: Renovations to the Municipal Hall

The following is the report of the Chief Building Inspector and Project Co-Ordinator dated November 23, 1973, regarding the above.

The report is quite self-explanatory. One aspect that is fully covered is the question of landscaping the grounds around the Municipal Hall and the Justice Building. We now have a "golden" opportunity to develop an up-to-date master plan for landscaping and, hopefully, we will find the financial resources to implement at least a major portion of the landscaping plan. Such an action is, in the opinion of the Manager, long overdue. It should be noted that no allowance was made in the original estimates for such landscaping around the Justice Building or the Municipal Hall. We have no estimate at this time of the cost of such work.

It would be our intention to report to Council again when we have received preliminary estimates and designs, and definitely before authority is requested to prepare working drawings.

RECOMMENDATION

THAT Mr. B. Freschi, Keith-King & Freschi, Architects, be engaged to continue with the planning, designing and preparation of preliminary estimates, and preliminary design drawings for the renovation of the Municipal Hall and the landscaping and development of the grounds of the Municipal Complex.

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TO: Mr. M.J. Shelley,
MUNICIPAL MANAGER.

November 23, 1973.

FROM: Mr. M.J. Jones,
CHIEF BUILDING INSPECTOR.

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As Council is aware, the Municipal Hall West Building contract has been let, and the building is presently under construction. The estimated construction period is eleven months, providing an occupation date of October, 1974. With occupancy of the new building by the Health and Human Resources Departments, alterations should be ready to commence within the present Municipal Hall to permit the proposed relocation of Department areas and the return of the Parks & Recreation Department from their present remote quarters.

It will be in the interest of the Corporation to begin preparations now for this second phase - the Renovation Program, in order to have ample time for thorough planning and design, and for a generous bidding period, to avoid more serious overcrowding of some work areas, and to avoid costly time delays in an inflationary period. Accordingly, it would be appropriate at this time to engage a consultant to commence the programming and design of the renovations to the existing part of the administrative complex.

It is noted that an overall site planning framework has been prepared by the Corporation's architect for the West Building as part of his Commission, and that the West Building has been designed in accordance. As a part of the first phase project budget, certain site work costs have been included (plaza/path connection, completion of perimeter road) to provide suitable

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accessibility and ease of circulation, and to allow for integration of the buildings in the complex. Early preliminary estimates for the interior renovation portion of the second phase were prepared prior to design of the West Building, but these figures are now out of date and incomplete.

It is suggested that the Terms of Reference for the consultant to be engaged at this time should cover the planning, design, preparation of estimates and preparation of working drawings and specifications for the second phase. The execution of this commission should take into account the work done to date by Mr. B.F. Freschi, Architect, and the treatment of the present building ought properly to extend the complex's development pattern to this part of the site. In particular, it is important that this phase provide for suitable connection of pedestrian links to the new West Building, for extension of the major pedestrian spine along the east face of the present Hall, for tying in to the extended perimeter road at the west boundary of the site, for review and possible redesign of the parking facilities, and for the long-contemplated improvements to the site driveway intersection at Canada Way. An excellent opportunity exists at this time as well to finally plan and provide a direct pedestrian connection from the site to the second level of the Justice Building, thereby eliminating a serious internal shortcoming within the Justice Building.

At this point, there would appear to be two alternatives in the selection of a consultant to carry out the second phase design:

- The Council could arrange to interview prospective consultants, and make its decision on this basis, or
- the architect commissioned for the area concept development and design of the first phase building, Mr. B. Freschi, could be engaged to complete the project.


Your staff would report that the performance by Mr. Freschi's firm of the first commission has been more than satisfactory, with excellent client-architect communication maintained throughout the process, and a high standard of execution quality exhibited in preparing working drawings and specifications. The firm has the advantage of familiarity with both the project's physical conditions and the requirements of this Municipality's administrative sections. In addition, the retention of Mr. Freschi affords the opportunity to further the development of the Municipal Hall area in line with the ideas Mr. Freschi has already expressed to Council.

In view of the foregoing, the latter approach is recommended, and that Council engage the firm of Keith-King and Freschi, Architects, to proceed with the necessary work in the second phase of the Municipal Hall Renovation program.

Recommendation:

It is recommended that the Council authorize the engagement of Keith-King and Freschi, Architects, to continue with the planning, design, preparation of estimates, and the preparation of working drawings and specifications for the completion of the Municipal Hall Renovation program.

Respectfully submitted,


M.J. Jones,
CHIEF BUILDING INSPECTOR.

DGS/MJJ:lm