

ITEM 27

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 12/75

Re: Implementing Municipal Complex
Site Development Plan

Following is a report from the Project Co-Ordinator regarding site development for the Municipal Hall complex.

RECOMMENDATIONS:

1. THAT Council authorize the retention of Bruno Freschi and Don Vaughan to complete the architectural and landscape design work respectively as shown on the Implementation Schedule; and
2. THAT Council assign responsibility to the Consultants and the Planning Department as set out under Section 1.3 of the Director of Planning's report.

* * * * *

May 9, 1975.

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Dear Sir:

Subject: Implementing Municipal Complex
Site Development Plan

The attached report by the Planning Director sets out progress to date on ways and means of implementing the landscape and site development of the Municipal Hall grounds, and the related grounds of the Justice and West Building.

Mr. Freschi, Architect, and Mr. Vaughan, Landscape Architect, have been apprised verbally of the contents of this report. A meeting is scheduled with Mr. Freschi on Tuesday morning, May 13, to discuss the changes and scope of work within the framework of the existing Client/Architect Agreement. Following that, it is proposed to meet with Mr. Vaughan to arrange contract terms with him. Details of both meetings will be subject of a further report.

Mr. Binnie has already been retained by contract arrangements handled by the Municipal Engineer's Department as the Consulting Engineer for the Civil Works.

The writer concurs with the contents of the Planning Director's report and recommends it be placed before Council for ratification.

Respectfully submitted,



M.J. Jones,
PROJECT CO-ORDINATOR.

MJJ:lm
Enc.

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MANAGER'S REPORT NO. 35

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MAY 9, 1975

TO: PROJECT CO-ORDINATOR

FROM: DIRECTOR OF PLANNING

SUBJECT: IMPLEMENTATION OF MUNICIPAL COMPLEX
SITE DEVELOPMENT PLAN

1.0 BACKGROUND

- 1.1 On April 21, 1975 Council approved the Municipal Hall Site Development Plan and accompanying Staff Building Committee report and instructed the various Departments involved to complete arrangements for implementing the Plan at the earliest possible date.
- 1.2 The landscape plans provided by the Architects within the present contract were prepared before the Planning Department's Municipal Complex Site Development Plan was submitted and approved by Council and did not include many of the areas covered by this new Plan. The Architect's landscape plan has been reviewed by the Staff Building Committee in light of Council's adopted Municipal Development Plan and Bruno Freschi's original concept, and was found to require revision in a number of areas.
- 1.3 Through meetings held between April 14 and May 7, 1975 attended by the Architects, Chief Building Inspector, Municipal Manager, Mr. Ed Hibbs, and the Planning Department; agreement on an implementation procedure has been reached and the Building Committee has determined that the following course of action is the most appropriate method of implementing the Municipal Complex Site Development Plan at this time:
- 1.3.1 That Bruno Freschi, Architecture, Planning, Research, and Don Vaughan and Associates Ltd., Landscape Architects, be retained to complete the architectural work in specified areas related to the present scope of work and certain extensions in scope as detailed under Section 2.0 in the Implementation Schedule.
- 1.3.2 That Don Vaughan (Landscape Architect) be engaged directly by the Corporation to prepare an overall design for the grounds, incorporating Bruno Freschi's original concept for the complex and working in consultation with the Architect, and with the consulting engineer on his portion of the work, namely the main service road, the loop road, the new entrance to the vehicle compound, and the main parking lot.
- 1.3.3 That all Engineering work be designed in close collaboration with the landscape architect.
- 1.3.4 The Municipality (via the Planning Department) should have major input in enunciating criteria and reviewing results during the architectural, engineering and landscape design process.
- 1.4 A close co-ordination will exist during the implementation phase of the Site Development Plan between the 3 main consultants and the Staff Building Committee. The Planning Department should co-ordinate the efforts of the consultants during design preparation stage and the Building Department should co-ordinate the construction work.

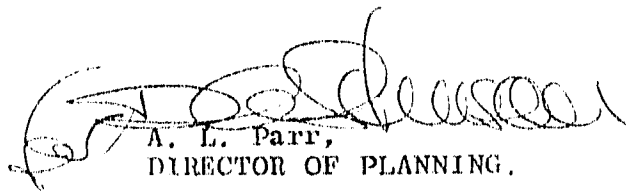
2.0 IMPLEMENTATION SCHEDULE

- 2.1 The implementation schedule which appears at the end of this report performs the following function:
- a) Refers to the various elements in the Municipal Complex Site Development Plan as set out in the Municipal Hall Capital Committee report of April 16.
 - b) Shows how responsibility can best be designated between the 3 main consultants for the items.
 - c) Sets out the funds that have been authorized for the various items to date from the current construction contract and from the April 16 Capital Committee Report.
- 2.2 The design of items within the Section of the table titled "Courtyard and Related Links" and within "Landscape Design - West End" should be completed at the earliest possible date as the contractor and Consulting Engineers require the details now in order to complete their share of the work.
- 2.3 The total amount of funds that have been allocated for grounds development within the current contract and from the April 16, 1975 Capital Committee Report is \$701,694. Working with this total figure it will be necessary for the Building Committee to recommend an appropriate formula for a redistribution of the funds to cover all the work anticipated within the two-year program, as directed by Council. This proposed reallocation will be contained in a further report to Council once these details have been worked out.
- 2.4 Contract arrangements with the consulting architects and landscape architects will be discussed at a meeting to be held on May 13, 1975. The details arising out of these discussions will be included in a forthcoming report to Council.
- 2.5 Completion of the items within the schedule should be through the Construction Management Contract System as now employed under the current renovations contract.

3.0 RECOMMENDATIONS:

It is recommended:

1. THAT Council authorize the retention of Bruno Freschi and Don Vaughan to complete the architectural and landscape design work respectively as shown on the Implementation Schedule.
2. THAT Council assign responsibility to the Consultants and the Planning Department as set out under Section 1.3 of this report.


A. L. Parr,
DIRECTOR OF PLANNING.

SJB:DGS:cm

Attach.

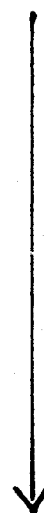
I M P L E M E N T A T I O N S C H E D U L E

PROJECT ITEM	CONSULTANT	REFERENCE FROM APRIL 16th REPORT CAPITAL COMMITTEE REPORT 1975, 1976, 1977	FUNDS AVAILABLE AT PRESENT (all-inclusive, fees, construction and contingencies)	TIMETABLE				
				DESIGN START	DESIGN FINISH	CONSTRUCTION START	CONSTRUCTION FINISH	
(1) Courtyard and related links.	Bruno Freschi & Don Vaughan ↓ Consulting Work: use present contract, likely extended on a per diem basis. ↓	Item B2, Ptn. 1975 Capital Committee Report	\$35,750					
(a) Plaza paving				(new)				
(b) Plaza extension. (Improvement to the plaza and forest areas including lighting).				(new)	the majority of the \$113,100 from cancelled N-S walkway should be reallocated to these items			
(c) Plaza extension to parking lot.				(new)				
(d) Finishing west end of colonnade.				(new)				
(e) Link to bus stop and bus shelter.		(new)						
(f) Plaza planting and landscaping	Item B3, Ptn. 1975 Capital Committee Report	\$ 5,135						
Sub-Total			\$153,985 (includes \$113,100 amount)					

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IMPLEMENTATION SCHEDULE

PROJECT ITEM	CONSULTANT	REFERENCE FROM APRIL 16th REPORT CAPITAL COMMITTEE REPORT 1975, 1976, 1977	FUNDS AVAILABLE AT PRESENT	TIMETABLE				
				DESIGN START	DESIGN FINISH	CONSTRUCTION START	CONSTRUCTION FINISH	
(2) Landscape Design	Don Vaughan co-ordinating with Binnie and using Freschi for conceptual advice.							
(a) <u>West End</u>								
(i) Internal service road.		1975-1(a), 2(d), 3(a) 1976-4(a), 4(b)	\$143,200					
(ii) Loop road		1975-2(a), 2(b), 2(c), 2(e)	\$ 28,500					
(iii) North-west parking lot.		1975-3(b) 1976-5(a), 5(b)	\$ 65,000					
(iv) Removal of old access drives and major landscaping		Item B - 3(e) Capital Committee Report 1976-6(a), 6(b) 1977-8(c), 11(a)	\$ 61,514					
(v) Forest area		1977-11(b)	\$ 8,000					
				Sub-Total -				
				\$306,214				
(b) <u>East End</u>								
(i) Revised landscaping east of Municipal Hall.		Item B3 - Capital Committee Report (includes terrace landscaping)	\$ 94,995					
			Sub-Total					
(ii) Landscaping south of Justice Building parking lot.		(new)	--					
			Sub-Total					
			\$401,209					



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PROJECT ITEM	CONSULTANT	REFERENCE FROM APRIL 16th REPORT CAPITAL COMMITTEE REPORT 1975, 1976, 1977	FUNDS AVAILABLE AT PRESENT	TIMETABLE			
				DESIGN START	DESIGN FINISH	CONSTRUCTION START	CONSTRUCTION FINISH
(3) Pedestrian Bridge, Walkway and Terrace	Bruno Freschi & Don Vaughan. (Working with an approved Engineering Consultant on Pedestrian Bridge)						
(a) Bridge	↓	1975-3 (c) 1977-7 (a)	\$ 79,900				
(b) North entry to Municipal Hall and link to bridge.		1977-8 (a), 8 (d)	\$ 32,800				
(c) Walkway east of Municipal Hall.		1977-8 (b), 10	\$ 33,800				
(d) Justice Building Terrace Garden		1977-included in item B3 of original contract	See 2 (b) (i) in this schedule (included in \$94,995)				
		Sub-Total	\$146,500				
		TOTAL	\$701,694				

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